

LEASE

7 OLD SHERMAN TURNPIKE

Danbury, CT 06810



PROPERTY DESCRIPTION

Coldwell Banker Commercial NRT presents for lease 7 Old Sherman Turnpike located in Danbury, Connecticut. This elevator serviced and handicap-accessible building is conveniently located right off of Exit 8 on I-84. Each unit has its own HVAC unit and the common areas are cleaned daily. Covered parking and storage may be available.

PROPERTY HIGHLIGHTS

- Individual HVAC Per Unit & Operable Windows
- Wide Stairwells / Elevator Building
- Daily Common Area Cleaning
- Easy Access From I-84
- Handicap-Accessible
- Upgraded Common Areas

OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Lease Rate: | \$15.50 SF/yr (Gross) |
| Available SF: | 845 - 2,240 SF |
| Lot Size: | 0.95 Acres |
| Building Size: | 19,521 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,556 | 26,194 | 44,847 |
| Total Population | 4,230 | 69,732 | 122,196 |
| Average HH Income | \$155,666 | \$117,569 | \$131,394 |

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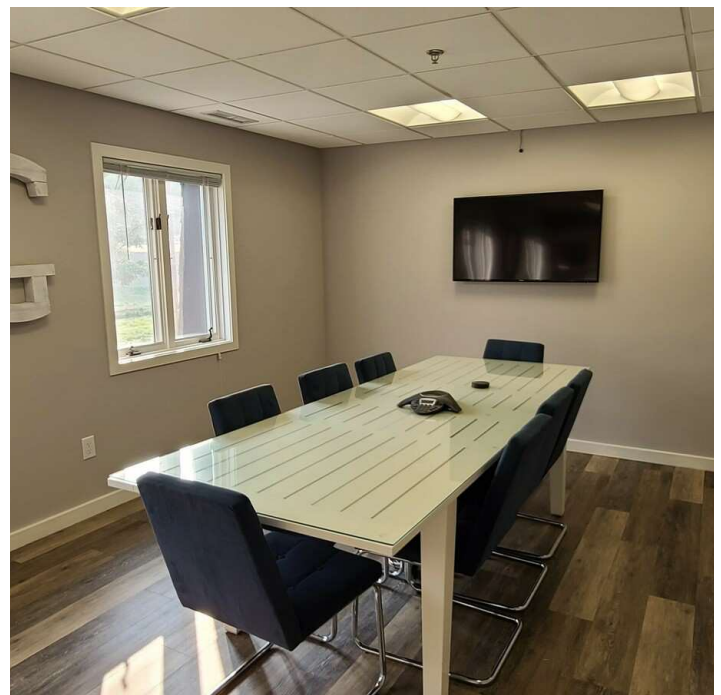
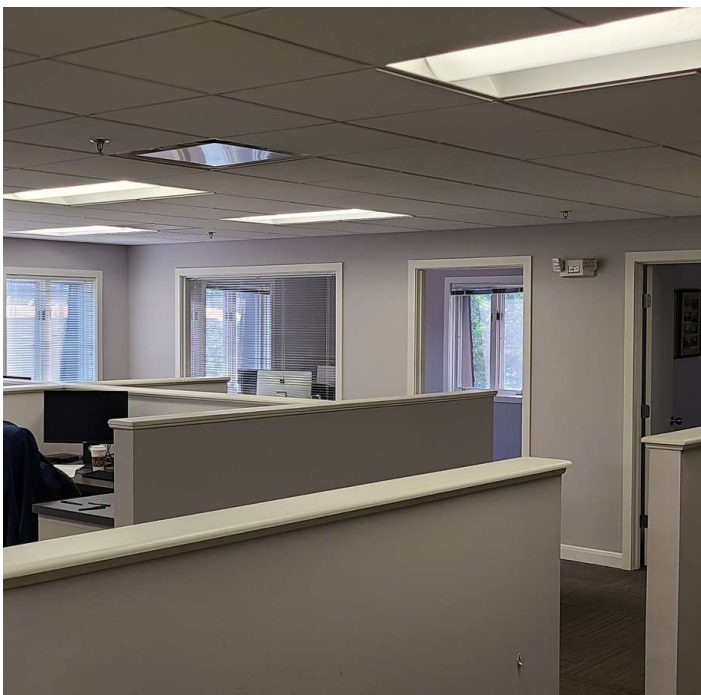
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LEASE INFORMATION

| | | | |
|--------------|----------------|-------------|---------------|
| Lease Type: | Gross | Lease Term: | Negotiable |
| Total Space: | 845 - 2,240 SF | Lease Rate: | \$15.50 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|-----------|----------------|------------|---------------|---|
| Suite 106 | Available | 1,344 SF | Gross | \$15.50 SF/yr | 3 Offices 1 Conference Room Kitchenette |
| Suite 201 | Available | 845 - 2,151 SF | Gross | \$15.50 SF/yr | Three Offices Conference Room Open Work Area Reception Area |
| Suite 207 | Available | 2,240 SF | Gross | \$15.50 SF/yr | 2 Private Offices Kitchenette with Granite Counters Conference Room 6 Large Work Stations Open Flex Work Area |

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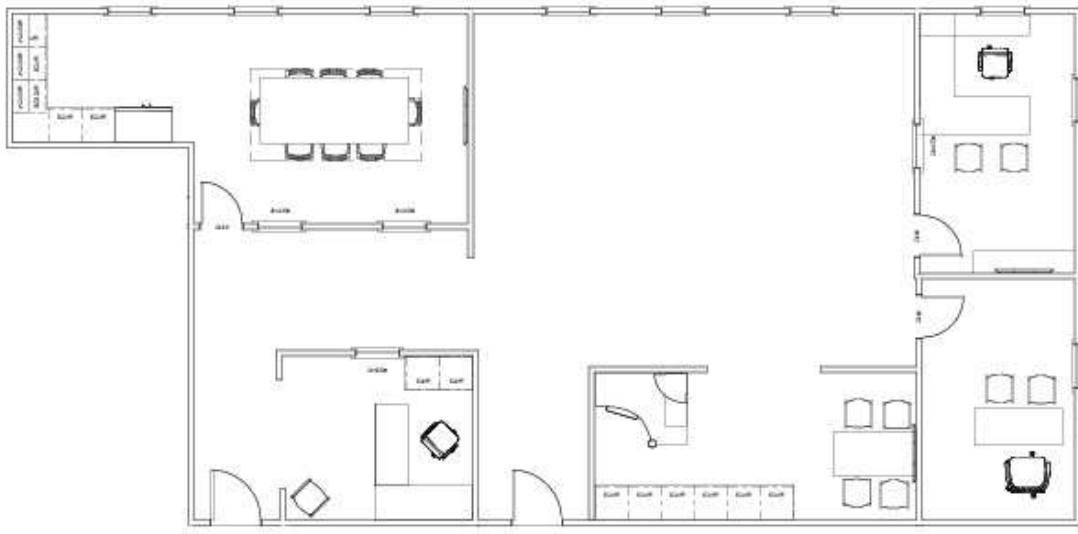
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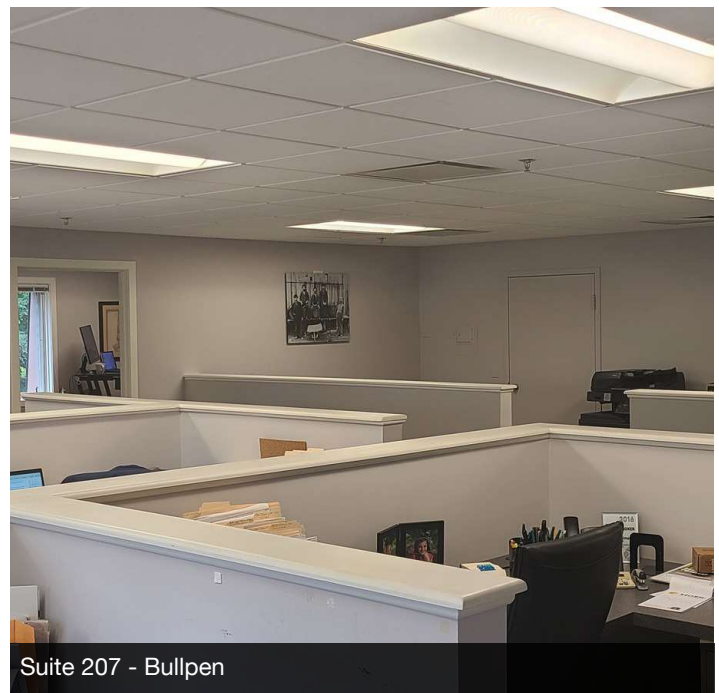
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Suite 207 - Floor Plan



Suite 207 - Kitchen / Conference Room



Suite 207 - Bullpen

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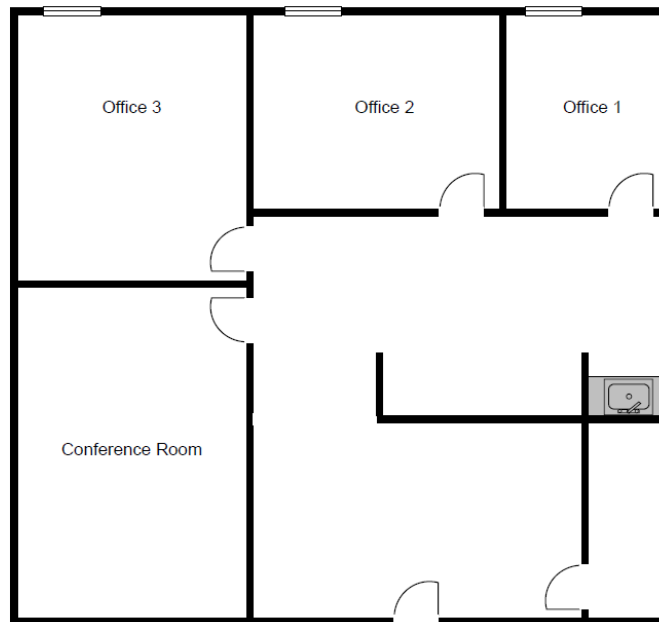
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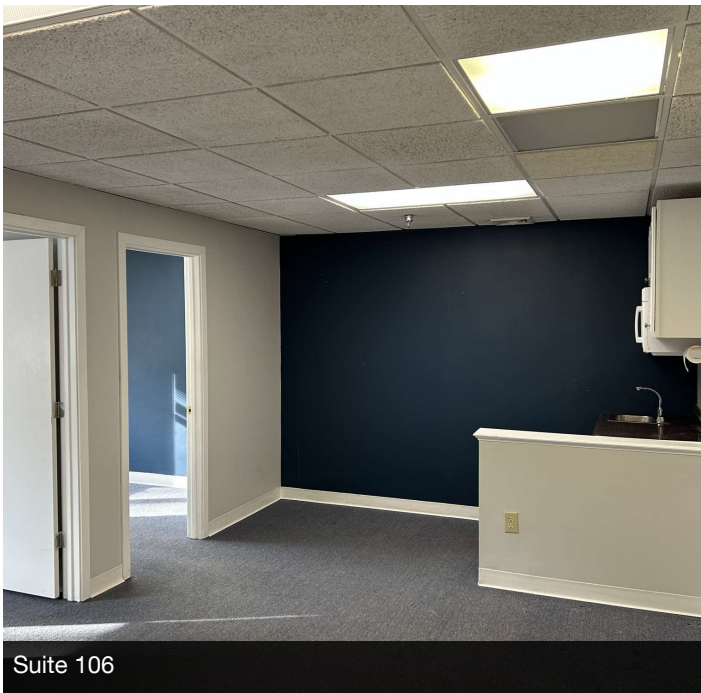
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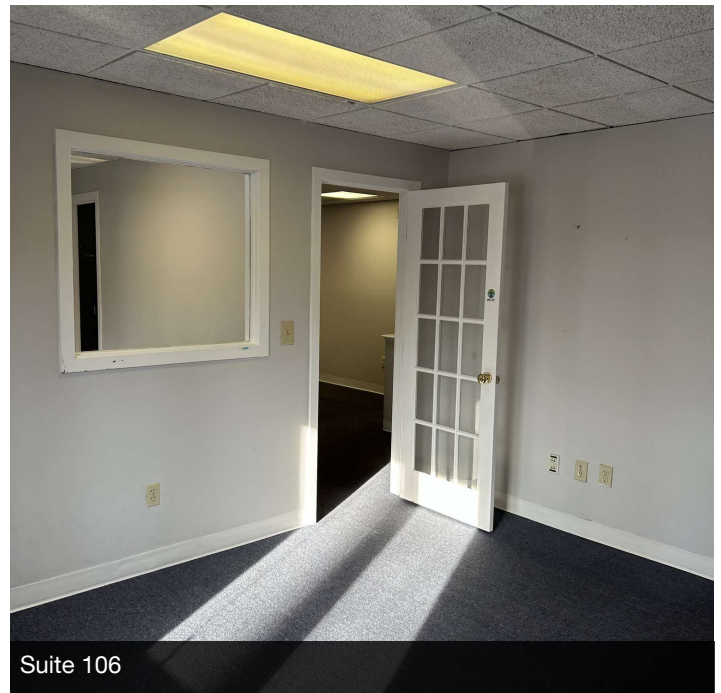
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Suite 106 - Floor Plan



Suite 106



Suite 106

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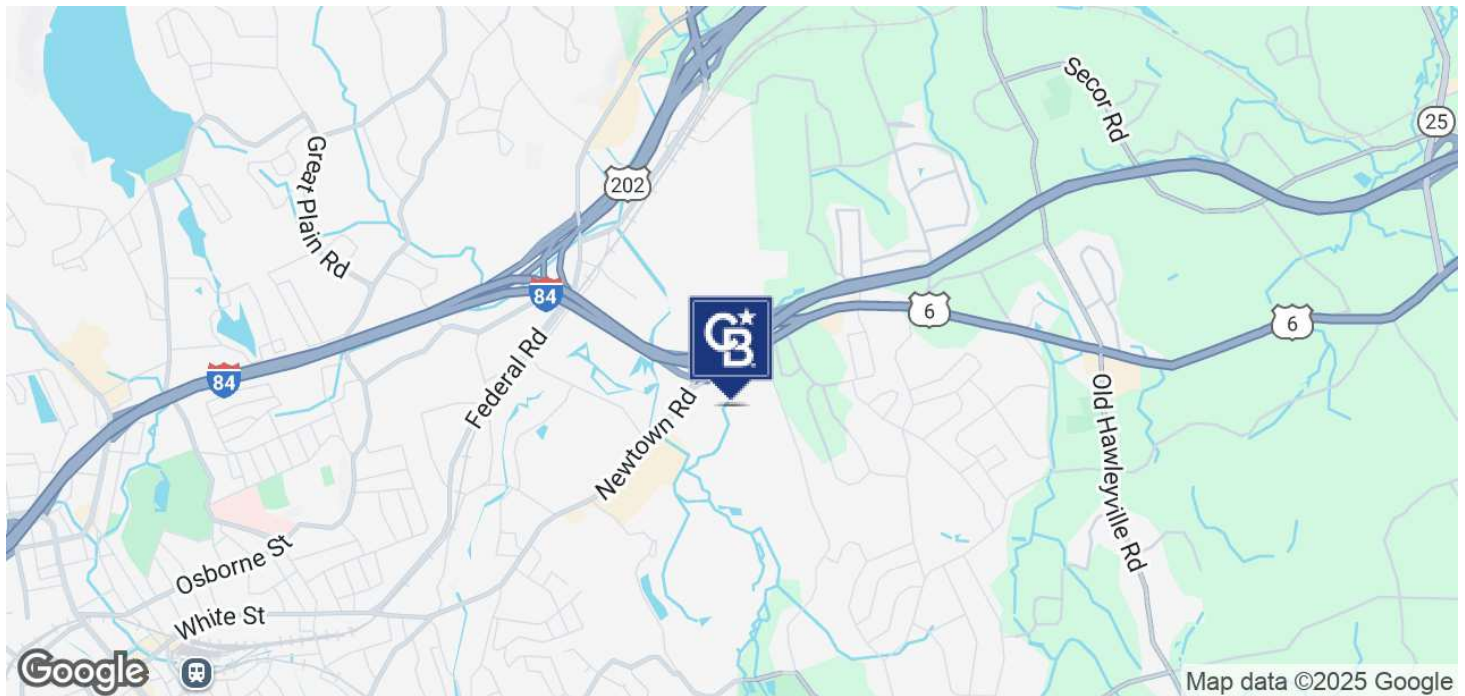
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,230 | 69,732 | 122,196 |
| Average Age | 42 | 41 | 41 |
| Average Age (Male) | 40 | 39 | 40 |
| Average Age (Female) | 43 | 42 | 42 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,556 | 26,194 | 44,847 |
| # of Persons per HH | 2.7 | 2.7 | 2.7 |
| Average HH Income | \$155,666 | \$117,569 | \$131,394 |
| Average House Value | \$414,538 | \$391,928 | \$439,614 |

Demographics data derived from AlphaMap

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