KENOSIA

Lake Kenosia Associates, LLC ▪ 7 Kenosia Avenue, Danbury, Connecticut 06810

Class A Office Building • 10,000sf for Lease

Contact: Mike McNamara ▪ 203-241-5901

OVERVIEW

Lake Kenosia Associates, LLC presents for lease spaces of 10,000 square feet in their Class A Office Building located at 7 Kenosia Avenue, in Danbury, Connecticut. Situated on over 3.5 lakeside acres just an hour drive from NYC.

7 Kenosia Avenue features desirable proximity to both the Hologic and Boehringer Ingleheim headquarters, hotels, luxury apartments, and Western Connecticut State University. It also offers a strategic location in one of Connecticut's largest business districts.

7 Kenosia Avenue is 10 minutes from Danbury Station for rail service, 45 minutes to Westchester County Airport, and offers easy access to major area highways including I-84 and Route 7.

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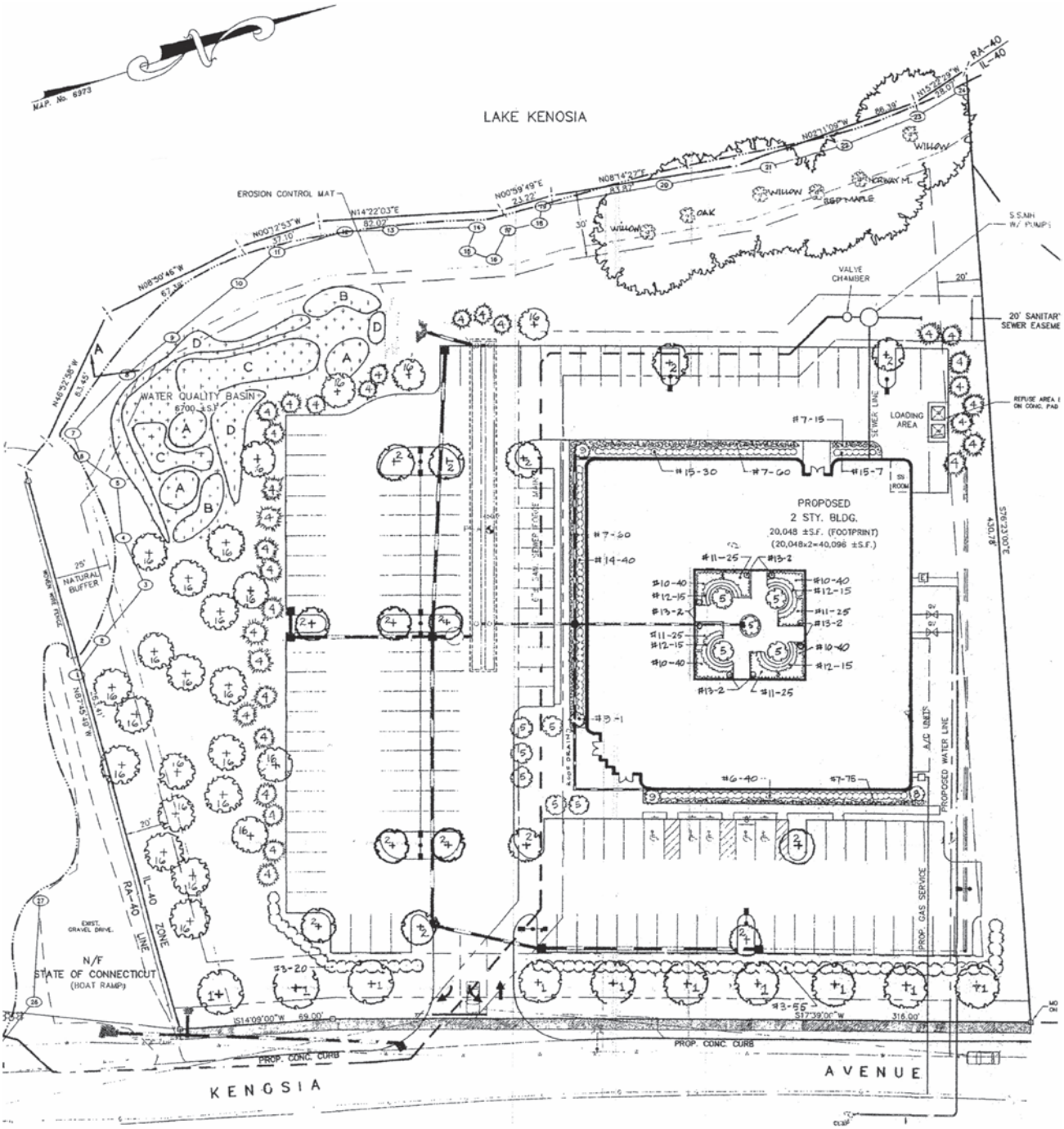
HIGHLIGHTS

- Class A office space
- Situated on Lake Kenosia, offering lakefront views
- Center courtyard
- 24/7 access control
- City water/sewer
- Fully sprinklered
- Ample parking
- West Side of Danbury
- Easy Access to I-84 and Route 7
- $20 psf gross plus utilities

Class A Office Building



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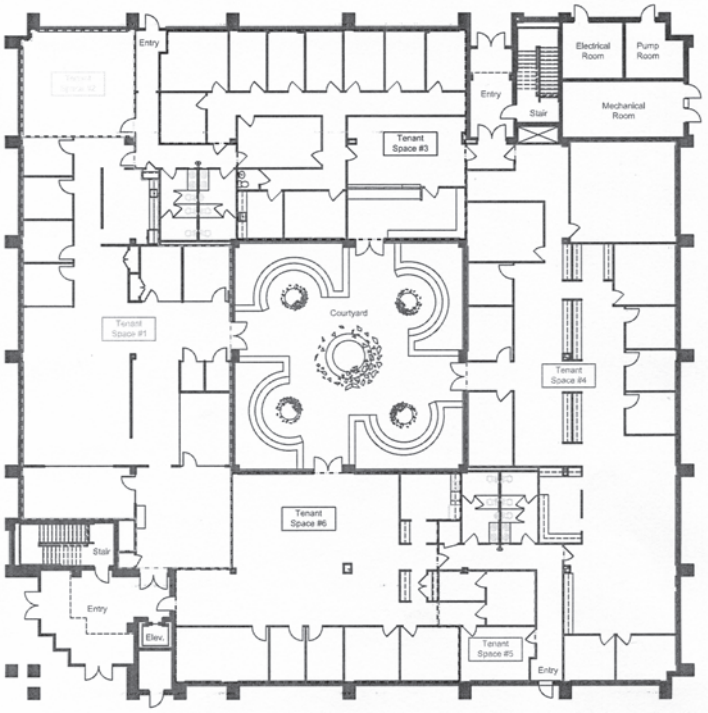
Second Floor

Ground Floor



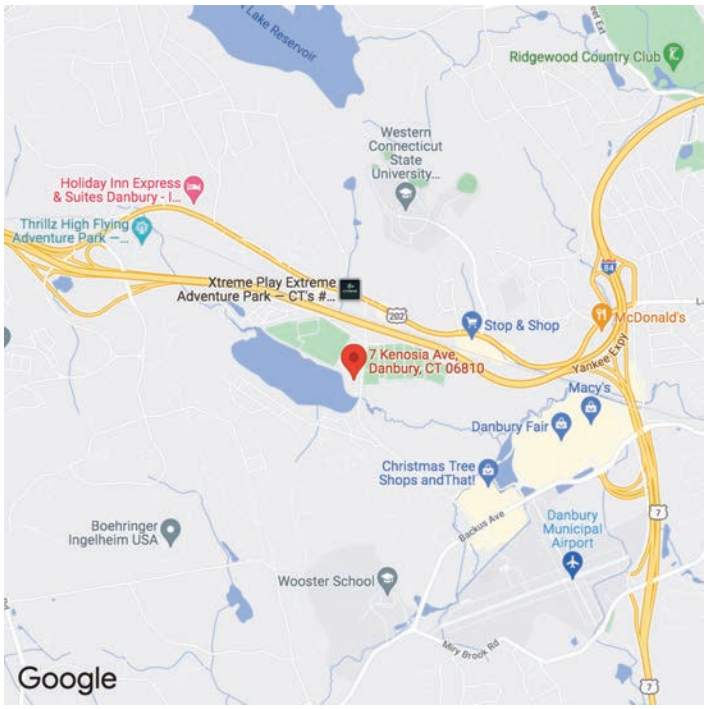
Class A Office Building

SUMMARY

Street Address	7 Kenosia Avenue Danbury, Connecticut 06810
County	Fairfield
Sale Price	TBD
Building Size	37,697 sf
Building Calss	A
Floors	2
Lot Size	3.5 acres
Year Built	2000
Zoning Uses	IL40 - office, research and laboratory, vocational school
Property Type	Office
Property Subtype	Office Building
Exterior	Stucco
Construction	Concrete reinforced ribbed decking
Safety	Entire building sprinklered & firelight with strobes, detectors
Elevators	One elevator
HVAC	Gas-fired rooftop units
Security	24/7 Access Control system
Parking Type	Surface

DRIVE TIMES

Danbury Station (RR)	3.8 mi./10 min.
Stamford	31 mi./50 min.
NYC	55 mi./1 hour
Hartford	61.3 mi./1 hour
Boston	162 mi./2 hr. 53 min.
Westchester County Airport	32.3 mi./45 min.
Bradley International Airport	75.8 mi./1 hr. 18 min.



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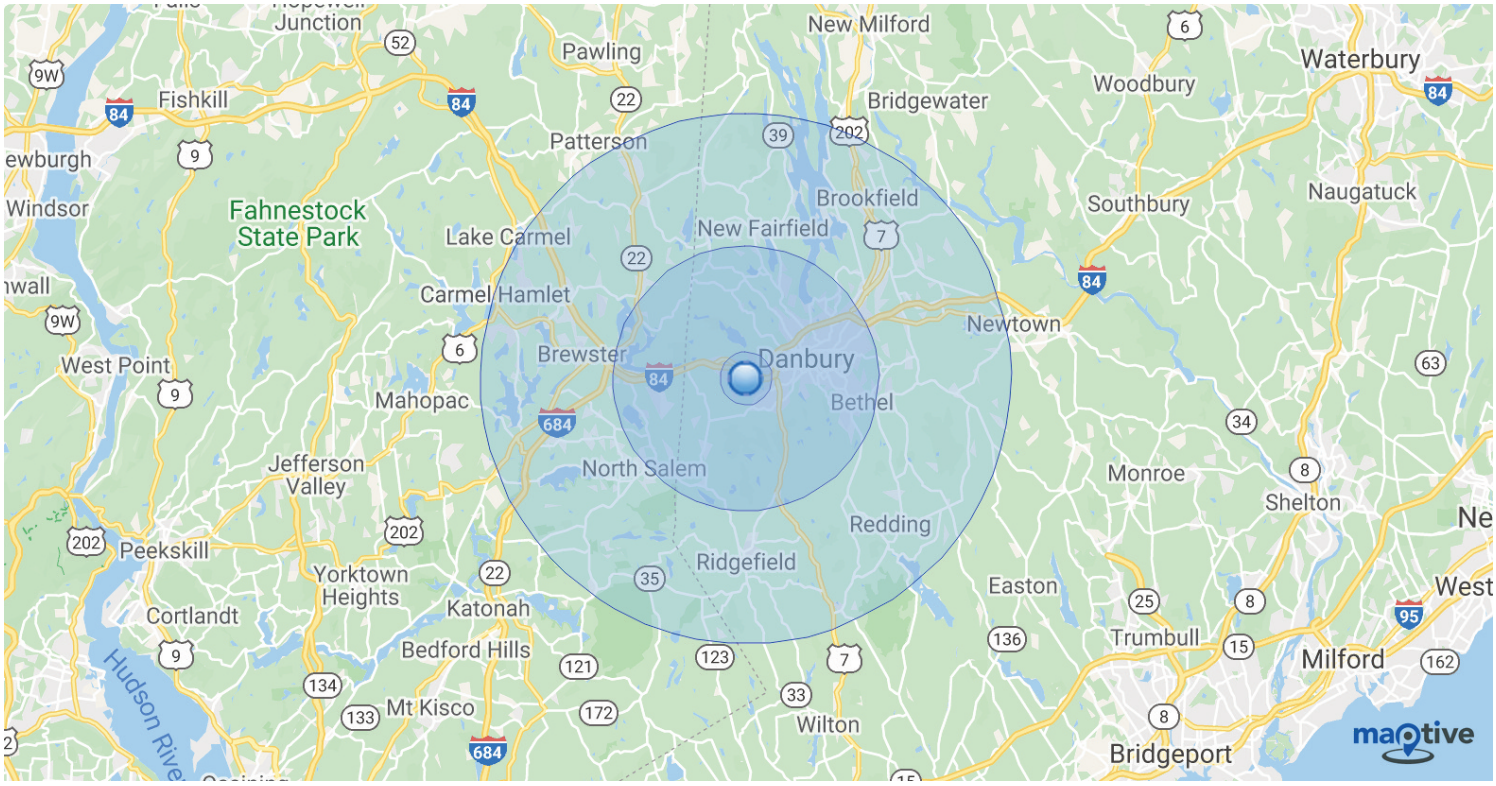
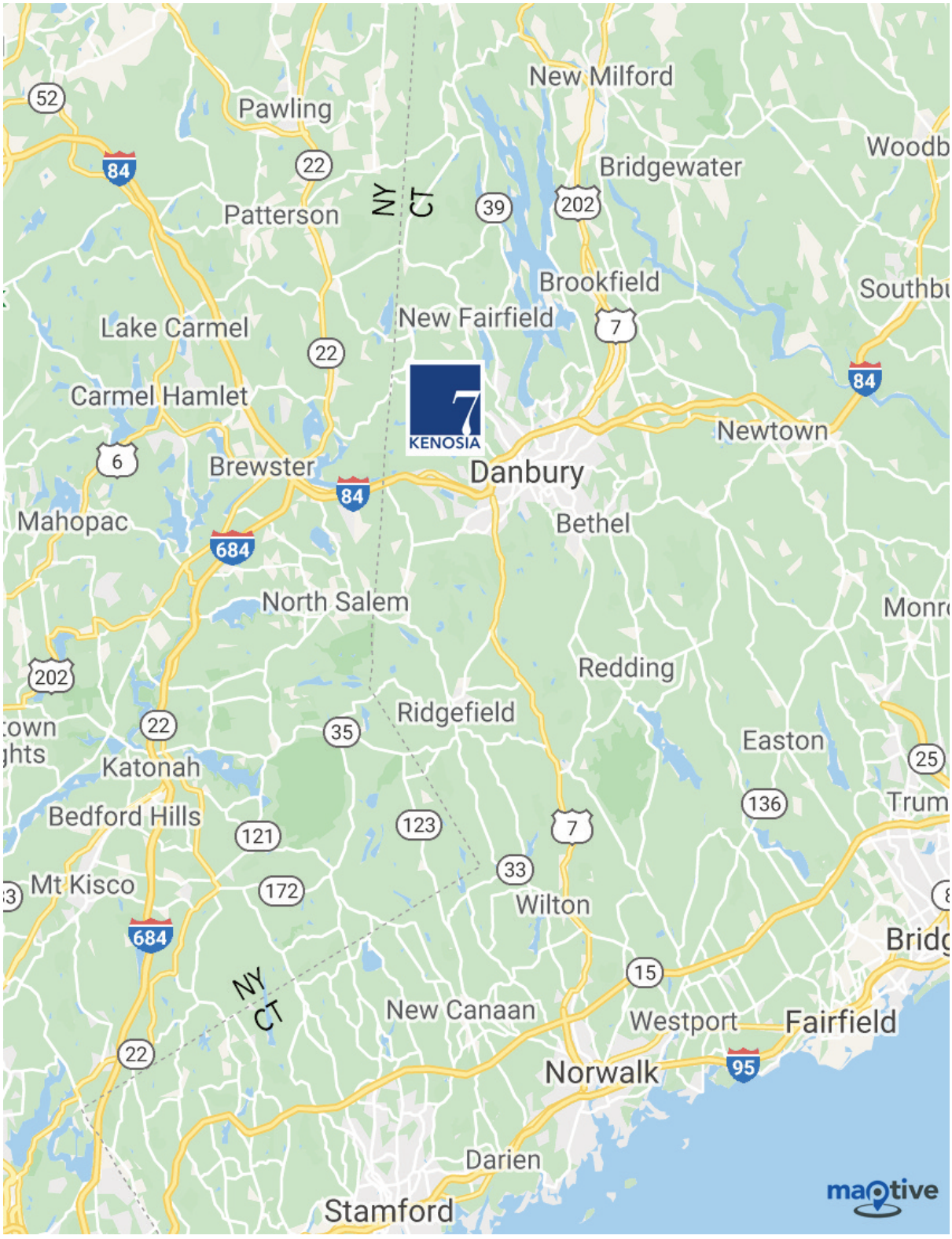


POPULATION	1 mile	5 miles	10 miles
Total Population	1,731	97,324	248,746
Average Age	42.2	37.2	39.7
Average Age (Male)	40.3	36.7	38.7
Average Age (Female)	43.5	37.8	40.6

HOUSEHOLDS & INCOME	1 mile	5 miles	10 miles
Total Households	687	35,210	90,343
Number of Persons/Household	2.5	2.8	2.8
Average Household Income	$126,002	$98,070	$118,083
Average House Value	$451,832	$459,033	$480,701

Class A Office Building



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