

LEASE

FLEX/OFFICE SPACE

86 Payne Rd Danbury, CT 06810



PROPERTY DESCRIPTION

Coldwell Banker Commercial proudly presents 84 Payne Road in Danbury, CT. This 7,140 sf flex includes a bay door for deliveries, nine private offices, three bathrooms (two ADA compliant), key card access, tremendous visibility, ample parking and neighbors Hocon Gas. This space provides tremendous visibility and is conveniently located directly off of I-84.

PROPERTY HIGHLIGHTS

- Prime fully furnished flex office space
- 7,140 sf
- Includes loading dock
- 9 private offices
- Showroom opportunity
- Three bathrooms (Two ADA compliant)
- Key card access
- Signage with great visibility

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Number of Units:	1
Available SF:	7,140 SF
Building Size:	10,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,553	24,255	41,034
Total Population	4,387	64,390	112,126
Average HH Income	\$174,180	\$119,915	\$129,560

Kevin Coleman
(203) 837-7187



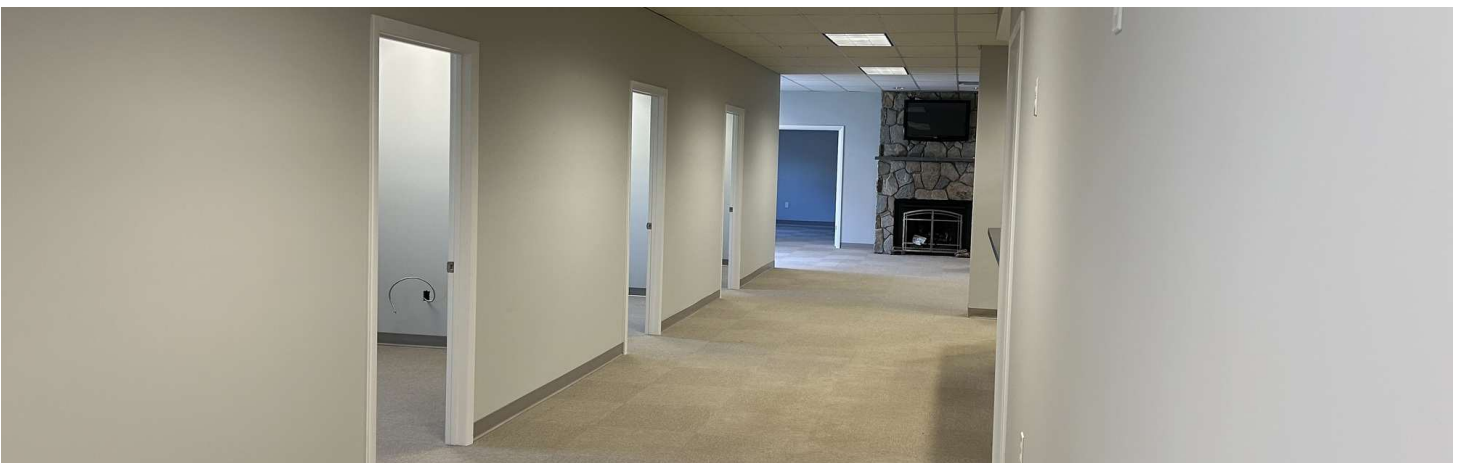
COLDWELL BANKER
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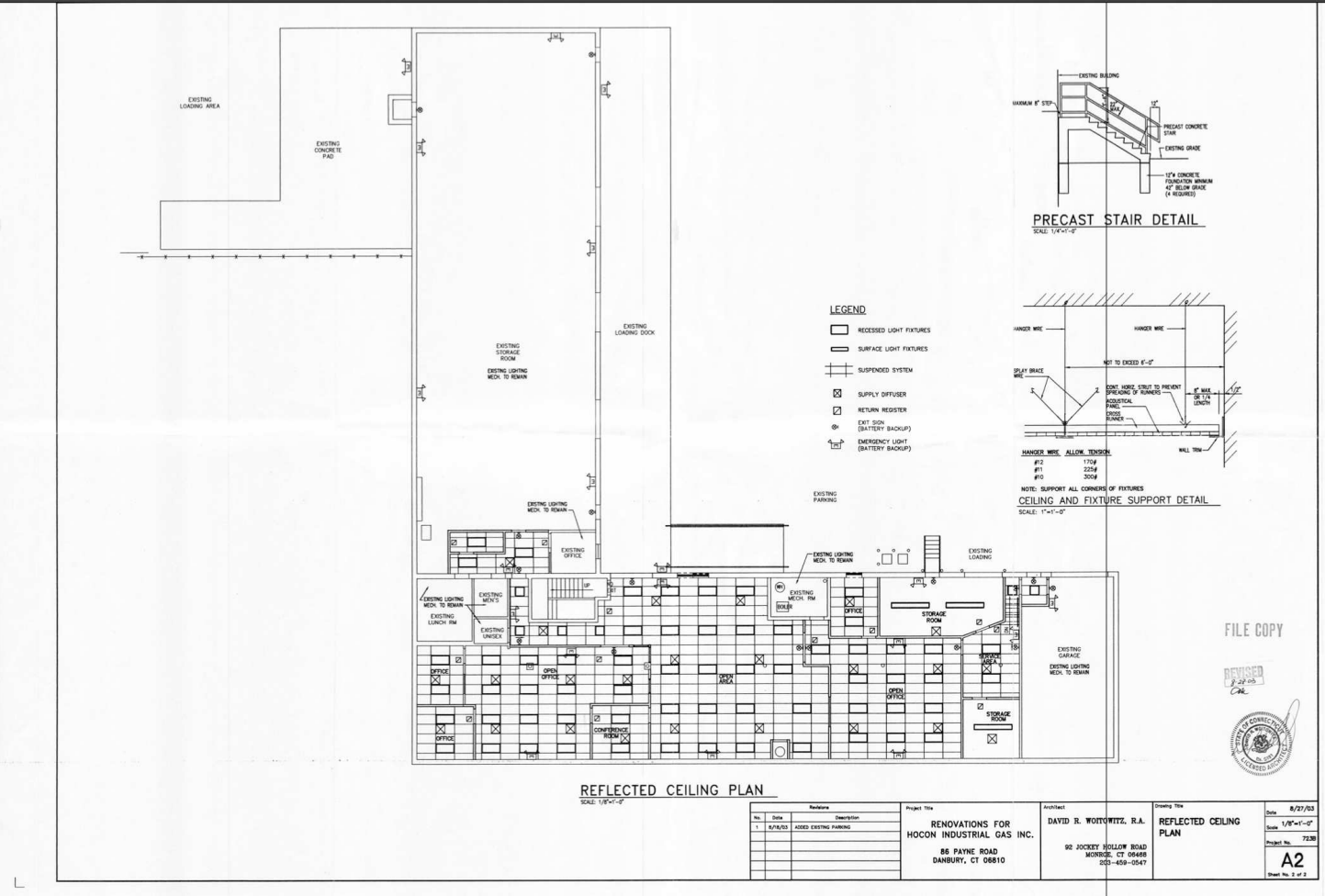
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FLOOR PLAN

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LOCATION MAP

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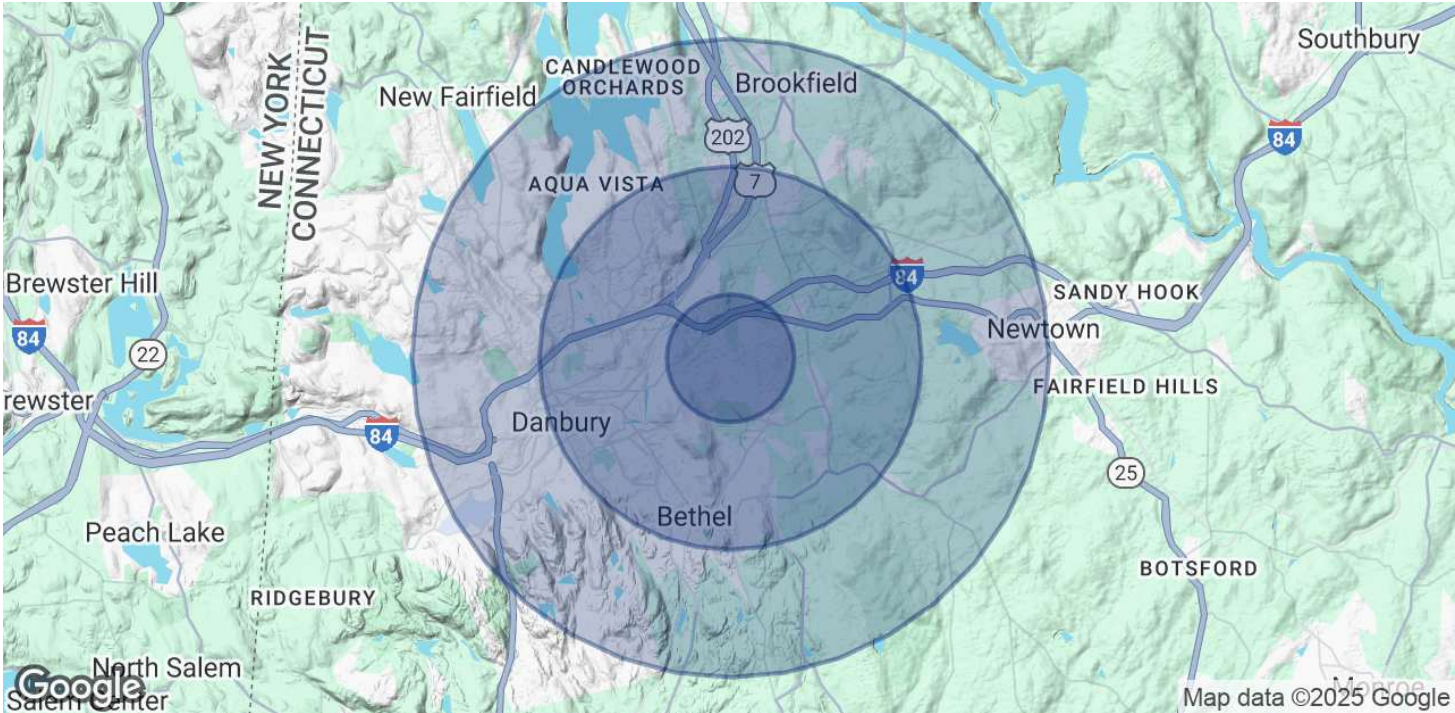
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,387	64,390	112,126
Average Age	42	41	41
Average Age (Male)	41	39	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,553	24,255	41,034
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$174,180	\$119,915	\$129,560
Average House Value	\$441,331	\$394,219	\$433,956

Demographics data derived from AlphaMap

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