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## **Capital improvements completed at 54,885 s/f bldg. at 375 Bridgeport Ave.**

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According to CB Richard Ellis, the exclusive marketing agent for the property, a major capital improvement campaign at 375 Bridgeport Ave. has been completed. 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 impressive 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.

375 Bridgeport Ave. is situated in close proximity to major hotels, shopping centers, cafes and restaurants. 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.

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