

FOR LEASE | "CLASS A" PROFESSIONAL OFFICE BUILDING

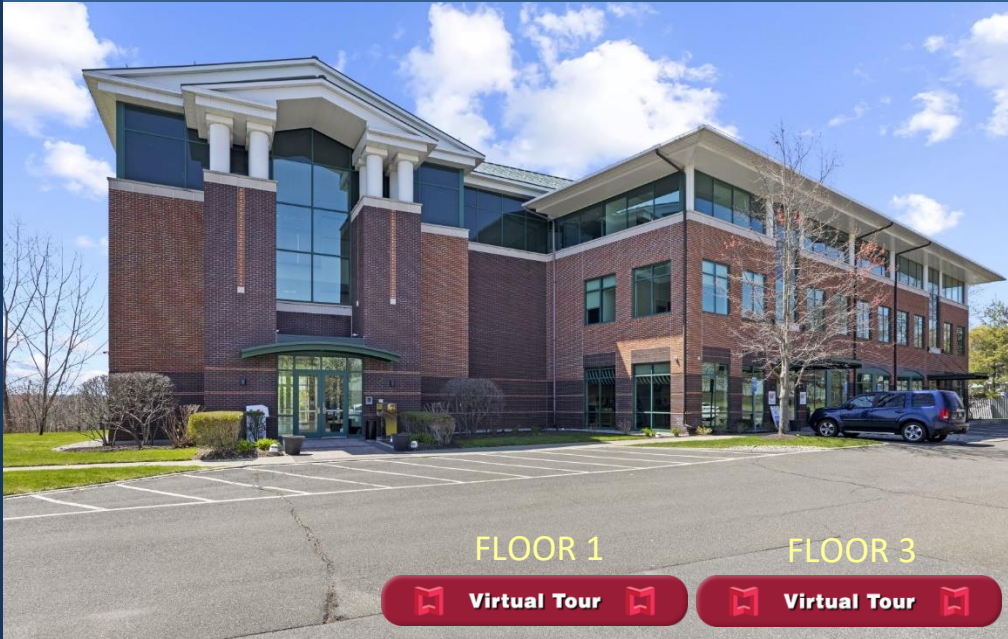
OFFICE SUITE AVAILABILITY: 4,331± SF & 5,021± SF

93 Lake Ave, Danbury, CT 06810

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



Ranked in Top 50
Commercial Firms in U.S.



OUTDOOR EVENT SPACE



LOBBY

FLOOR 1

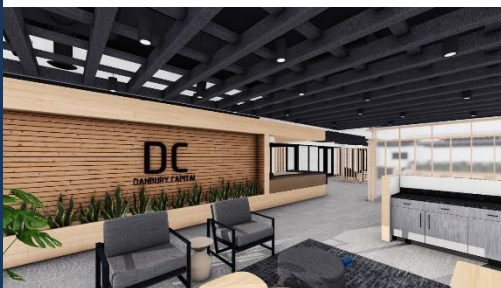
FLOOR 3



Virtual Tour

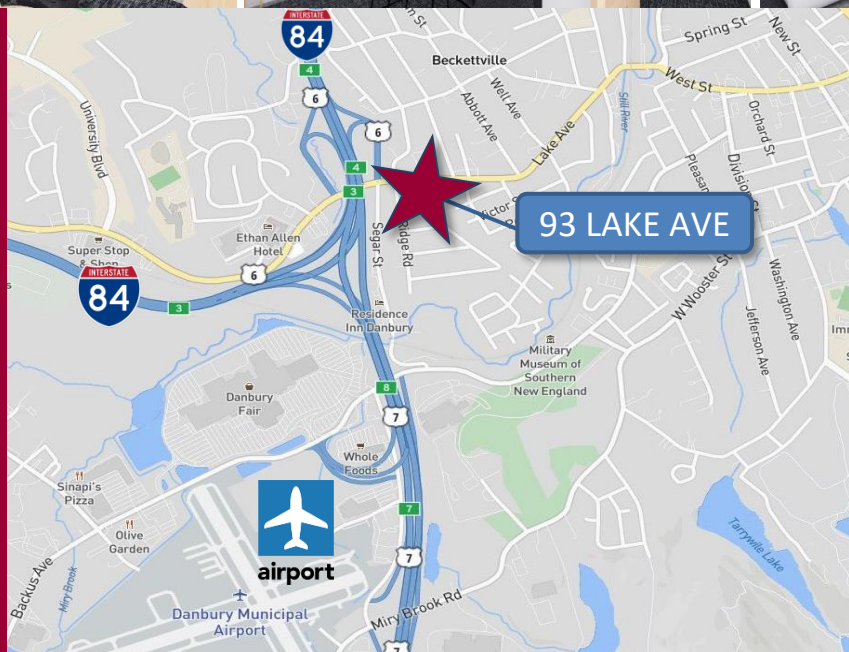


Virtual Tour



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Property Highlights

- "Class A" Professional Office Building for Lease
- 9,352± SF Available for Lease
 - Suite #101 – 5,021± SF
 - Suite #203 – 4,331± SF
- Ample parking, 163 spaces
- 512.5' Frontage on Lake Ave / Route 6/202 & 23,400± ADT
- Located directly off I-84 and Route 7
- Close proximity to Metro-North train station, Danbury Municipal airport & Danbury's City Center

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or Samuel Crampton 203-343-8426 | scrampton@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
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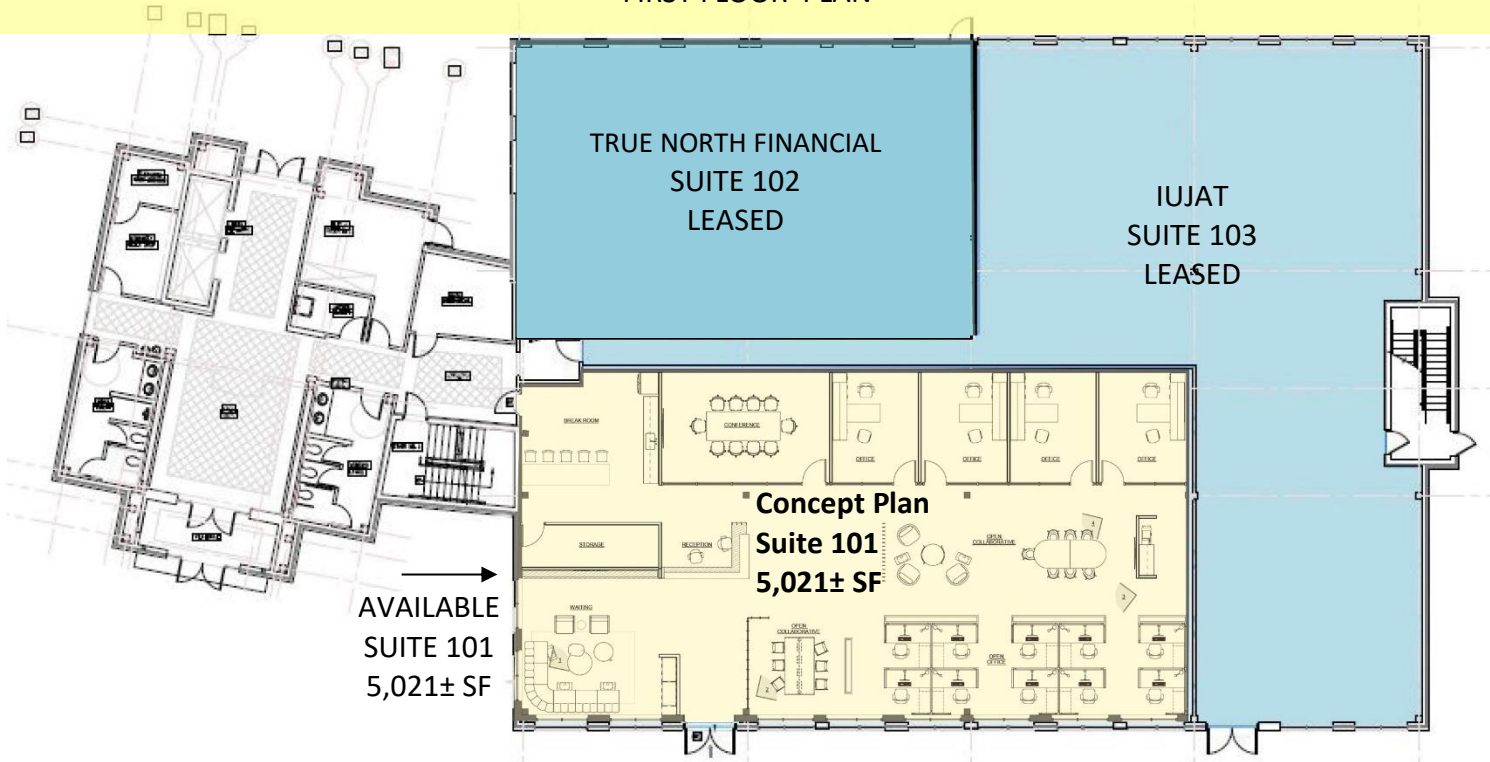
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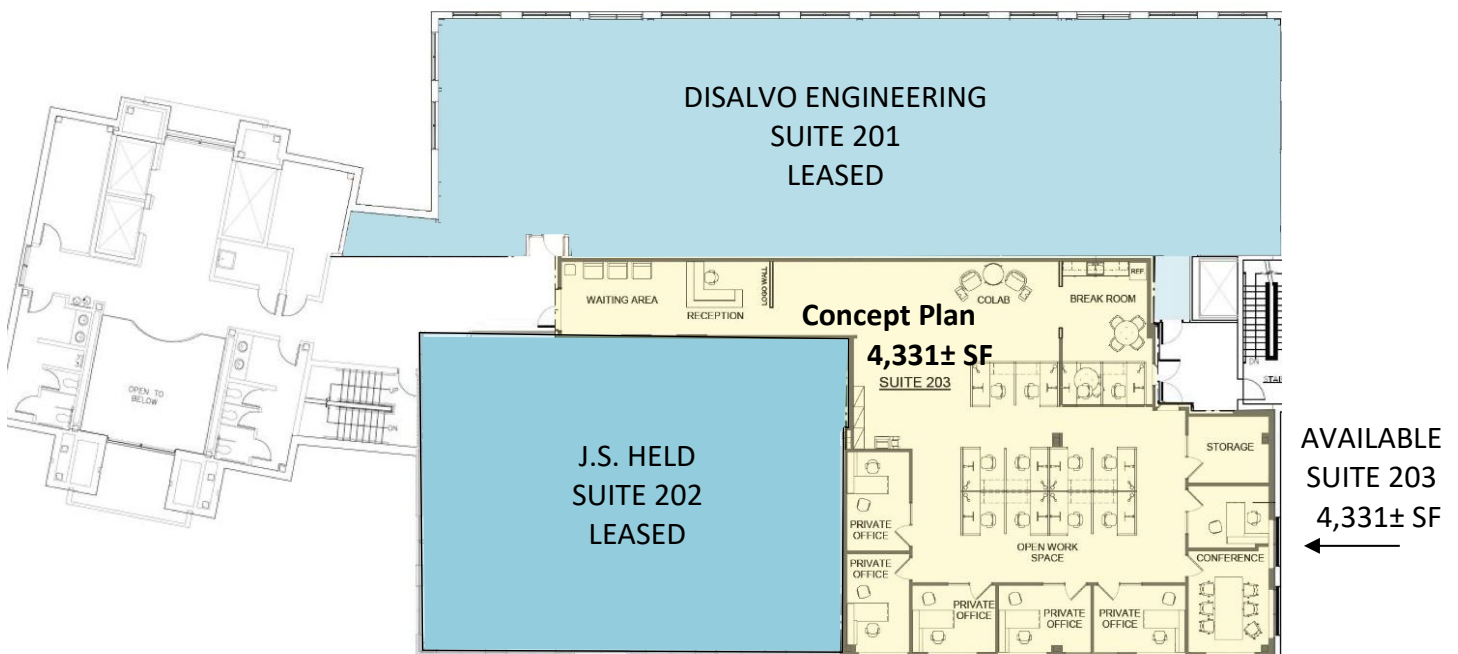
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



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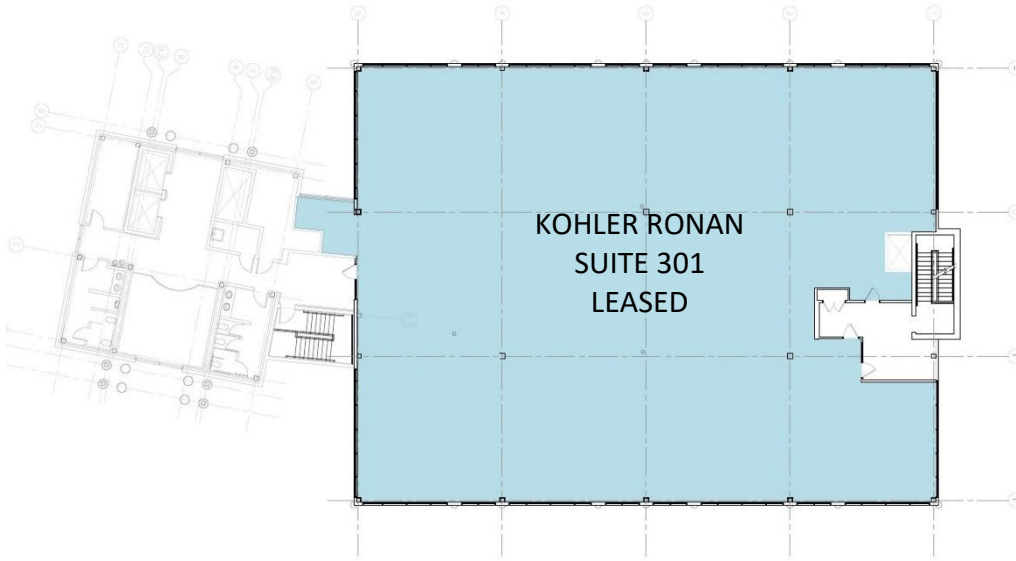
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THIRD FLOOR PLAN Fully Leased



Property Highlights

- "Class A" Professional Office Building for Lease
- 9,352± SF Available
 - Suite #101 – 5,021± SF
 - Suite #203 – 4,331± SF
- Ample parking, 163 spaces
- ADT: 23,424± and 512.5' Frontage on Lake Ave / Route 6/202
- Located directly off I-84 and Route 7
- Close proximity to Metro-North train station, Danbury Municipal airport & Danbury's City Center
- Many area amenities
 - Shopping
 - Banking
 - Dining



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Connect with Us



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BUILDING INFORMATION

GROSS BLDG AREA	38,501± SF
AVAILABLE AREA	15,400± SF
MAX CONTIGUOUS AREA	5,021± SF
MINIMUM SF AVAILABLE	4,331± SF
NUMBER OF FLOORS	3
CONSTRUCTION	Masonry, Steel
ROOF TYPE	Metal, Tin
YEAR BUILT	2002

SITE INFORMATION

SITE AREA	3.86± acres
ZONING	RA8
PARKING	4.23/1,000 – 163 spaces
SIGNAGE	Lobby
VISIBILITY	Excellent
FRONTAGE	512.5'
HWY.ACCESS	I-84 / Route 7
TRAFFIC COUNT	23,424±

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Hot Air
SPRINKLERED	Yes, 100% Wet
ELEVATOR(S)	Double elevator

EXPENSES

RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Connected

COMMENTS O,R&L Commercial is pleased to present a beautiful 3-story "Class A" Office building for Lease built in 2002 and located at 93 Lake Ave in Danbury, CT on the Route 6/202 corridor with average daily traffic of 23,424±. There are two suites available 4,331 & 5,021± SF. 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. **Professional office tenants in building include: DiSalvo Engineering, J.S. Held, Kohler Ronan, and IUJAT.**

DIRECTIONS I-84 to Exit 4 to Lake Ave / US 6/202

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