CUSHMAN & WAKEFIELD

4 RESEARCH DRIVE
SHELTON, CT

3RD Floor Sublease
26,603 SF
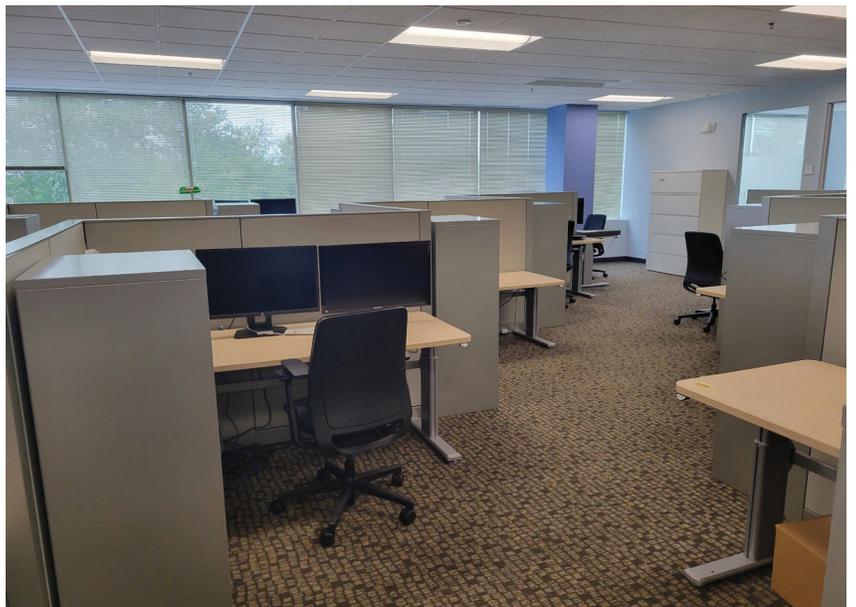
Rent: Negotiable

Possession: 60 days

Term: 2/28/2030

BUILDING FEATURES

- Parking ratio: 4.64/1,000 SF

- Renovations completed 2015 – total building renovation includes brand new energy management system and energy-efficient lighting (reduces cost), new lobby, café, common areas, parking lot expansion and Landscaping.

- Fitness Center with renovated locker rooms

- Full-service cafeteria

- Excellent access to Route 8, Exit 11 and the Merritt Parkway

- Major hotels, shopping centers, cafes, and restaurants are all located within walking distance

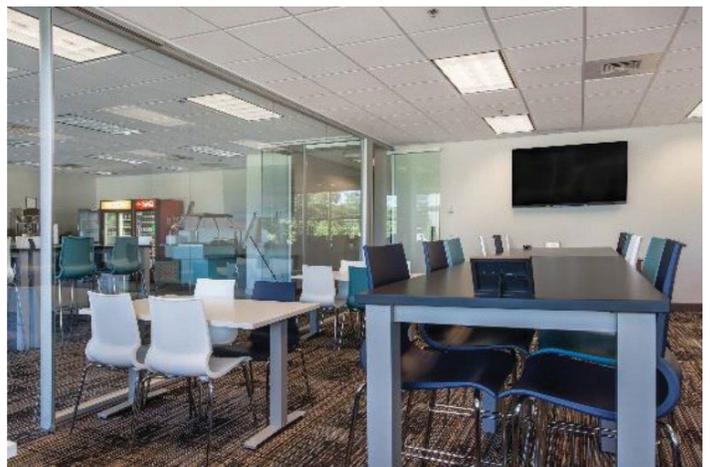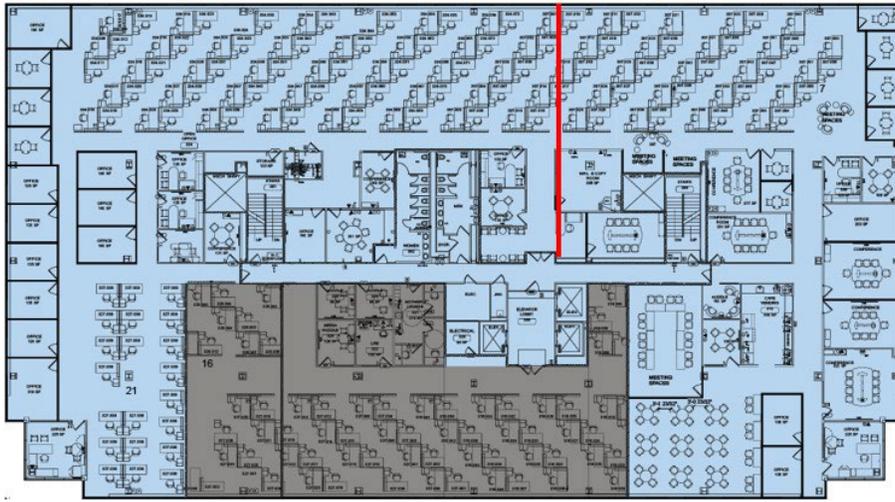- Walking trails – paths in and around the building

SPACE FEATURES

- Furniture included

- Sit-to-stand work desks

- 22 offices, 149+ work stations, and 12 conference rooms

- Excellent natural light: 9' ceilings, window line desk height to ceiling
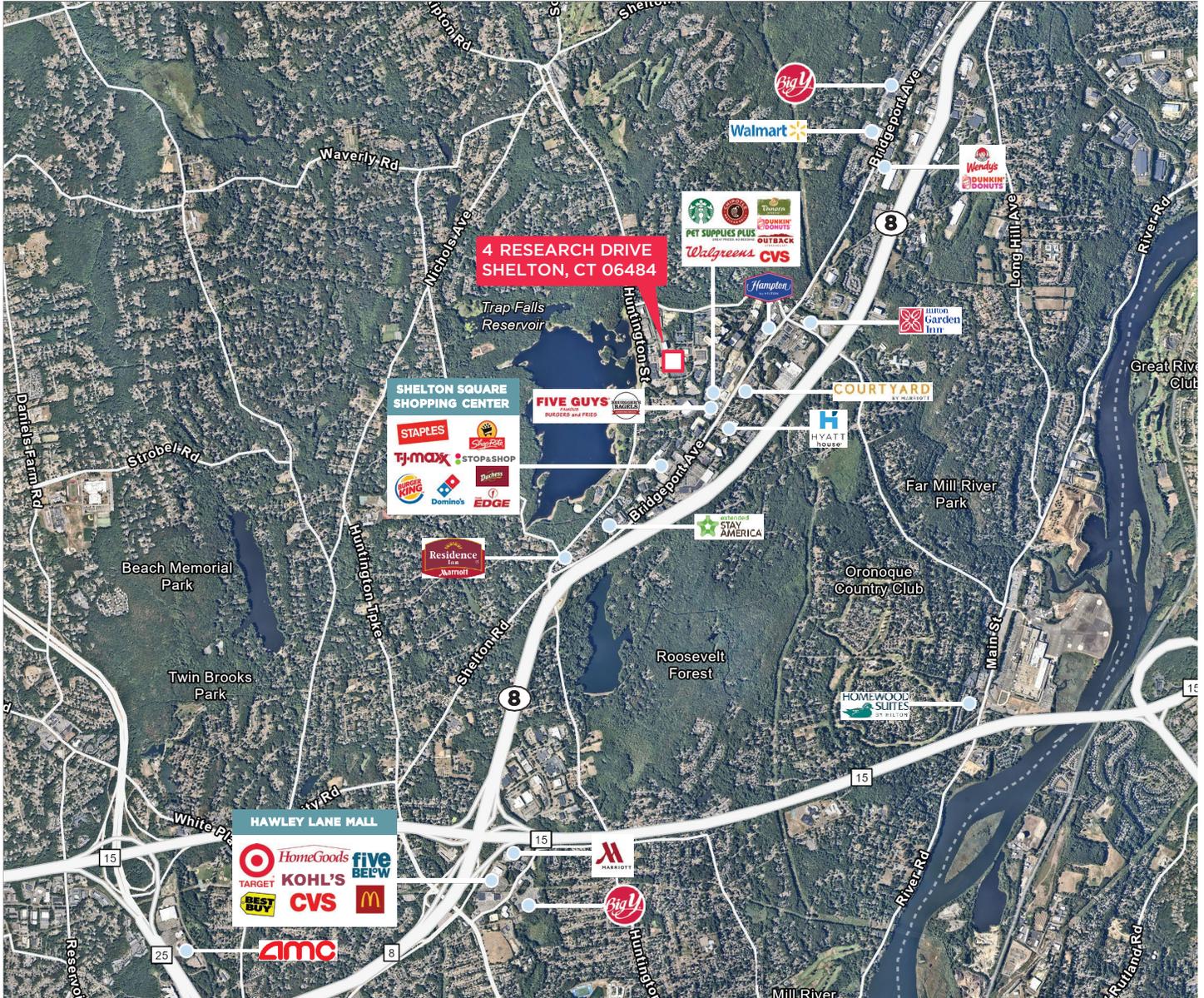
- Plug and play

FLOOR PLAN: 3RD FLOOR - 26,603 SF

14,235 SF   **12,368 SF**

AREA AMENITIES

4 RESEARCH DRIVE
SHELTON, CT 06484

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