

LEASE

CLASS A OFFICE SPACE AVAILABLE FOR LEASE

42 Old Ridgebury Road Danbury, CT 06810



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for lease 42 Old Ridgebury Road, located in Danbury, Connecticut. Up to 5,318 SF of General or Medical Office is available in this recently renovated building on the desirable west side of Danbury. Within close proximity to all amenities that Danbury has to offer, the property is located a mile from the Westchester County border, with easy access to I-84, I-684, lower Fairfield County, and NYC. The property features recently renovated common areas, restrooms, and elevator cabs. New roof and HVAC systems have been installed along with new landscaping. Adjacent to Somers Orthopedic, Surgery Center, and Radiology.

PROPERTY HIGHLIGHTS

- Medical or General office space
- Generous TI allowance
- Easy access to I-84 and NYC
- Prime west side location
- Suite 203 available October 2024

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/YR (MG)
Available SF:	1,532 - 5,318 SF
Lot Size:	3.98 Acres
Building Size:	61,596 SF
Zoning:	IL40

Dan Sousa
203 948 7870

Chris Scatterday
203 461 1931

Todd Payne, SIOR
203 456 3223



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	1,532 - 5,318 SF	Lease Rate:	\$19.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 203	Available	1,532 - 3,812 SF	Modified Gross	\$19.50 SF/yr	Suite 203 features an open floor plan with large perimeter offices, a kitchenette and a large conference room. This space is move-in ready.
Suite 301	Available	5,318 SF	Modified Gross	\$19.50 SF/yr	Suite 301 features an open floor plan with a full kitchen and a server room. Ready to be fit-out to the tenant's specific requirements.

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ENTRANCE AND LOBBY

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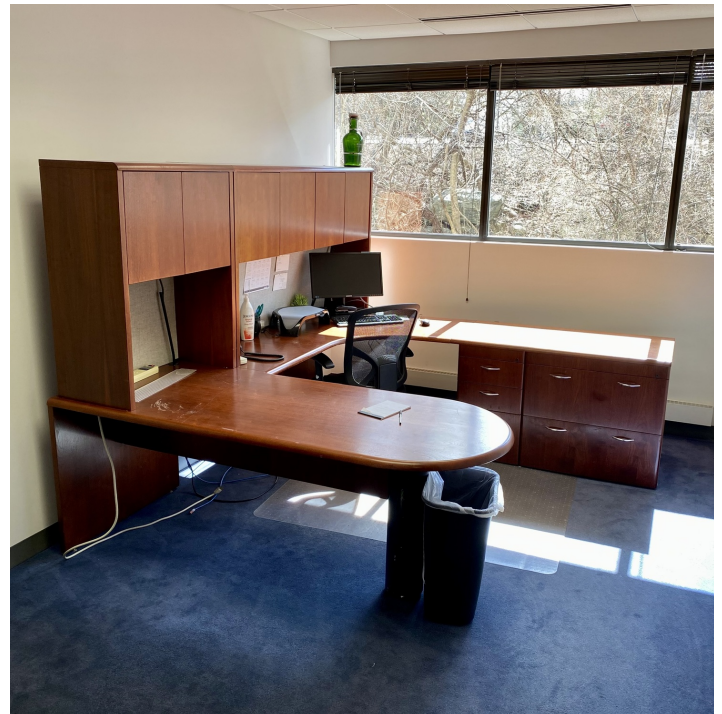


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SUITE 203 - 3,810 RSF

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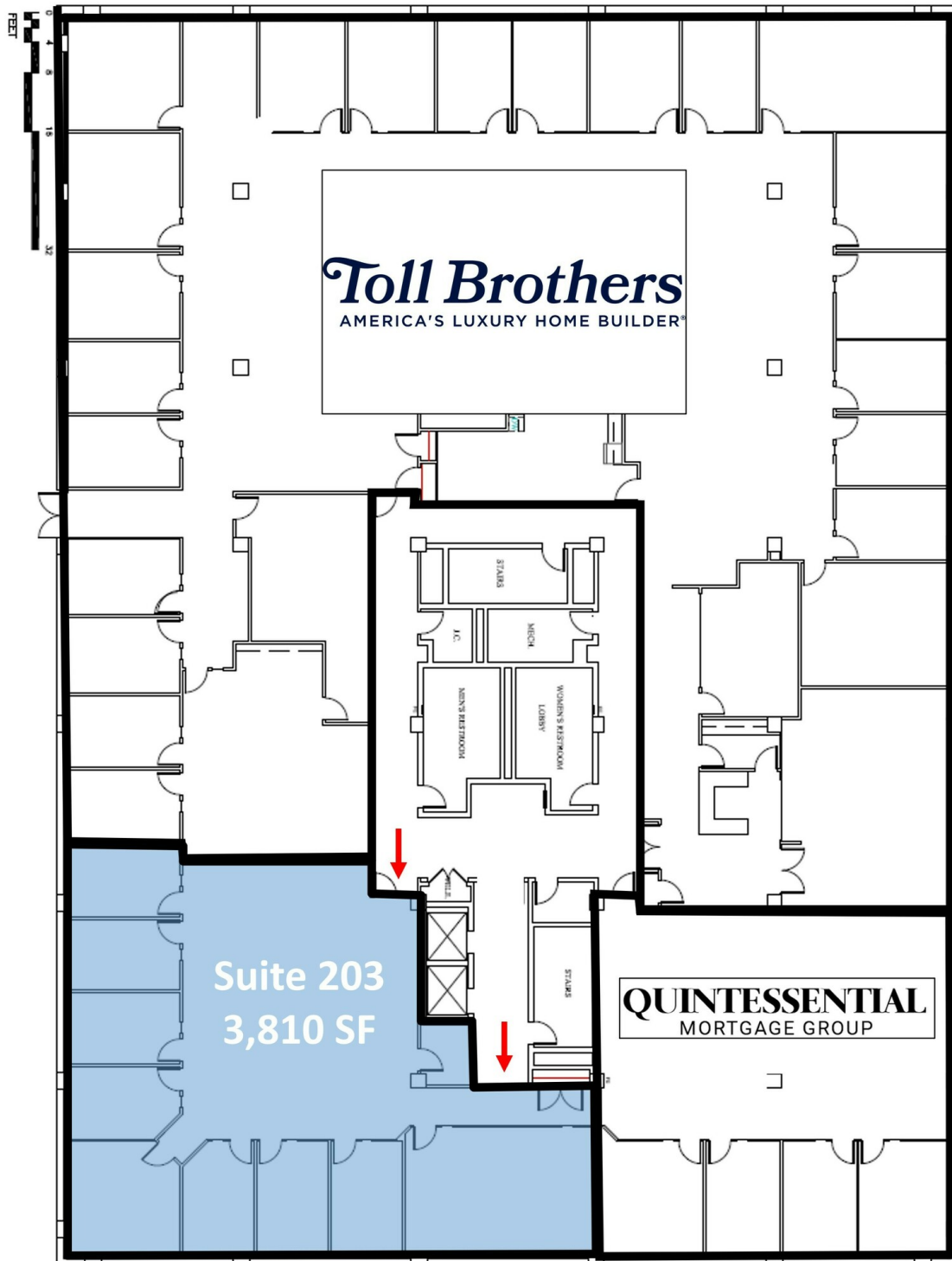


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SUITE 203/FLOOR PLAN - 3,810 SF

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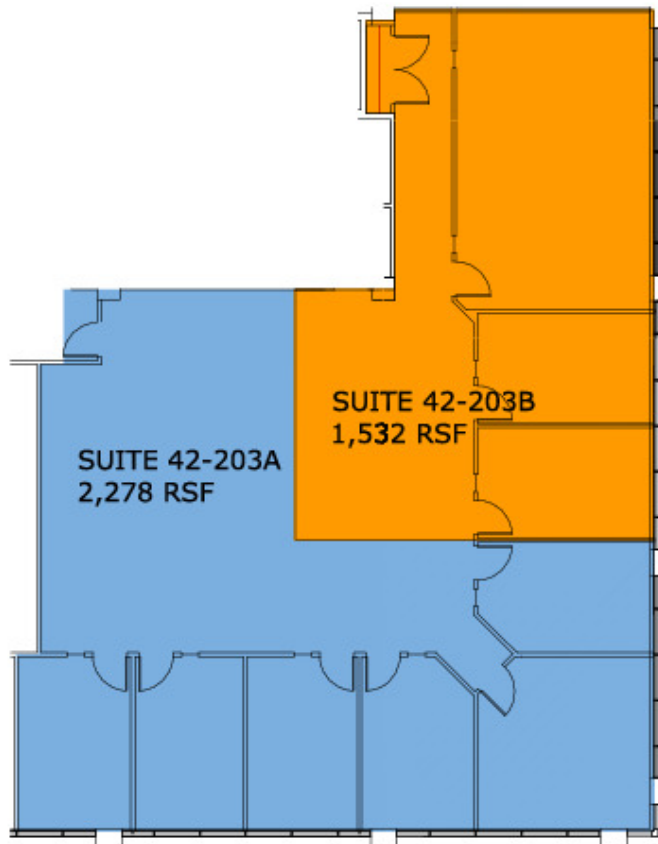





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SUITE 203/DEMISE PLAN - 3,810 SF

42 Old Ridgebury Road Danbury, CT 06810



42 Old Ridgebury Rd	Suite 203	4/3/2023	 130 New Boston Street, Suite 303 Woburn, MA 01801 (978) 560-0560
LEGEND	3,810 RSF	Scale: Revision Date:	
 Existing Walls		 Interior Design & Space Planning bree@wrightinteriors.net	Drawing Name: 42 Old Ridgebury Rd 2nd Fl 2022

Site verification needed.

Dan Sousa **Chris Scatterday** **Todd Payne, SIOR**
 203 948 7870 203 461 1931 203 456 3223



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SUITE 301 - 5,318 RSF

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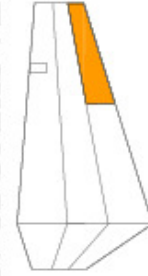
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SUITE 301 - 5,318 RSF

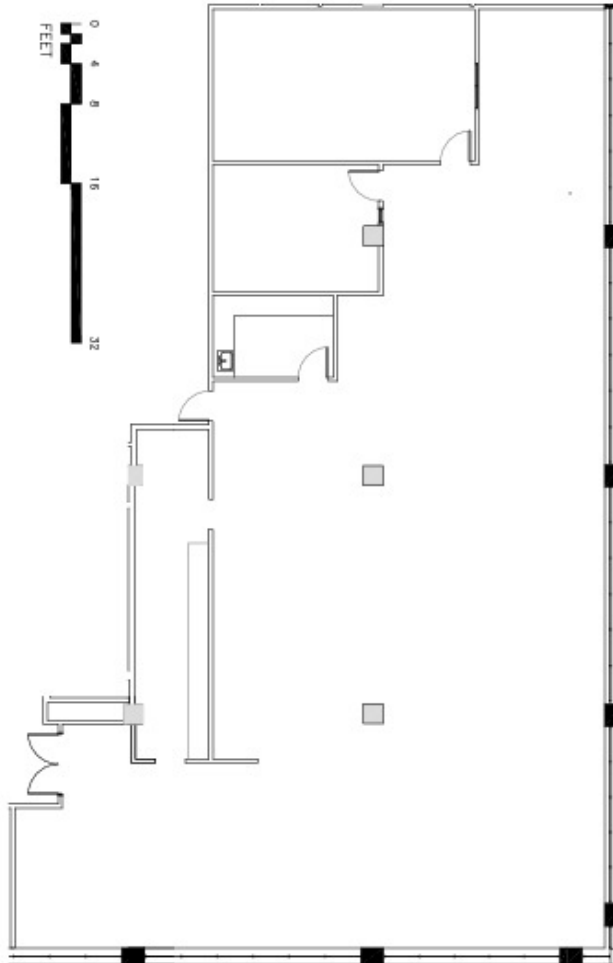
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STACKING PLAN



KEY PLAN



42 Old Ridgebury Rd		Suite 301		3/6/2024		 KSPartners 130 New Boston Street, Suite 303 Woburn, MA 01801 (978) 560-0560
5,318 RSF		Scale:		Revision Date:		
LEGEND Existing Walls		WI Wright Interiors Interior Design & Space Planning bwree@wrightinteriors.net		Drawing Name: 42 Old Ridgebury Rd 3rd fl 2024		

Site verification needed, not to scale.

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