



CLASS A MEDICAL SPACE

164 MOUNT PLEASANT ROAD, NEWTOWN, CT

THE OFFERING

Now available for lease: 4,647 RSF of recently built, high-end medical office space at 164 Mount Pleasant Road in Newtown. Located on the second floor of a Class A medical office building, Suite 200 offers an efficient layout with 6 exam rooms, a procedure and recovery area, private offices, and a spacious waiting room. The suite features excellent visibility off the elevator, direct utility metering, tenant-controlled HVAC, and ample parking (5/1,000 SF). Positioned along Newtown's sought-after Medical Mile with easy access to I-84 and strong patient draw from surrounding towns.

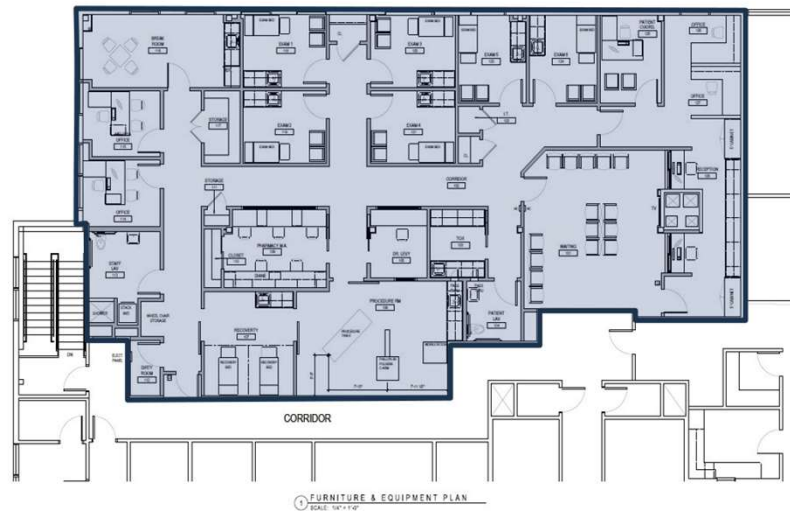
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|---------------------|---------------|
| • Asking Lease Rate | \$27.06 / NNN |
| • Net Rentable Area | 4,647 RSF |
| • Zoning | B-2 |
| • Lease Type | Sublease |



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PROPERTY HIGHLIGHTS

- Class A Medical Office COMPLEX With Touchless Entryways And Foot Activated Elevator Controls.
- Easily Accessible To I-84 And Local Amenities Along Route 6 Allows For Patient Draw From Danbury, Bethel, Brookfield & Newtown
- Premier Tenants In Place Including Divita Kidney Care, ProHealth Primary Care, Ophthalmologist.
- Layout Includes: Six Exam Rooms, A Procedure And Recovery Room, Four Private Offices, A Break Room, Two Restrooms, And Well-appointed Reception And Waiting Areas For Over 15 Patients.
- Expert Medical Office Ownership & Property Management Services



LEASING CONTACTS

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