



OFFICE SPACE FOR LEASE
6 ARMSTRONG ROAD
 SHELTON, CT

SHELTON'S QUALITY ALTERNATIVE

BUILDING FEATURES

- Class-A building
- Recent capital include new exterior entryways, parking lots, lobby, HVAC system; common hallways, and lavatories
- Located off Route 8 between exits 11 and 12
- Loading dock, drive-in door
- Covered executive parking in heated garage
- Ample storage space available
- Restaurants and shopping within walking distance
- Office Park setting with three-acre pond with fountain and walking trail

BUILDING AMENITIES

- Full-service cafeteria
- New community conference room
- Fitness center with new equipment, lockers and showers
- On-Site Property Manager
- Walking distance to Marketplace Kitchen & Bar, Chili's Bar & Grill, Long Horn Steak House, Urban Greek Kitchen, Misimi Hibachi Asian Fusion and Red Lotus Restaurant
- Walking distance to Hyatt House Shelton, Courtyard by Marriott and Hampton Inn.
- Pond-side picnic area

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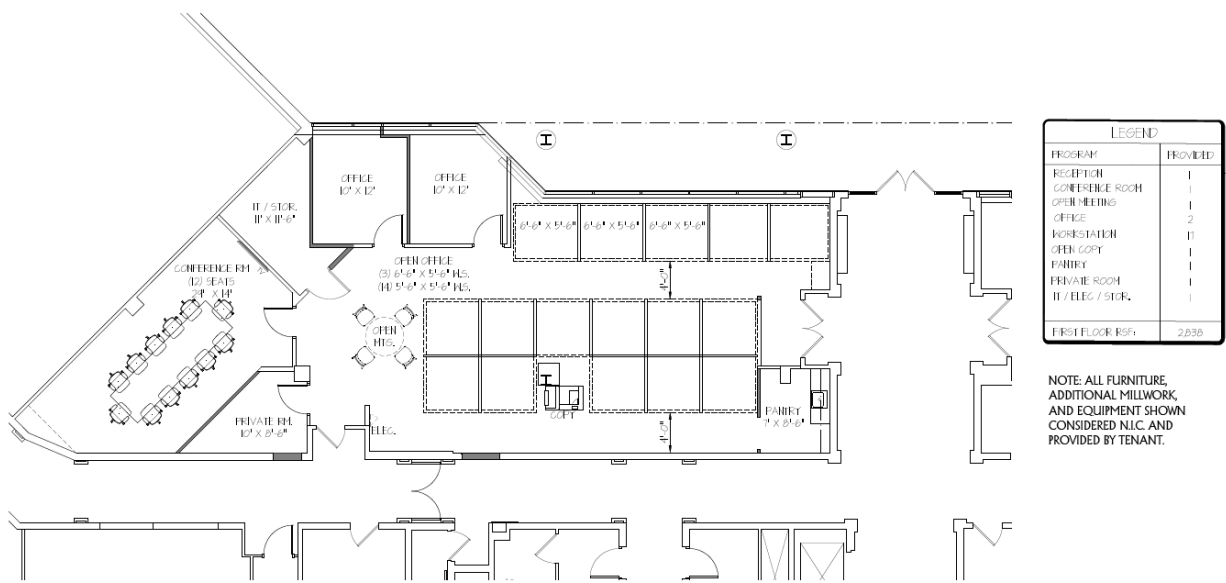
BUILDING FEATURES

	Floor 1:	2,838 RSF
	Floor 2:	3,205 RSF 11,105 RSF 2,842 RSF (<i>Sublease</i>) 13,099 RSF
AVAILABLE	Floor 3:	14,704 RSF 21,114 RSF

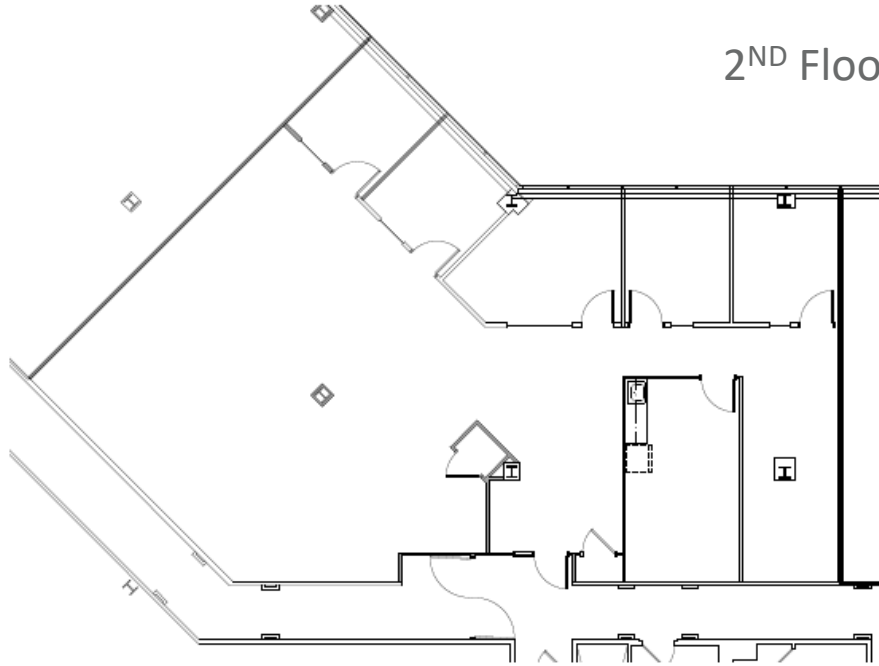
ASKING RATE	\$22.00/SF Gross plus electric
POSSESSION	Immediate
PARKING	3.00/1,000 rsf

A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the above photograph of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and Cushman & Wakefield or its client.

1ST Floor 2,838 SF

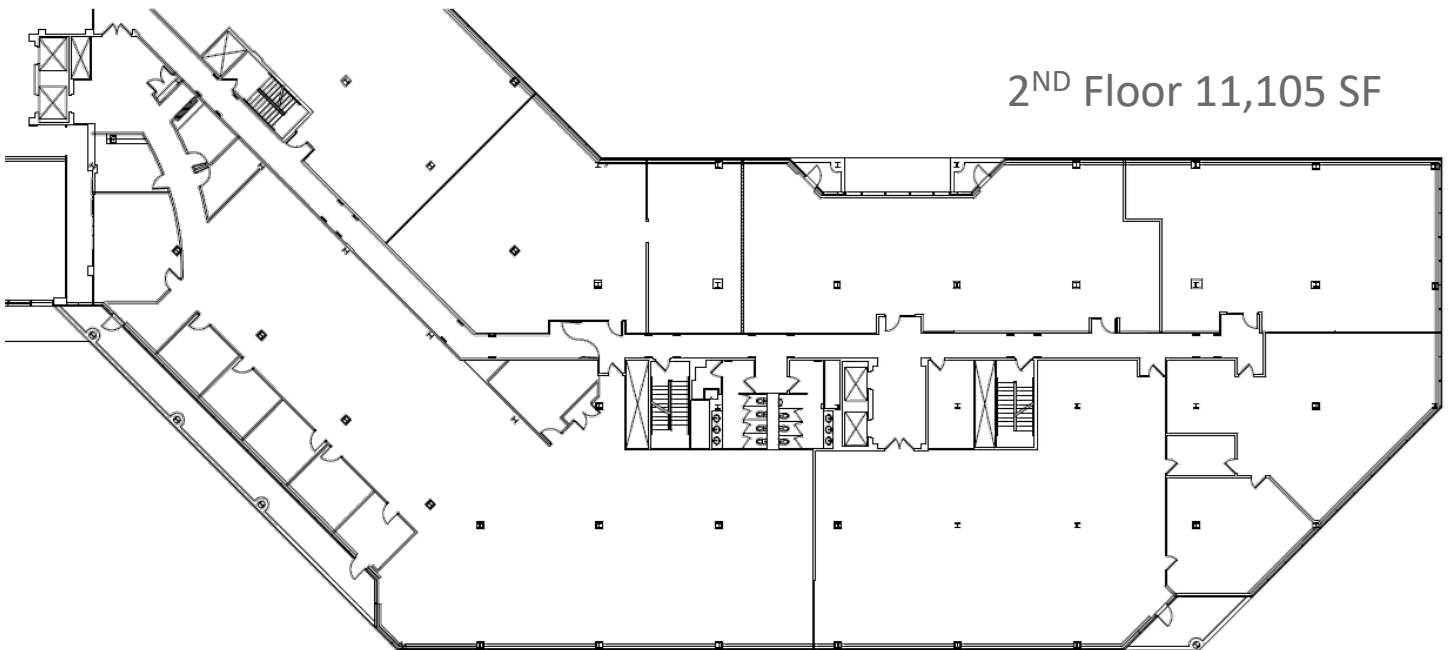


2ND Floor 3,205 SF

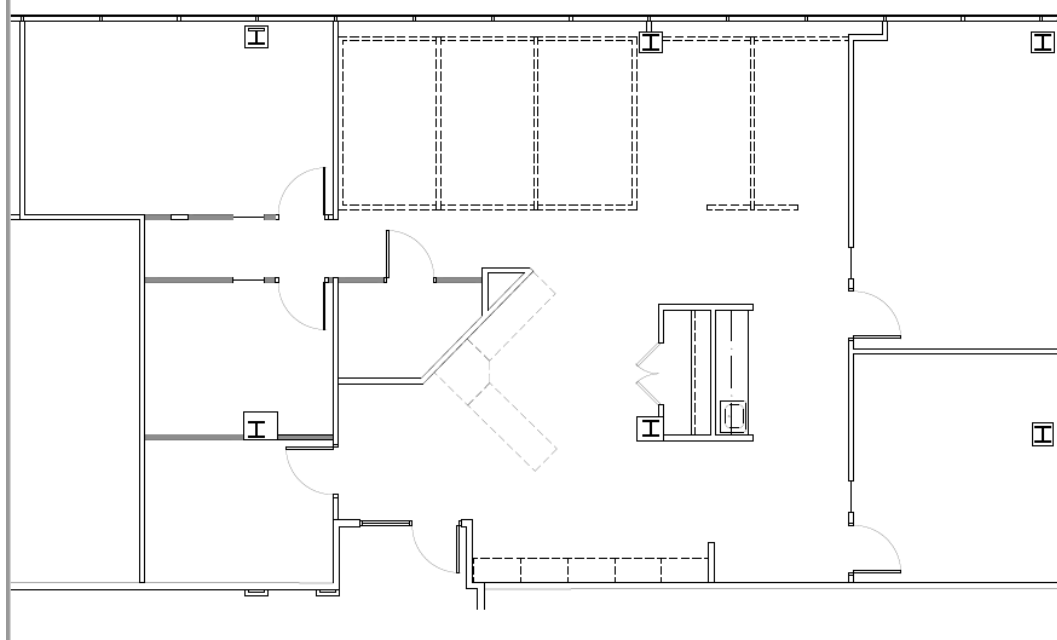


SUITE 10A 6 ARMSTRONG PARK SHELTON, CONNECTICUT SCALE 1/8" = 1'-0" 23 JULY 2020

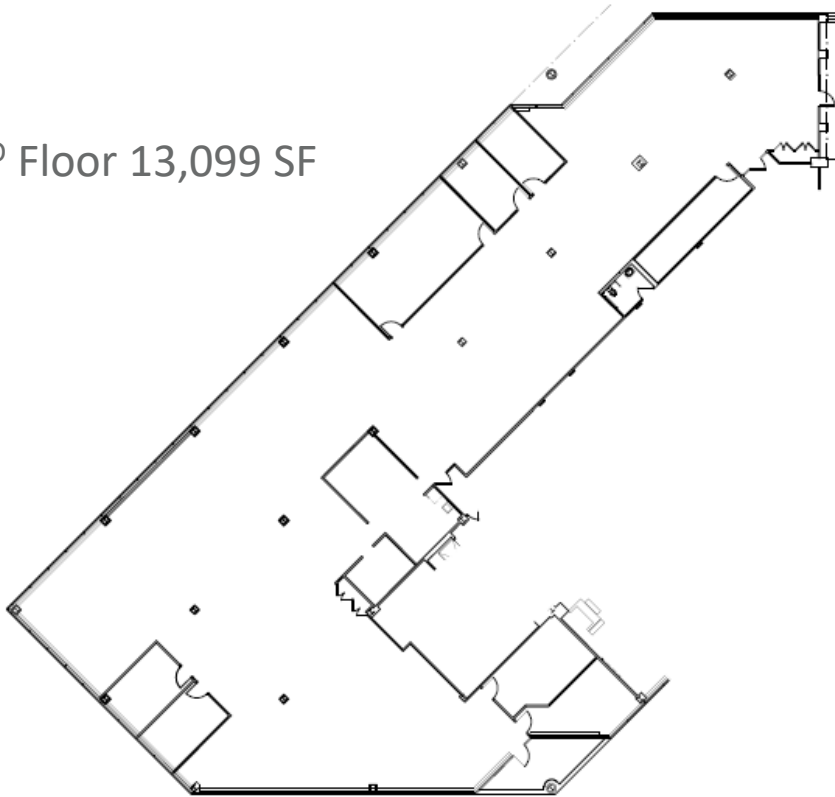
2ND Floor 11,105 SF

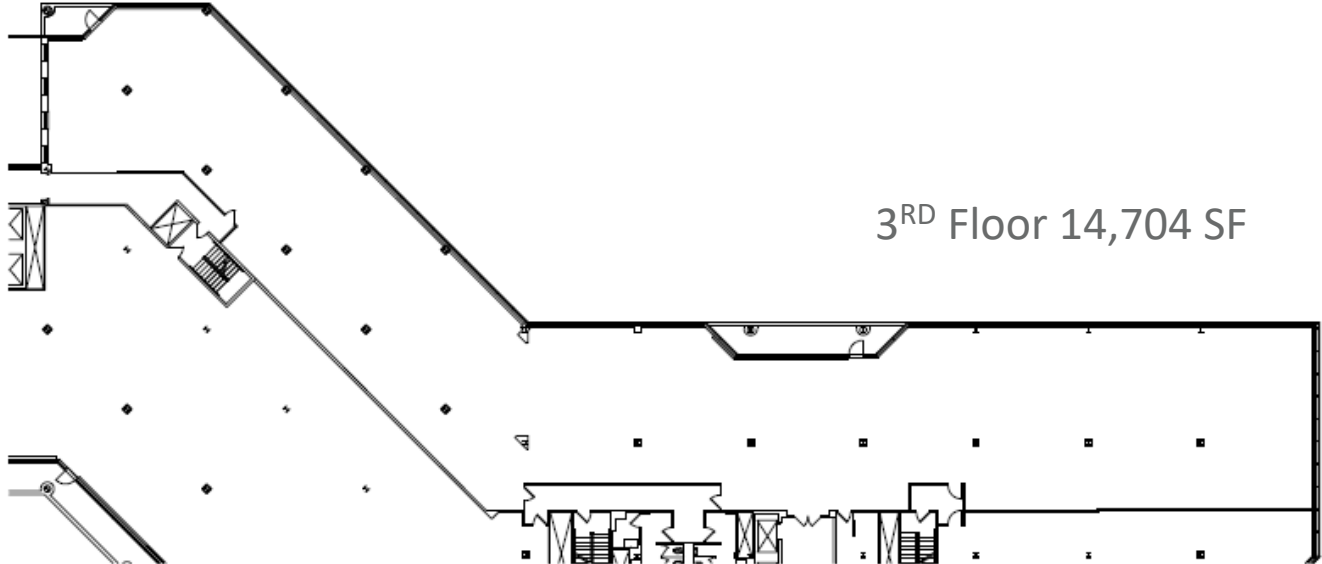


2ND Floor 2,842 SF *Sublease*

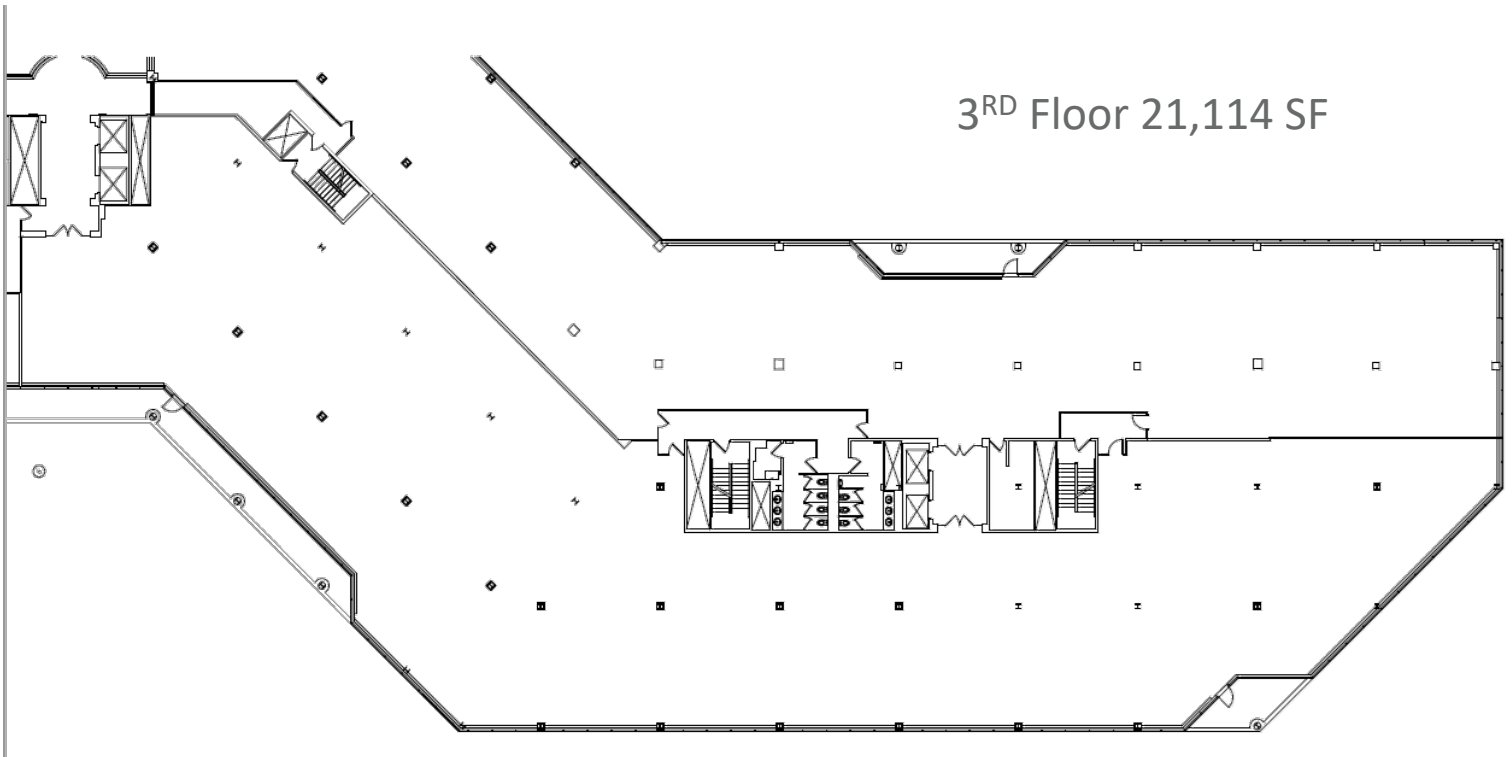


2ND Floor 13,099 SF



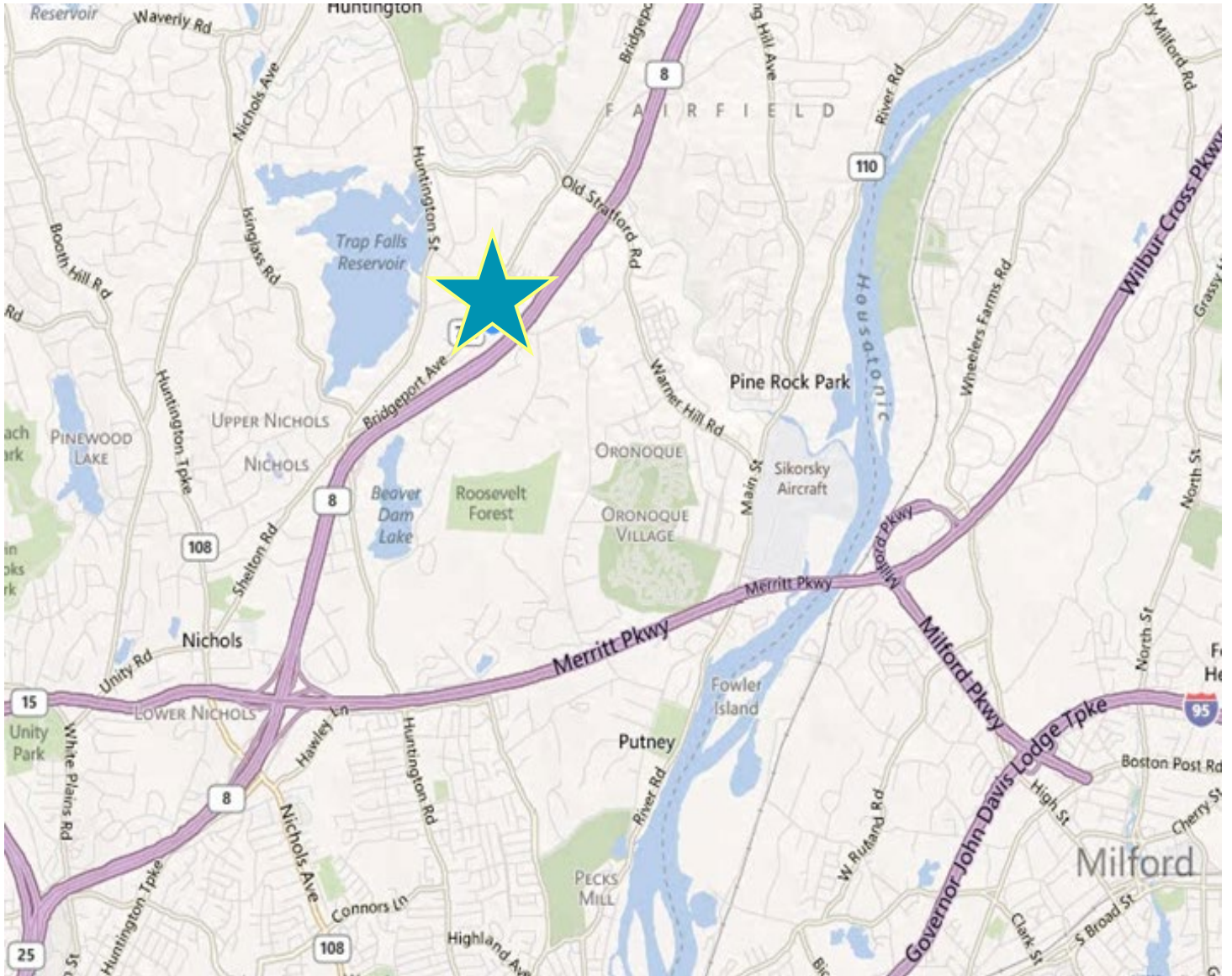


THIRD FLOOR
SUITE 13 6 ARMSTRONG PARK SHELTON, CONNECTICUT SCALE 1/8" = 1'-0" 23 JULY 2020





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