

# LAKE AVE PLAZA

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11 LAKE AVE EXT  
DANBURY, CT



COLDWELL BANKER  
**COMMERCIAL**  
REALTY





## THE OFFERING

Coldwell Banker Commercial Realty is proud to offer office spaces for lease at 372 Danbury Road, Wilton, CT.

This recently updated office building features a wide range of suite sizes, with flexible layouts that can be divided or customized to meet your specific needs. Building amenities include 24/7 key card access, covered parking, and central air conditioning.

### PROPERTY SUMMARY

Lease Rate:	\$16 PSF + ELEC
RBA:	21,000 SF
Zoning:	CA-80
Year Renovated:	2023
Stories:	4

### AVAILABLE SUITES

Suite 2W:	3,811 RSF
Suite 2E NORTH:	1,610 RSF
Suite 2E SOUTH:	LEASED
Suite 3B:	3,850 SF
Suite 3D:	LEASED
Suite 3C:	LEASED

# PROPERTY HIGHLIGHTS

## ► Prime Office Space Available for Lease

Lake Ave Plaza offers high-quality office suites with flexible layouts, ranging from 1,680 SF to 6,292 SF, at a competitive rate. Spaces can be customized to meet tenant needs.

## ► Modern, Upgraded Office Building

Recently renovated with a refreshed lobby, hallways, and office suites, plus a state-of-the-art UV light HVAC system for enhanced air quality and workplace wellness.

## ► Exceptional Location & Accessibility

Strategically positioned off I-84 in Danbury, providing seamless highway access and proximity to New York State line, Danbury Fair Mall, restaurants, hotels, and major retailers, ensuring convenience for businesses and clients.

## ► Tenant-Focused Amenities & Security

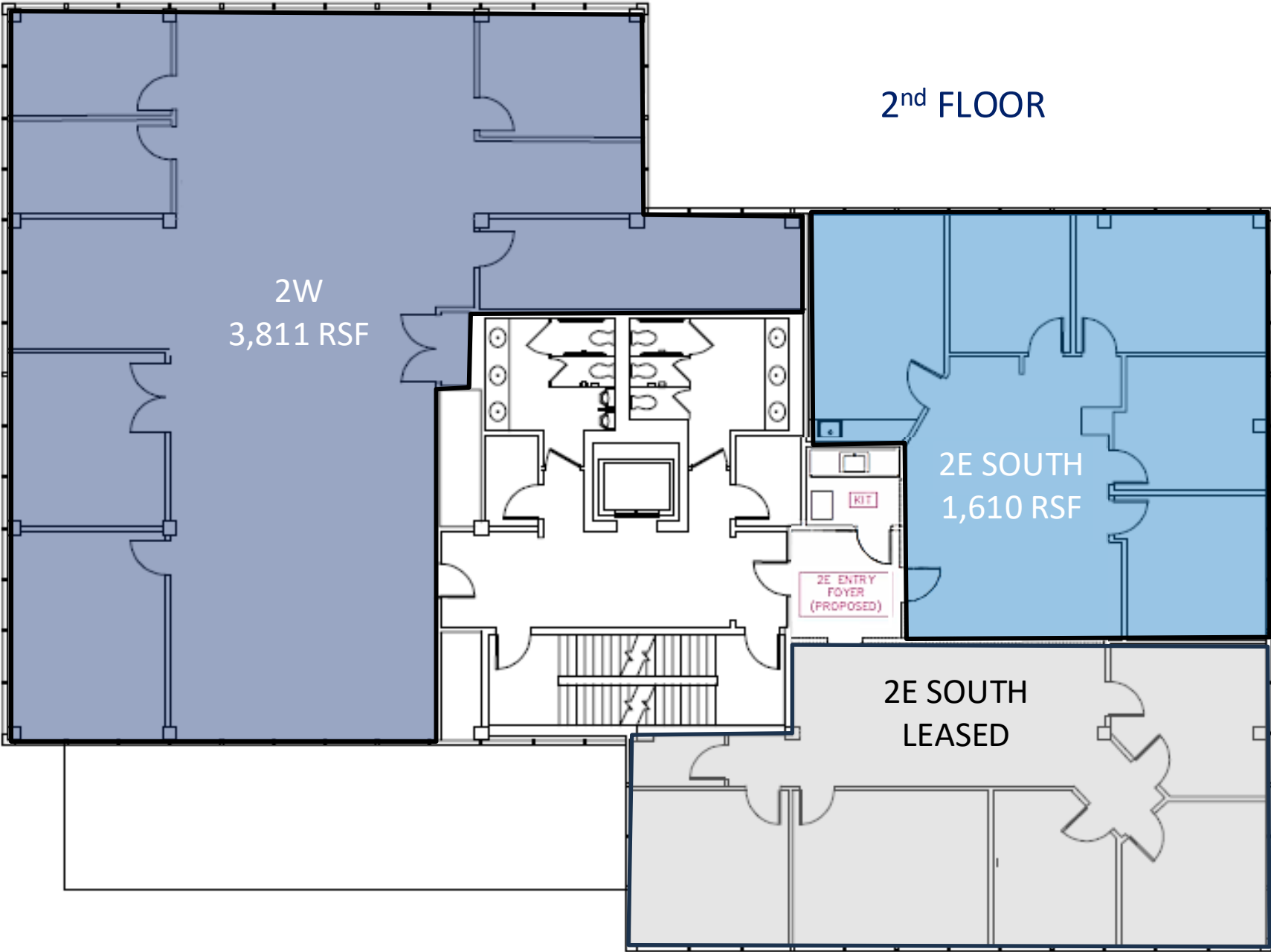
The building features 24/7 key card access, covered parking, central air conditioning, and modern infrastructure, creating a secure and professional environment.

## ► Strong Business Environment

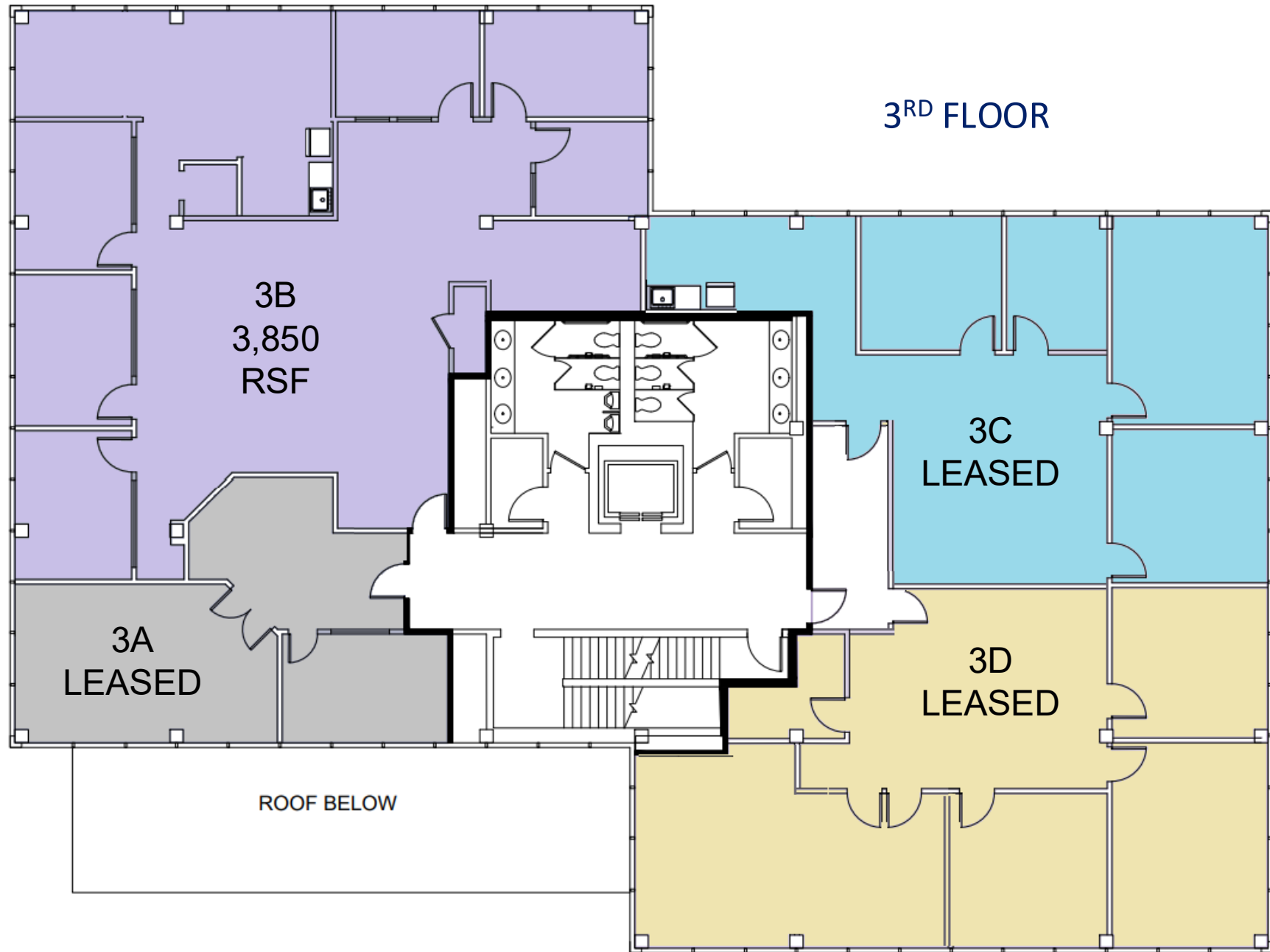
The property is located in a high-visibility commercial area, attracting professional tenants which benefit from steady traffic flow and nearby corporate activity.



FLOOR PLANS



## FLOOR PLANS





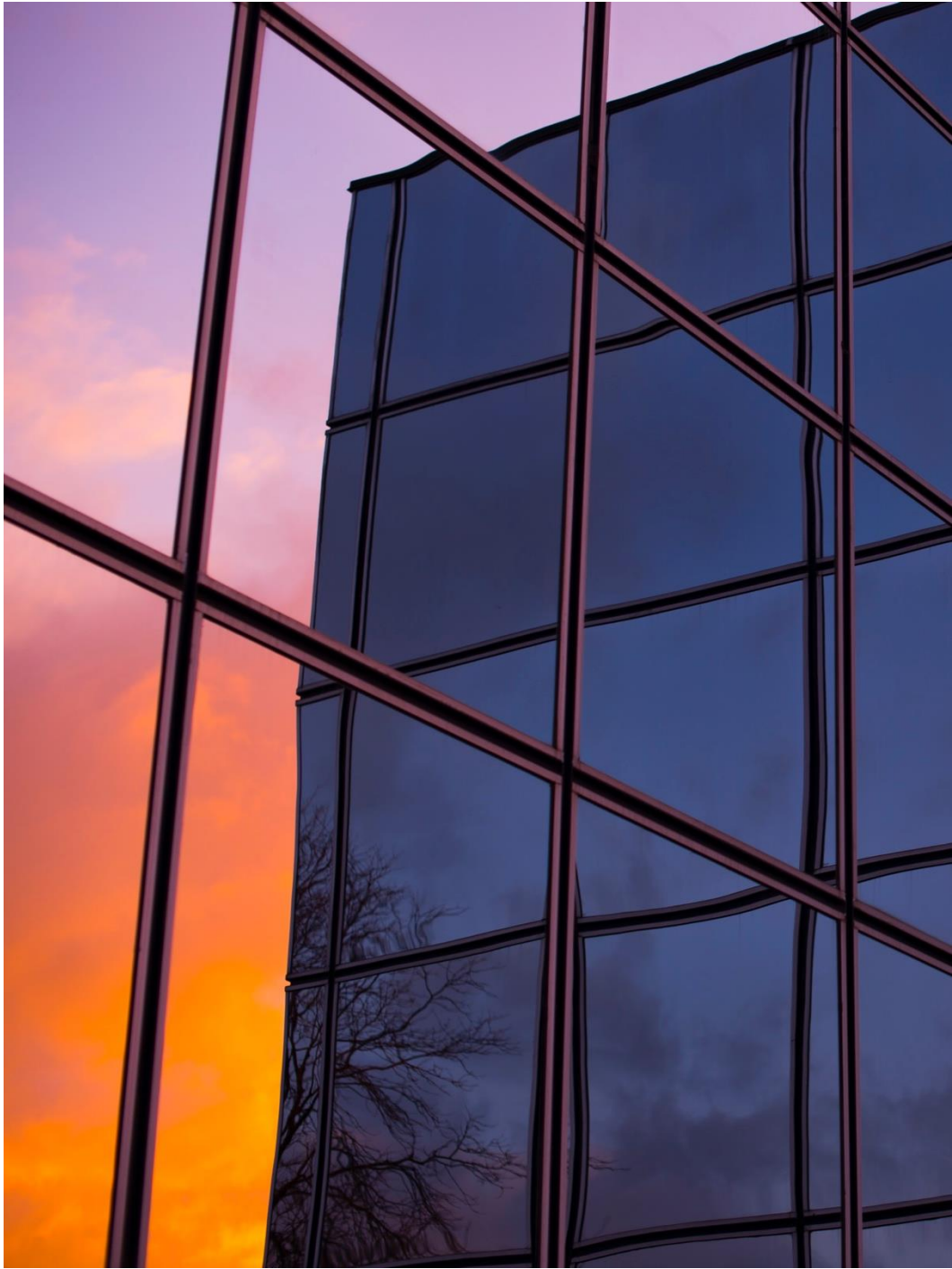
# BUILDING DETAILS

## SITE DETAILS

Property Address	11 Lake Ave Ext, Danbury Ct 06811
Site Area	0.49 acres
Zoning	CA-80
Elevators	1
Parking	3 / 1000

## CONSTRUCTION & MECHANICAL DETAILS

Building Area	22,100 ± SF
Year Built	1981
Year Renovated	2023
Floors	4
Type of Construction	Steel
Exterior Walls	Glass / Metal
Elevator	1
HVAC	Central A/C
Security	24/7 Access

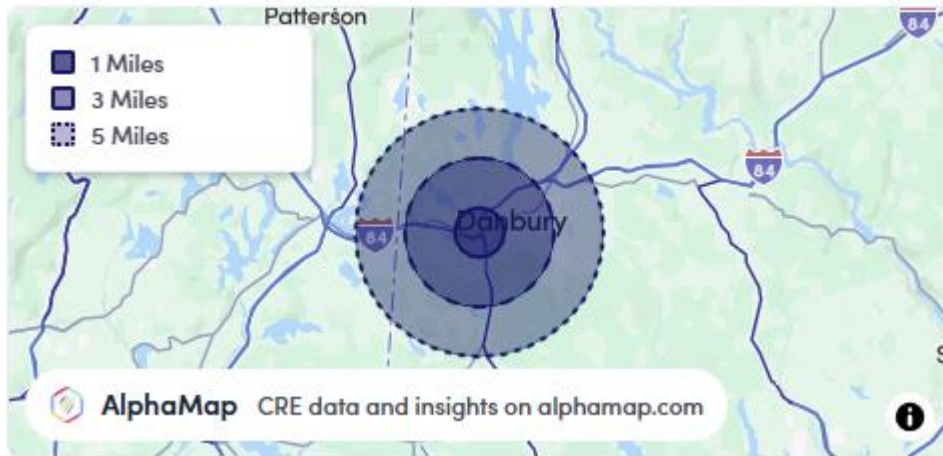


## LOCATION & DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,667	67,592	113,626
Average Age	37	39	41
Average Age (Male)	36	38	40
Average Age (Female)	38	40	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,741	24,558	41,756
Persons per HH	3.1	2.8	2.7
Average HH Income	\$94,297	\$104,185	\$128,564



## LEASE CONTACTS

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## GLOBAL POWER

Coldwell Banker Commercial® is one of the most recognized and well-respected names in real estate<sup>1</sup>, commanding a global geographical footprint with representation in primary, secondary and tertiary markets in North America and around the globe. ■

**39**  
COUNTRIES/  
TERRITORIES

**500+**  
MARKETS<sup>2</sup>

**3,100+**  
AFFILIATED  
PROFESSIONALS<sup>3</sup>

### COLDWELL BANKER COMMERCIAL IS:

- 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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