

Schimenti

# MOVE-IN READY HQ OPPORTUNITY

650 DANBURY RD, RIDGEFIELD, CT

650



**COLDWELL BANKER  
COMMERCIAL**  
REALTY





# THE OFFERING

650 Danbury Road offers a strong opportunity for an owner-user seeking a high-quality professional office environment in one of Fairfield County's most desirable markets. The building provides excellent visibility, convenient access, and a modern, well-maintained interior suited for financial, legal, and other office-based organizations.

With an efficient and highly functional floor plan, the property accommodates full-building occupancy or single-floor use with the ability to lease excess space for supplemental income. Its overall condition and strong curb appeal allow a user to assume occupancy with minimal initial investment.

Positioned along the Route 7 corridor near the NY border, the location delivers the accessibility, prestige, and long-term stability that professional firms value. For organizations looking to establish a distinguished presence while maintaining control over their real estate.

## PROPERTY SUMMARY

<b>SALE PRICE</b>	\$2,700,000
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<b>LOT SIZE</b>	1.11 acres
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<b>ZONE</b>	B-2
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<b>YEAR BUILT</b>	1978
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<b>YEAR RENO'D</b>	2008
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<b>BUILDING SF</b>	18,000 SF
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# EXTERIOR

FAÇADE UPDATED - 2008





# EXTERIOR

66 PARKING SPOTS







## PROPERTY HIGHLIGHTS

**18,000 SF Office Building** — ideal for professional or corporate users seeking a high-quality standalone asset.

**Corporate-Level Buildout And Finishes** — modern materials, premium detailing, and an impressive two-story lobby.

**Highly Functional Floor Plan With Ease Of Multi-tenant Potential** — efficient core layout supporting flexible occupancy strategies.

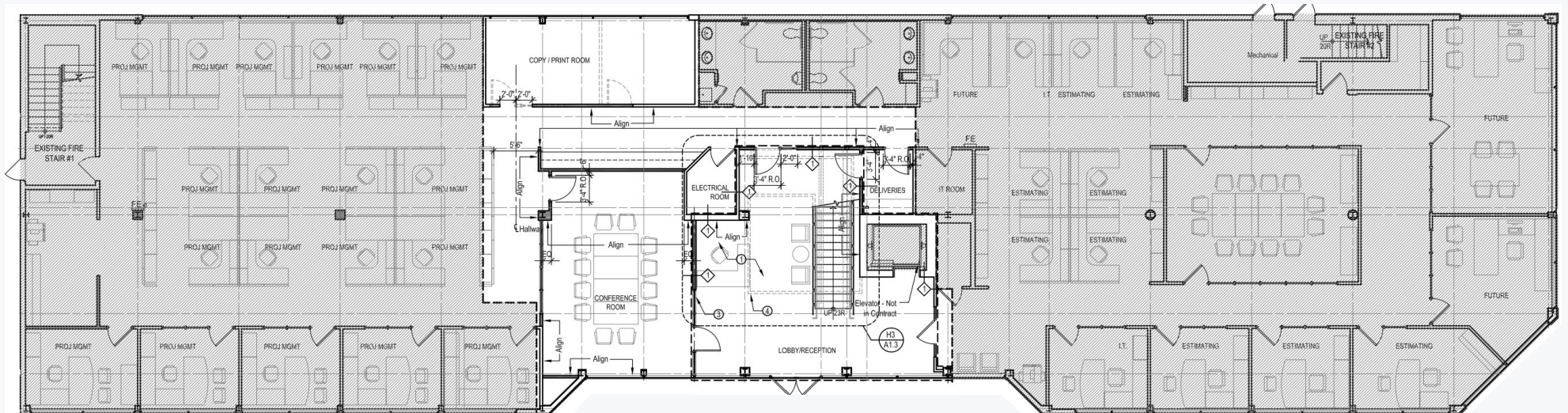
**Efficient Two-story Floorplate** — balanced mix of 23 private offices, open workspace, 2 conference rooms, 32+ seating training room, and collaboration areas.

**Full Cafeteria Amenity** — commercial-grade kitchen with high-end appliances and versatile seating capacity.

**Well-Positioned Along The NY Border With Efficient Access To I-84, I-684, Lower Fairfield County, And NYC** — strong regional connectivity along the Route 7 corporate corridor.

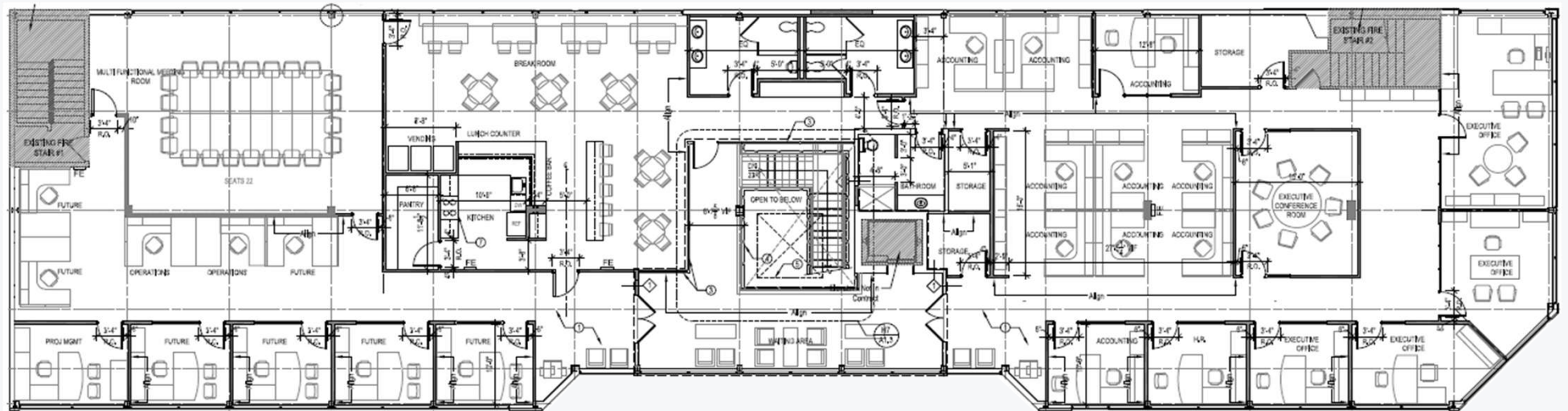


# 1<sup>ST</sup> FLOOR





# 2<sup>ND</sup> FLOOR





# FINANCIALS

EXPENSES	ESTIMATED
Real Estate Taxes	\$47,718
Sewer Tax	\$14,076
General Liability Insurance	\$8,086
Repairs & Maintenance	\$20,000
Utilities	\$33,195
Telephone	\$1,043
Professional Fees	\$4,239
Cleaning Expense	\$10,000
Alarm Monitoring	\$5,405
<b>TOTAL EXPENSES</b>	<b>\$143,762</b>



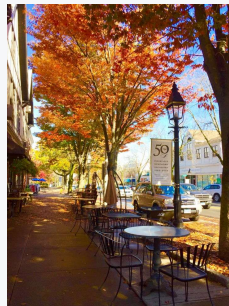


# ABOUT RIDGEFIELD

Ridgefield is one of Fairfield County's most desirable communities, known for its strong quality of life, historic charm, and consistent economic base. The town blends a classic New England character with a well-established professional workforce, making it a sought-after address for both residents and employers. Its steady demand for office and service oriented commercial space comes from a mix of local businesses, medical users, creative firms, and regional companies that value Ridgefield's stability and affluent customer base. This stability has helped the market hold its footing through broader economic cycles and maintain healthy occupancy across product types.

The community benefits from a well-educated population and high household incomes, which help support a diverse and resilient local business environment. Ridgefield's Main Street corridor acts as a vibrant commercial spine with restaurants, boutiques, arts venues, and professional services that draw steady daily activity from residents and visitors. The town has a strong cultural identity rooted in institutions like the Ridgefield Playhouse and the Aldrich Contemporary Art Museum. These destinations, paired with parks, trails, and preserved open space, contribute to an appealing lifestyle that strengthens employer recruitment and retention.

Ridgefield's location near the New York border positions it as an attractive alternative to larger and more congested markets. The town offers convenient access to major regional highways, nearby Metro-North stations, and surrounding employment hubs throughout Fairfield and Westchester Counties. This connectivity makes it easy for executives, employees, and clients to reach Ridgefield while still allowing businesses to operate in a quieter and more premium suburban setting. Combined with its reputation for safety, strong schools, active civic engagement, and a business-friendly local government, Ridgefield continues to stand out as a high-quality, long-term environment for commercial investment with strong fundamentals that attract both local users and institutional buyers.



650 DANBURY RD. RIDGEFIELD





# 650 DANBURY RD RIDGEFIELD, CT

## EXCLUSIVE BROKERS

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