



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

“CLASS A” IMPECCABLY MAINTAINED OFFICE BUILDING

93 LAKE AVE, DANBURY, CT 06810

9,352± SF OFFICE SPACE AVAILABLE IN 2 SUITES

LEASE RATE: \$18.00/SF Modified Gross + Utilities

HIGHLIGHTS

- 38,338± SF Professional 3-Story Office Building
- 9,352± SF Available for Lease
 - Suite #101 – 5,021± SF & Suite #203 – 4,331± SF
- Ample Parking, 163± Spaces
- Directly off Interstate 84 & Route 7
- Close Proximity to Metro-North Train Station, Danbury Municipal Airport, & Danbury’s City Center / Entertainment District
- Ideal Building for Financial Companies, Legal & High-Profile Office Users

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Concept Renderings



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046
 2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882
 Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



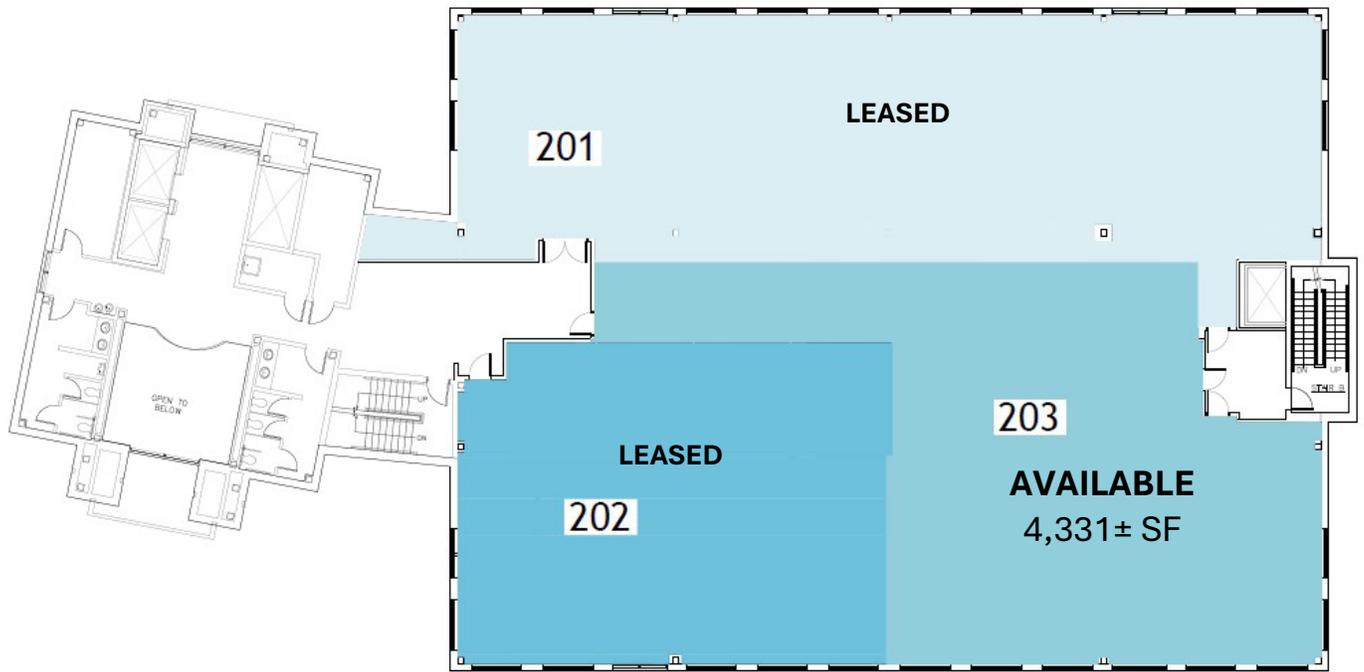
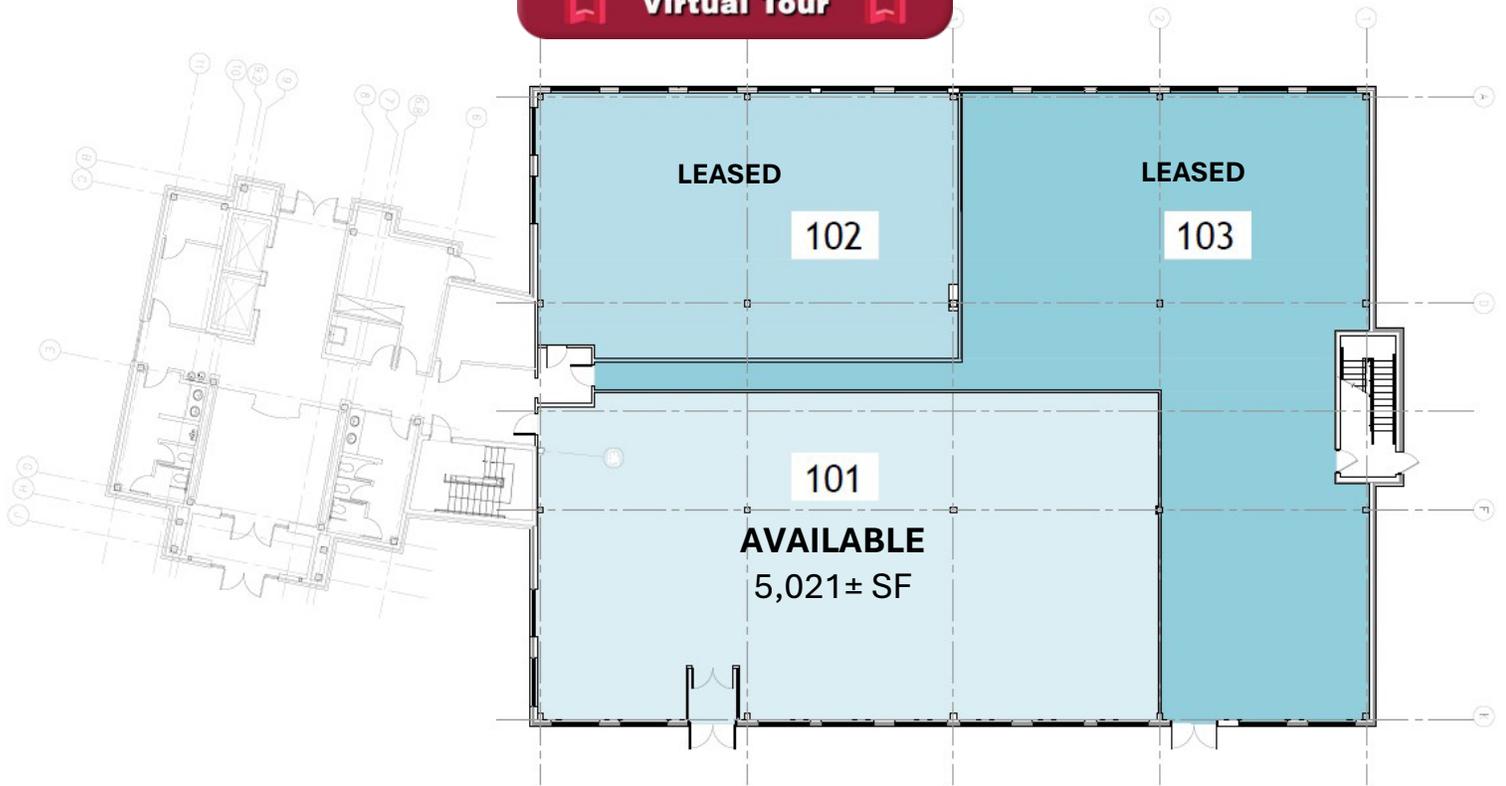
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Virtual Tour



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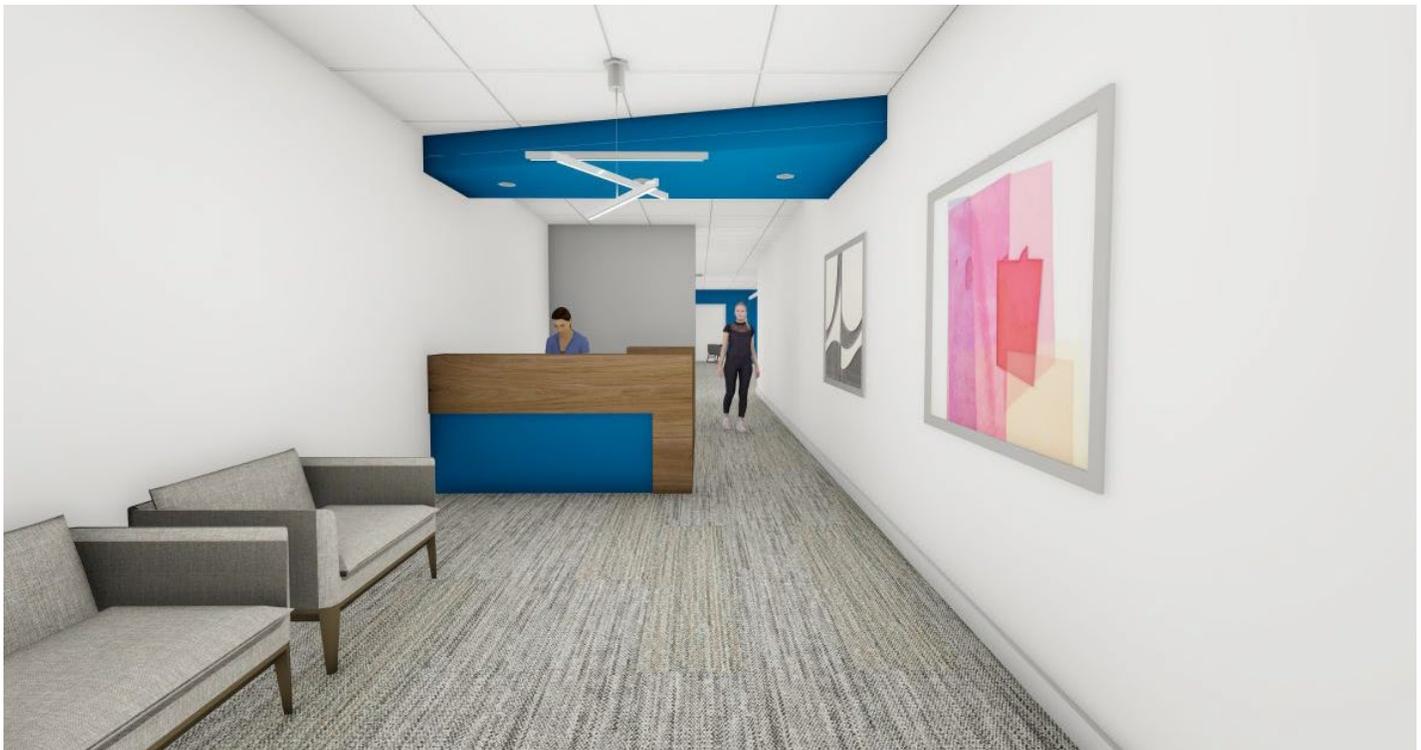
Professional “Class A” Office Space for Lease

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FOR LEASE



O,R&L Commercial is pleased to present a beautiful 3-story “Class A” Office building for Lease built in 2002 located at 93 Lake Ave in Danbury, CT on the Route 6/202 corridor. There are two suites available for lease consisting of 5,021± SF on the 1st floor and 4,331± SF on the 2nd floor. The property is located directly off I-84 and Route 7 (Exit 4) and is in close proximity to Metro-North train station, Danbury Municipal Airport and Danbury’s City Center / Entertainment District. Many area amenities nearby for shopping, banking & dining.



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OR & L FOR LEASE

COMMERCIAL

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Professional "Class A" Office Space for Lease

93 Lake Ave, Danbury, CT 06810

BUILDING INFORMATION

RENTABLE BLDG AREA: 38,338± SF
AVAILABLE AREA: 5,021± SF – 1st Floor & 4,331± SF – 2nd Floor
OF FLOORS: 3-Stories
FLOOR PLATE: 12,834± SF
CORE FACTOR: 19%
CONSTRUCTION: Masonry
ROOF TYPE: Metal
YEAR BUILT: 2002

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
TYPE OF HEAT: Gas, Forced Air
SPRINKLERED: Yes, 100% Wet
ELEVATORS: Double Elevator

SITE INFORMATION

SITE AREA: 3.86± Acres
ZONING: RA8
PARKING: 4.23/1,000 – 163 Parking Spaces
SIGNAGE: Pylon, Lobby
VISIBILITY: Excellent
FRONTAGE: 512.5 Feet
HWY ACCESS: I-84 / Route 7
TRAFFIC COUNT: 23,424±

UTILITIES

SEWER/WATER: Public Connected
GAS: Yes

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord

TAXES

ASSESSMENT: \$3,997,420
MILL RATE/TAXES: 24.99 / \$99,895.52 (2025)



CONTACT

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