



For Lease: \$15.00/SF NNN
For Sale: \$220/SF
Ivy Brook Medical Center
2 Ivy Brook Rd, Shelton, Ct.

*For more information,
contact:*

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**First Class Medical/Professional Office Space
Designed by Doctors...for Doctors**

Superior 40,000 SF Medical Office Complex on a beautiful campus setting. Just minutes off Rte 8 North & South as well as the Merritt Parkway (Rte 15 North & South). Situated on 13.62 acres, Ivy Brook Medical Center is the area's only facility with Medical parking to code 5:1,000. Dedicated Physician Conference Room/Medical Library available to all tenants. Suite sizes range from 2,000 to 19,000 SF. Breathtaking grounds, beautiful front and back lobby, Custom Oil Art Collection throughout are only a few of the things that distinguish this center.

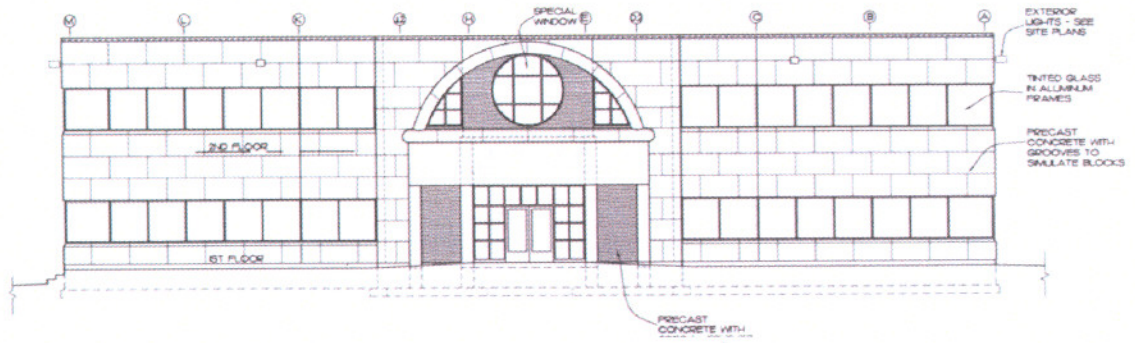
Current Tenants include:

Ear, Nose, Throat & Allergy
OBGYN & Midwifery
Griffin Primary Care Center
Chapel Pediatrics
Women's Health & Midwifery
Ivy Brook Diagnostic Imaging Center & Blood Drawing

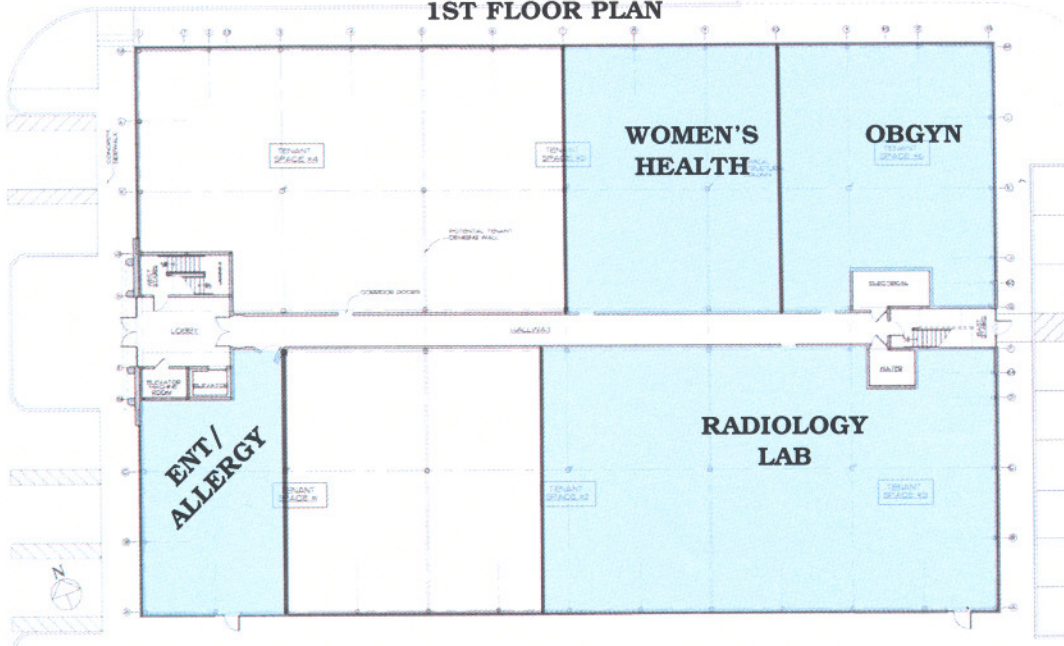
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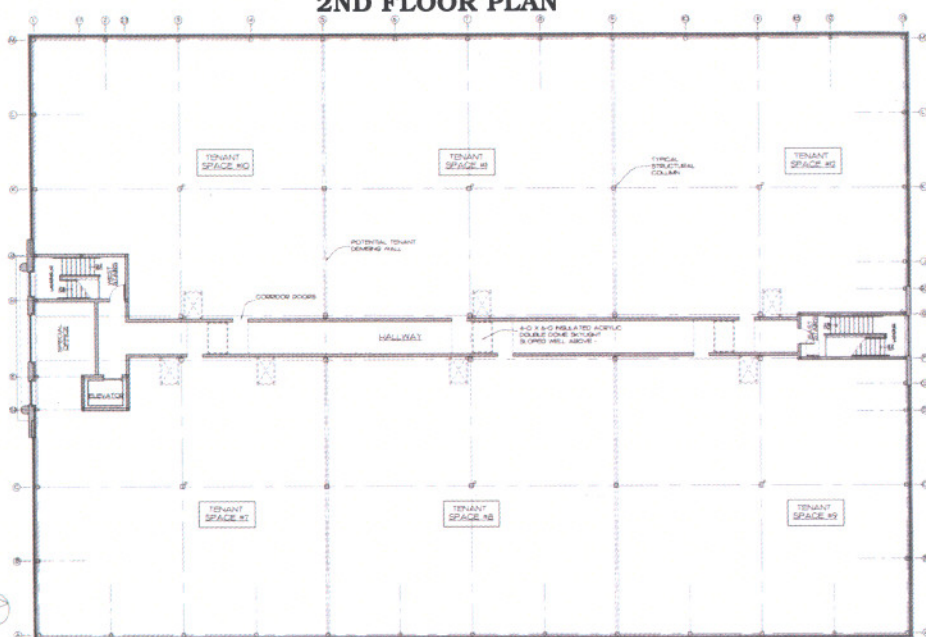
FRONT ELEVATION



1ST FLOOR PLAN



2ND FLOOR PLAN



All white area available for lease.