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## **Improvements completed at Rugby Realty's 375 Bridgeport Ave.**

June 17, 2010 - Connecticut

According to CB Richard Ellis, exclusive marketing agent for 375 Bridgeport Ave., a major capital improvement campaign has been completed at the property. The Class A office building now features an updated lobby, elevators and common areas.

"This is an exciting time for us. The building had good "bones" when we bought it but the common areas were a bit tired. Now the building is brand new for 2010. We have invested heavily to upgrade the building, including a new roof," said Maurice Ades, managing director, Rugby Realty Co., Inc. "We are excited to unveil our newly remodeled building to the Fairfield market, and look forward to welcoming new tenants into the property,"

375 Bridgeport Ave.'s new lobby boasts Venetian gold granite floors and a contemporary wall covering, as well an all-glass frameless front entry door system. The second floor also features a new contemporary wall covering and new carpeting throughout.

Current availabilities at the three-story, 45,885 s/f property include 3,998 s/f on the second floor and 9,890 s/f on the third floor, which can be subdivided. Medical uses and office uses can both be accommodated.

375 Bridgeport Ave. is situated in the heart of Shelton in close proximity to major hotels, shopping centers, cafes and restaurants. The property's corporate neighbors include Avalon Bay Communities, American Skandia, Toyota Motor Credit, GE Capital, Prudential, and The Hartford. Tenants also enjoy easy access to the Merritt Pkwy. and Rte. 8.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540