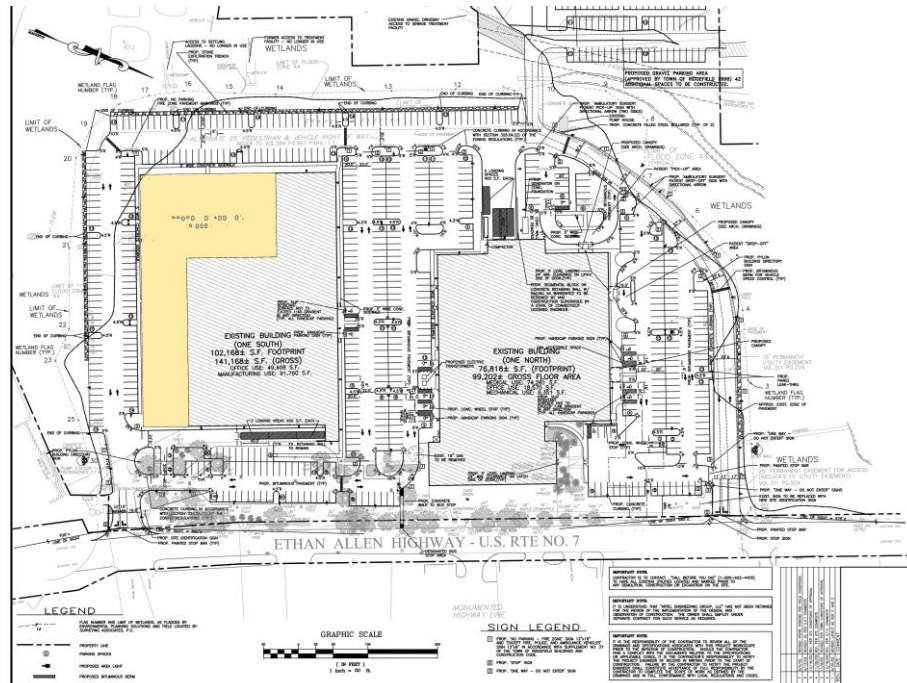


901 Ethan Allen Highway, Ridgefield, CT

OFFERED FOR LEASE



Ponds Edge Professional Park

- Professional Office, Laboratory or Medical
- Build to Suit Opportunity
- 20,000 to 40,000 Square Feet
- City Water, Sewers, Ample Power and Natural Gas
- Abundant Parking for Both Buildings
- Visibility, Signage and Two Entrances to the Park
- 3.5 Miles to Downtown Ridgefield – 4.5 Miles to I-84
- 1.7 Miles to the Danbury Line – 4 Miles to the Wilton Line
- Convenient to Dining, Shopping and other Services

CONTACT EXCLUSIVE BROKER

BOB CASCELLA 203-731-7492

Grove Street Realty Advisors

54 Danbury Road, Suite 410 Ridgefield, Connecticut 06877

www.GroveStreet.Info

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The Property:

Pond's Edge Professional Park is a mixed-use medical, health and wellness center strategically located on Route 7 in Ridgefield, CT. The site consists of two buildings: The North Building is 100,750 square feet, current tenants include an ambulatory surgery center, a radiology center, a multi-specialty physician practice as well as other medical, wellness and professional uses. We currently have suites ranging from 3,698 to 8,241 square feet in this beautiful building with elevator. The South Building is 65,000 square feet, current tenants include fine art storage, an architectural millwork production facility and a fitness training provider. In addition, there is expansion potential on the southwest corner of this building, up to 40,000 square feet.

The Community:

Centrally located in Connecticut's Fairfield County, Ridgefield is home to 9,000 households and 25,000 of the county's most affluent and best-educated residents. The town encompasses 35 square miles, has an extraordinary school district and has been named Connecticut's safest municipality on numerous occasions. Ridgefield has easy access to New York City by train or car and is a short one-hour drive from Hartford. Ridgefield is a cultural powerhouse rich in history, entertainment venues, culinary delights, bustling businesses, and shopping experiences. According to a 2018 study from Yankee Institute, it ranks as Connecticut's fourth most business-friendly town, and Connecticut Magazine recently called it a town with "cosmopolitan culture in a country setting."



A View of Pond's Edge Professional Park

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