

372 DANBURY RD

WILTON, 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.

Under new ownership, the building will see significant interior and exterior renovations.

Located in the heart of Wilton, this well-maintained professional office building offers a variety of suite sizes with flexible layouts that can be customized or divided to suit your specific business needs. Tenants enjoy convenient amenities and ample parking making it an ideal choice for companies seeking a modern, functional workspace in a prime location.

PROPERTY SUMMARY

| | |
|------------------------|-----------------|
| Lease Rate: | \$22 PSF NNN |
| RBA: | 92,500 SF |
| Zoning: | GB |
| Year Renovated: | 2009 |
| Stories: | 2 |
| Availability: | 2,105-25,000 SF |



PROPERTY HIGHLIGHTS

- ▶ **PRIME OFFICE SPACE AVAILABLE FOR LEASE**
372 Danbury Road offers high-quality office suites with flexible layouts, ranging from 2,105 SF to 25,000 SF contiguous, at a competitive rate. Spaces can be customized to meet tenant needs.
- ▶ **MODERN, UPGRADED OFFICE BUILDING UNDER NEW OWNERSHIP**
Under new ownership the building will see building-wide improvements including a refreshed lobby, hallways and office suites. Exterior improvements to include landscaping, painting and potential expansion.
- ▶ **EXCEPTIONAL LOCATION & ACCESSIBILITY**
Ideally situated along Route 7, this property provides easy highway access and is just minutes from major business centers, shopping destinations, and popular dining spots. Its high-profile location ensures excellent visibility and convenience, making it a smart choice for companies looking to establish or expand their presence in Fairfield County.
- ▶ **TENANT-FOCUSED AMENITIES & SECURITY**
The building features 24/7 key card access, ample parking, and a fitness center, creating a secure and professional environment.
- ▶ **STRONG BUSINESS ENVIRONMENT**
The property is in a high-visibility commercial area, attracting professional tenants which benefit from steady traffic flow and nearby corporate activity.



BUILDING DETAILS

SITE DETAILS

| | |
|------------------|------------------------------|
| Property Address | 372 Danbury Road, Wilton, CT |
| Site Area | 5.95 acres |
| Zoning | CA-80 |
| Elevators | 2 |
| Parking | 3.5 / 1000 |

CONSTRUCTION & MECHANICAL DETAILS

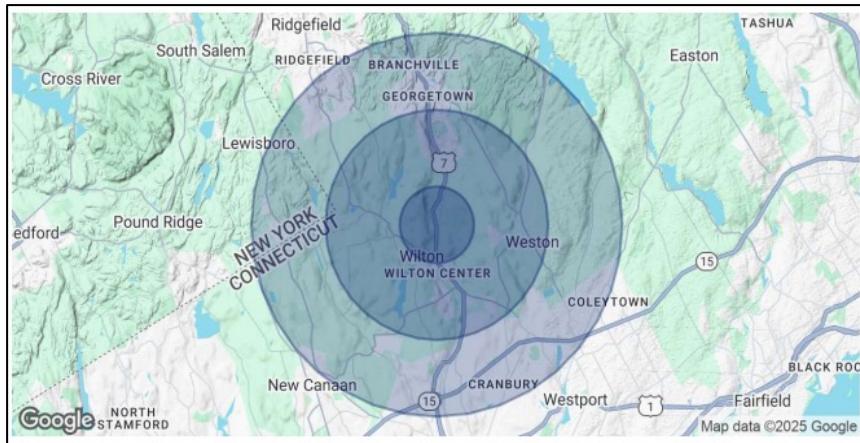
| | |
|----------------------|-------------|
| Building Area | 92,500 ± SF |
| Year Built | 1982 |
| Year Renovated | 2009/2026 |
| Floors | 2 |
| Type of Construction | Masonry |
| Elevator | 2 |
| HVAC | Central A/C |
| Security | 24/7 Access |



LOCATION & DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-------------|-------------|-------------|
| Total Population | 2,160 | 18,817 | 63,322 |
| Average Age | 45 | 41 | 42 |
| Average Age (Male) | 42 | 40 | 41 |
| Average Age (Female) | 48 | 42 | 43 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 710 | 6,324 | 22,728 |
| # of Persons per HH | 3 | 3 | 2.8 |
| Average HH Income | \$276,509 | \$290,156 | \$264,297 |
| Average House Value | \$1,200,127 | \$1,032,490 | \$1,053,527 |

Demographics data derived from AlphaMap



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COLDWELL BANKER
COMMERCIAL
REALTY

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

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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