

BEECHMONT OFFICE PORTFOLIO

3180 MAIN STREET, BRIDGEPORT, CONNECTICUT



**COLDWELL BANKER
COMMERCIAL**
REALTY



THE OFFERING

Coldwell Banker Commercial Realty is pleased to present for sale The Beechmont Office Portfolio, located at 3180 Main Street in Bridgeport, Connecticut (the “Property”).

This portfolio includes 12 units with an 85% occupancy rate and NOI of \$264,207. Excellent value-add opportunity with a pro forma NOI of \$346,171.

PROPERTY SUMMARY

Portfolio Price	\$3,900,000
Net Rentable Area	26,596 SF
Zoning	DBD1
Year Built	1990
Number of Units	12
Number of Tenants	9
In-Place Occupancy	85%
In-Place NOI	\$264,207
Proposed Occupancy*	95%
Proposed NOI*	\$346,171

*Based on 2025 cashflow. Landlord currently negotiating new leases and renewals. Terms and assumptions provided on Pg. 10.

OFFERING HIGHLIGHTS

► **Stable Income Provided by High Quality, Diversified Tenancy**

The Beechmont Portfolio is a stable investment opportunity with 85% of the portfolio leased to a diversified group of high-quality tenants, with strong leasing history and in-place cash flow. This income stability, coupled with the property's strong market presence, makes it an attractive asset for potential investors seeking a well-rounded addition to their real estate portfolio.

► **High Quality Tenant Fit-Outs**

Investments in top-tier tenant fit-outs can boost property value and attract and retain high-quality tenants. Well-designed, adaptable spaces not only enhance tenant satisfaction and market competitiveness but also reduce maintenance costs and minimize legal and regulatory risks.

► **Strong Medical Demand**

Bridgeport's thriving healthcare sector, coupled with its central location and accessibility has fostered a significant demand for medical office space with very limited inventory. 3180 Main Street's tenant roster includes Quest, Core Medical, and Park City Therapy, underscoring the area's strong demand for medical office facilities.

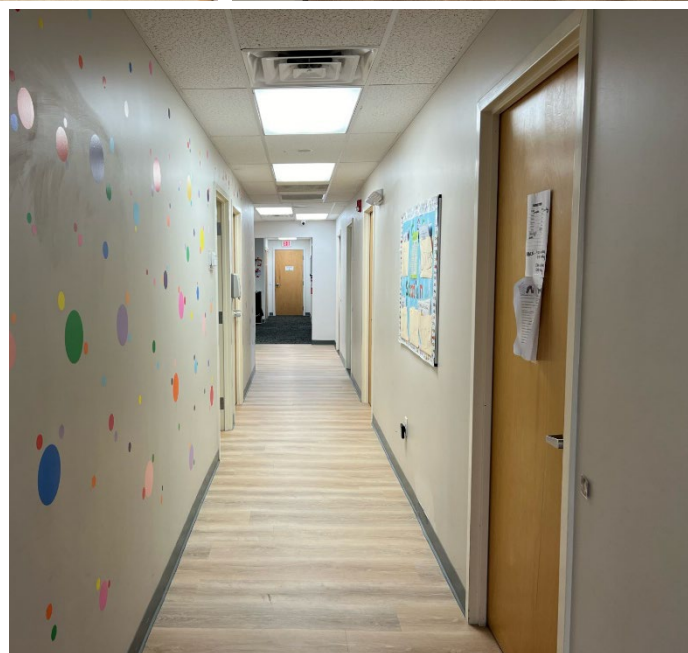
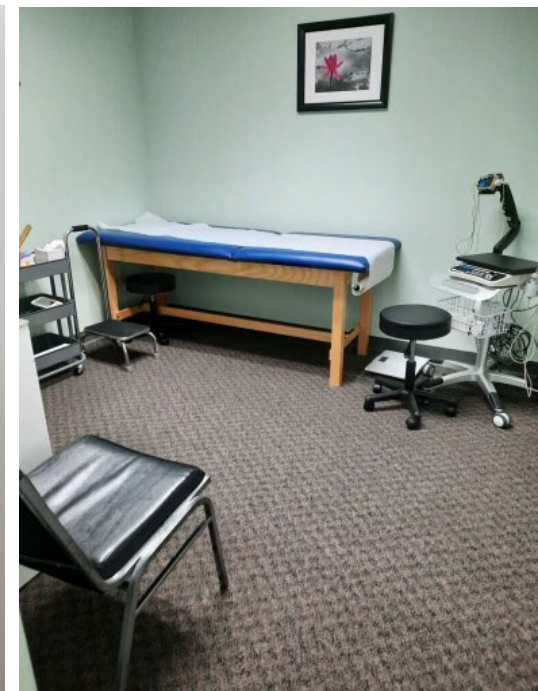
► **Outstanding Regional Accessibility**

3180 Main Street is conveniently located at the intersection of I-95 and Route 15, providing excellent accessibility for commuters from both the north and south. Situated just minutes away from St. Vincent Hospital, and within proximity to Route 8, this location offers convenient access to vital healthcare facilities and major transportation arteries.

► **Minimal Maintenance and Expenses**





Investing in a medical condo portfolio is akin to a low-maintenance, income-generating partnership with healthcare tenants, where they handle maintenance and upkeep, and long-term leases provide stability and financial security. This investment portfolio offers a hassle-free ownership experience while ensuring a reliable income stream.





MAJOR TENANT SUMMARY

85% LEASED TO 9 TENANTS RANGING IN SIZE FROM 1,548 SF - 4,726 SF

TENANT DESCRIPTION	SIZE	SUITE	EXP.	RENT PSF
 <p>Core Medical Group</p> <p>Core Medical Group offers physical therapy, pain management, sports and orthopedic medicine, and regenerative therapies at the highest standard of care in their state-of-the-art facilities. Core Medical Group has 2 locations, Bridgeport and Hamden.</p>	4,726 SF	202	09/30/2030	\$16.25
 <p>Park City Physical Therapy Get back doing what you love</p> <p>Day Physical Therapy (DBA Park City Physical Therapy)</p> <p>Park City Physical Therapy is Bridgeport, is a leading provider of orthopedic rehabilitation. Conveniently located in Fairfield and Bridgeport, their highly skilled physical therapists provide the highest standard of care in the industry.</p>	4,131 SF	G2	05/31/2024	\$18.09
 <p>Kaleidoscope FAMILY SOLUTIONS INC.</p> <p>Kaleidoscope Family Solutions</p> <p>For over 18 years KFS have supported people with Intellectual and developmental disabilities, behavioral health challenges and mental health needs through in-home and in-community programs designed to provide independence, growth and social connections. KFS has grown to become a multi-state provider with locations in over 6 states.</p>	4,572 SF	G1 & G3B	06/30/2026	\$15.32
 <p>Quest Diagnostics™</p> <p>Quest Diagnostics</p> <p>Quest Diagnostics is an American clinical laboratory. A Fortune 500 company, Quest operates in the United States, Puerto Rico, Mexico, and Brazil. Quest also maintains collaborative agreements with various hospitals and clinics across the globe.</p>	2,495 SF	100	07/31/2025	\$20.34

NEARBY RETAIL & AMENITIES

Nestled along the scenic Connecticut coastline, Bridgeport offers a strategic location with convenient access to major transportation routes and an educated workforce. With a diverse economy and a rich history of innovation, this dynamic city presents an ideal environment for businesses to flourish. From state-of-the-art office spaces in a bustling downtown area to expansive industrial sites in well-established business parks, Bridgeport provides the perfect setting for companies seeking growth and success within a vibrant community.



NEARBY RETAIL & AMENITIES



THE OFFERING

SITE DETAILS

Property Address	3180 Main Street, Bridgeport, CT
Site Area	1.86 acres
Zoning	DBD1
Frontage	117.26'± on Main St & 217.97' on Beechmont Ave
Parking	175 surface spaces

CONSTRUCTION & MECHANICAL DETAILS

Building Area	34,444± SF
Year Constructed	1990
Floors	3
Type of Construction	Steel and masonry
Roof	Flat - EPDM Membrane
Façade	Brick
Elevator	2 elevators (2 passenger)
HVAC	Gas, forced air heat, and central A/C
Fire Protection	Sprinklers – wet



INVESTMENT CONTACTS

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GLOBAL POWER

Coldwell Banker Commercial® is one of the most recognized and well-respected names in real estate¹, commanding a global geographical footprint with representation in primary, secondary and tertiary markets in North America and around the globe. ■

39
COUNTRIES/
TERRITORIES

500+
MARKETS²

3,100+
AFFILIATED
PROFESSIONALS³

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- One of the top 20 firms in the U.S. for sales transaction market share in 2022 by MSCI Real Capital Analytics
- One of the top 15 firms in the U.S. based on transaction volume during the first half of 2023 by Green Street Advisors
- In the top 15 on the Lipsey Company's "Top 25 Commercial Real Estate Brands" in 2023
- Ranked third in number of Certified Commercial Investment Member (CCIM) company designees in 2022, CCIM Preferred Education Partner

1.4M
CBCWORLDWIDE.COM
PAGE VIEWS ANNUALLY*

TOTAL 2022
SALES VOLUME
\$9.82B*

1. Source: CBC Consumer Research 2021. 2. Marketing with a population over 100,000 with a local Coldwell Banker Commercial affiliated office. 3. Based upon sales professionals appearing on CBCWORLDWIDE.COM as of December 31, 2022.



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