

## FOR LEASE // PRIVATE OFFICE SUITES - 828 FEDERAL RD, BROOKFIELD, CT



## PROPERTY DESCRIPTION

Modern Office Suites Near Bustling Business Hub!

Freshly updated private suites, perfect for medical, wellness, or professional use. Ideal for esthetics, massage, therapy, law, accounting, consulting, and more.

Features fresh paint, new carpet, elevator access, ample parking, and easy highway access—move-in ready for your business! All utilities and Wi-Fi included!

## PROPERTY HIGHLIGHTS

- Gas Heat
- Central AC
- City Water, Sewer and Gas
- TCD Zone (Town Center District)
- Common Baths
- Elevator Access

## OFFERING SUMMARY

Lease Rate:	\$400-\$500/month (Full Service)
Available SF:	+/- 100 - 150 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	97	371	1,177
Total Population	248	963	3,100
Average HH Income	\$163,104	\$162,386	\$157,854



## TOMMY CONSALVO

Broker

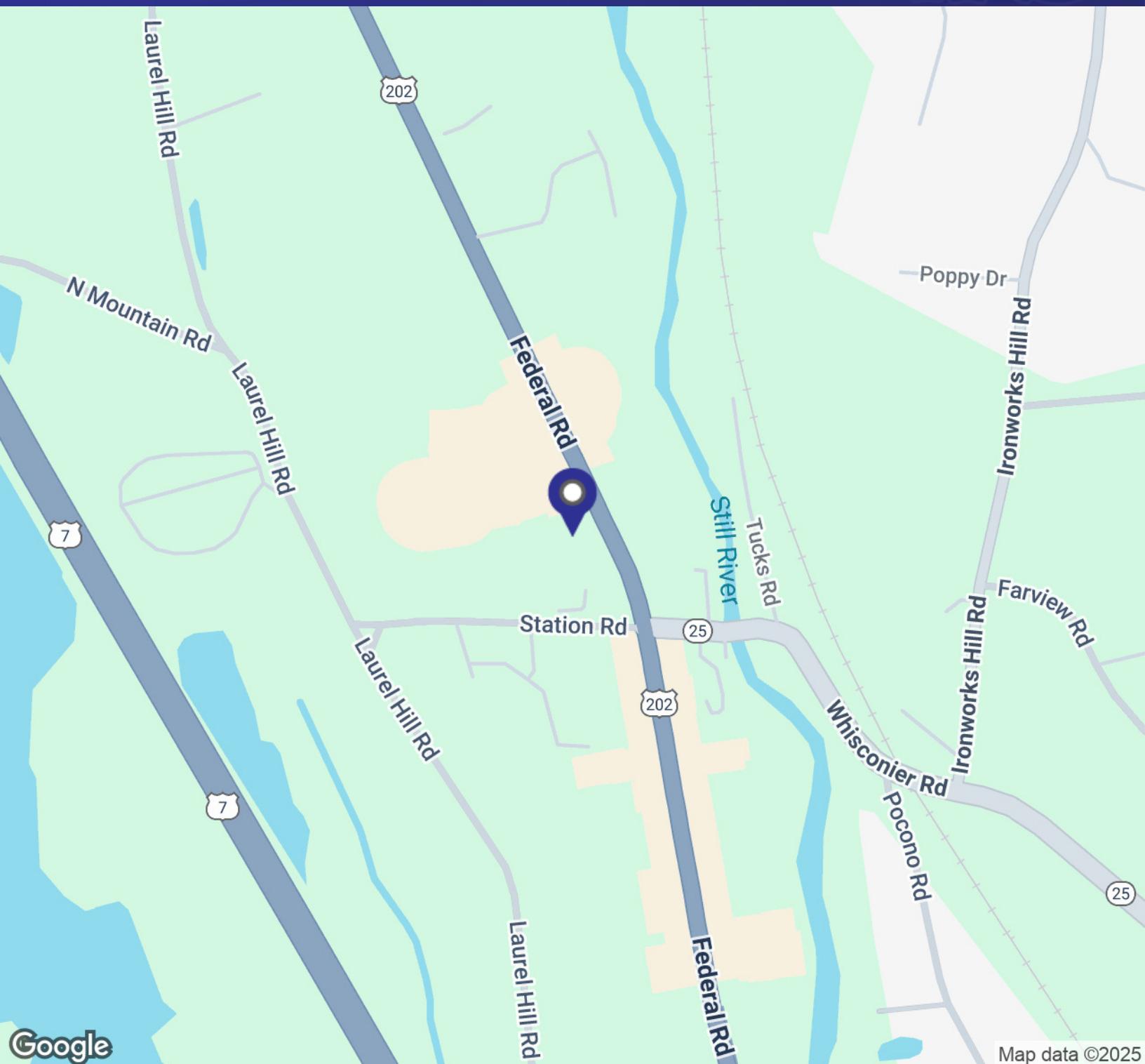
203.482.5792

tconsalvo@towercorp.com

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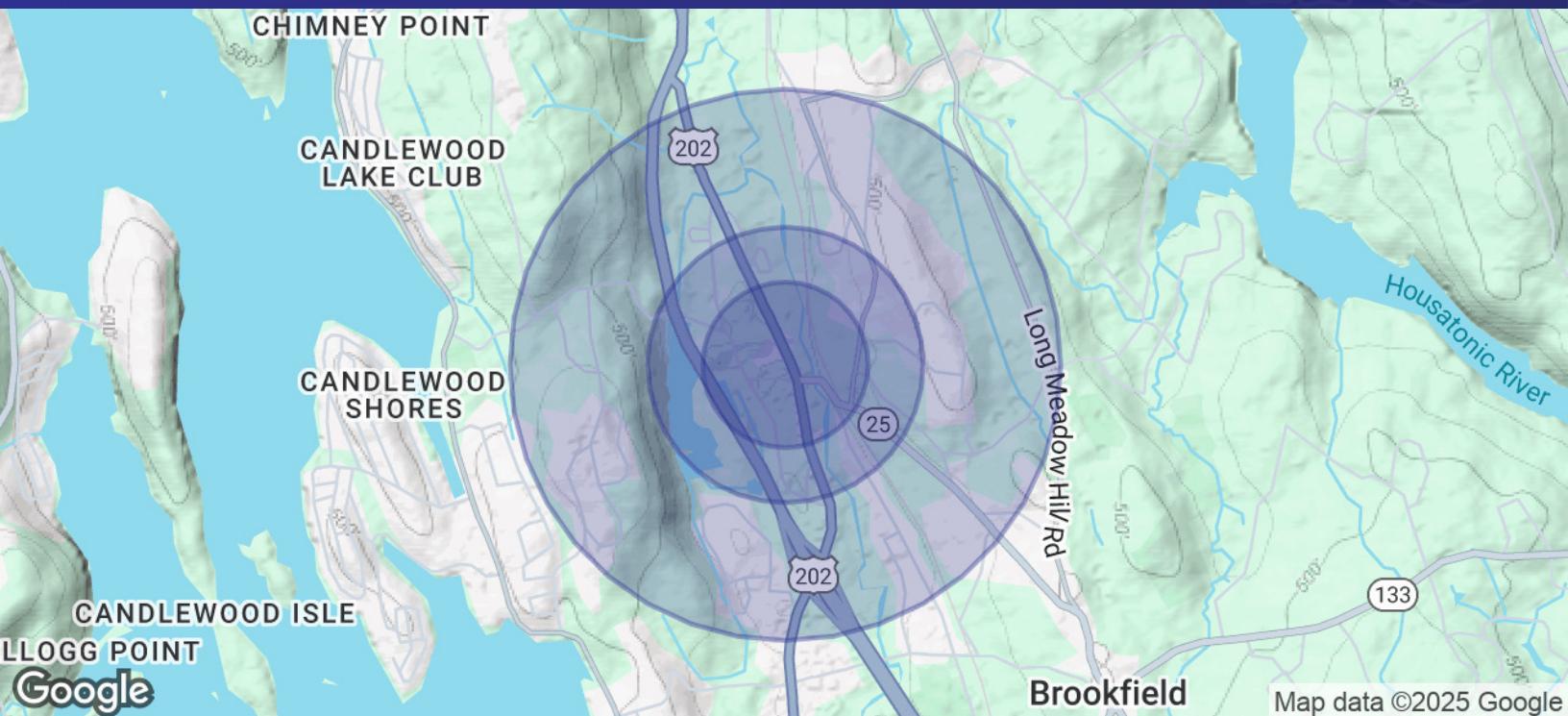
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	248	963	3,100
Average Age	43	43	42
Average Age (Male)	42	42	42
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	97	371	1,177
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$163,104	\$162,386	\$157,854
Average House Value	\$517,621	\$524,147	\$522,068

Demographics data derived from AlphaMap

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