



650

DANBURY ROAD

RIDGEFIELD, CONNECTICUT

650

PRIVATE OFFERING

NEWMARK

EXECUTIVE SUMMARY

650 DANBURY ROAD

Newmark has been retained as the exclusive agent to market 650 Danbury Road, Ridgefield CT ("Property" or "Asset") for lease and sale. The Property is an 18,000 SF, two-story Class A office building situated on 1.11 acres. It was originally built in 1978, and underwent an extensive interior and exterior renovation in 1996. This sale or net lease offering presents a unique opportunity for investors and occupiers alike to reap the benefits of a headquarters quality stand-alone building in a highly visible and easily accessible location. Situated directly off scenic route-7, and just minutes away from I-84, the Asset offers commutability to several surrounding suburbs while maintaining connectivity to larger urban centers. Formerly occupied by the owner – a high-end construction firm – the Asset is built-out to exacting standards and has been impeccably maintained, truly meeting the definition of 'move-in ready'. It is rare to find a stand-alone building of such an approachable size and quality in the marketplace.



18,000 SF
SQUARE FOOTAGE

1996
RENOVATED

1.11
ACRES

3.5/1K SF
PARKING RATIO

2
STORIES

1
ELEVATOR

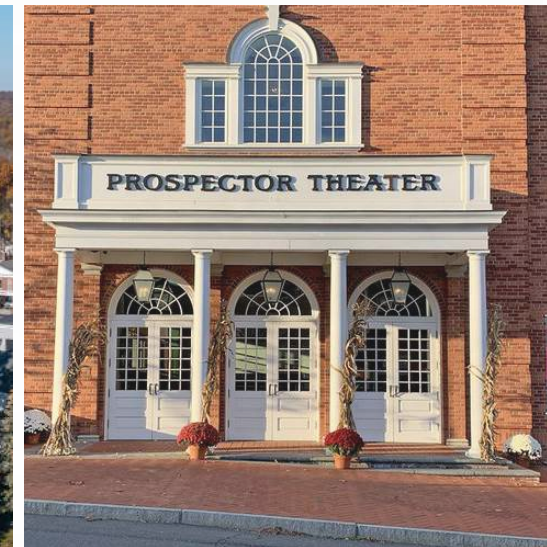
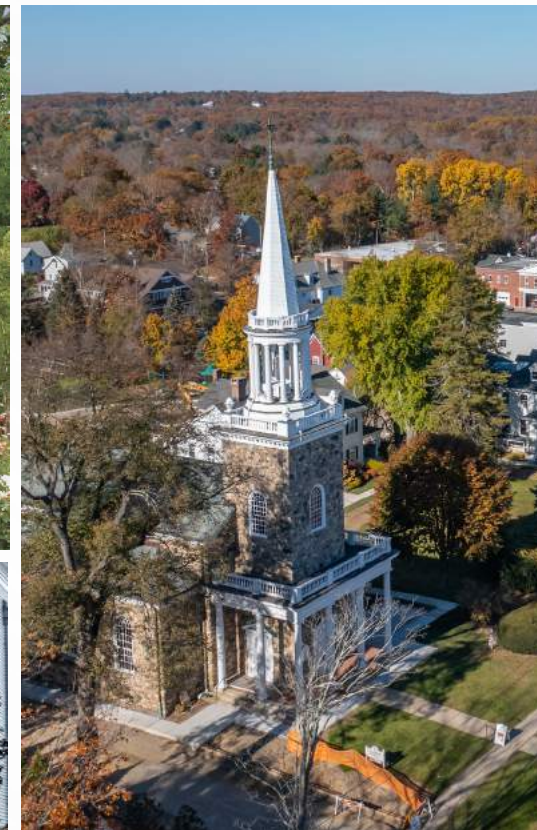
LOCATION OVERVIEW

Ridgefield, is an affluent town located in Connecticut's prestigious Fairfield County and bordering New York's wealthy Westchester County. This idyllic community is known for its quintessential New England beauty, historic charm and vibrant cultural scene. It is located less than 60 miles north of Manhattan, offering a good mix between quaint suburban living and urban convenience.

The town's picturesque setting is characterized by rolling hills, lush forests, and serene lakes, making it a haven for outdoor enthusiasts. Residents and visitors can explore the natural beauty of Ridgefield through its numerous parks and hiking trails, including the popular Seth Low Pierrepont State Park Reserve and Weir Farm National Historic Site. The area's scenic landscapes are especially stunning during the autumn months when vibrant foliage transforms the town into a colorful paradise.

Ridgefield's rich history is evident in its well-preserved colonial architecture and landmarks. The town center features historic buildings such as the Keeler Tavern Museum and the Ridgefield Playhouse, which hosts a variety of cultural events and performances. The Aldrich Contemporary Art Museum also adds a modern artistic touch to Ridgefield's cultural landscape, showcasing innovative works by contemporary artists. This combination of historical and cultural offerings gives Ridgefield a unique character that attracts residents and visitors alike. In fact, Ridgefield's wealth of art, history, music and live performance venues earned the community its designation as Connecticut's first cultural district in 2021. The town is also celebrated for the quality of its dining establishments – five of its restaurants were recognized among the best in the state by a Connecticut magazine in 2022, including Ridgefield Center's own Bailey's Backyard.

Ridgefield's attractive residential environment is further bolstered by its highly rated school system, which is ranked among the top 5% in Connecticut by Niche.



650 DANBURY ROAD



ASSET OVERVIEW

SITE DESCRIPTION

Property Address	650 Danbury Road, Ridgefield CT
Land Area	1.11 Acres
Zone Code	B-2

IMPROVEMENT DETAILS

Building Profile	2 story office building
Year Built	1978 / 1996
Number of Floors	2
Building Rentable Area	18,000 RSF
Average Floor Size	9,000 RSF

CONSTRUCTION

Structure	Masonry
Façade	Brick
Windows	Glass
Parking Ratio	3.50/1,000 SF

BUILDING SYSTEMS

Elevators	1
HVAC System	Roof mounted AC units
Life Safety	Fire protection, and sprinklers



650 DANBURY ROAD

INTERIOR IMAGES



REGIONAL ACCESSIBILITY



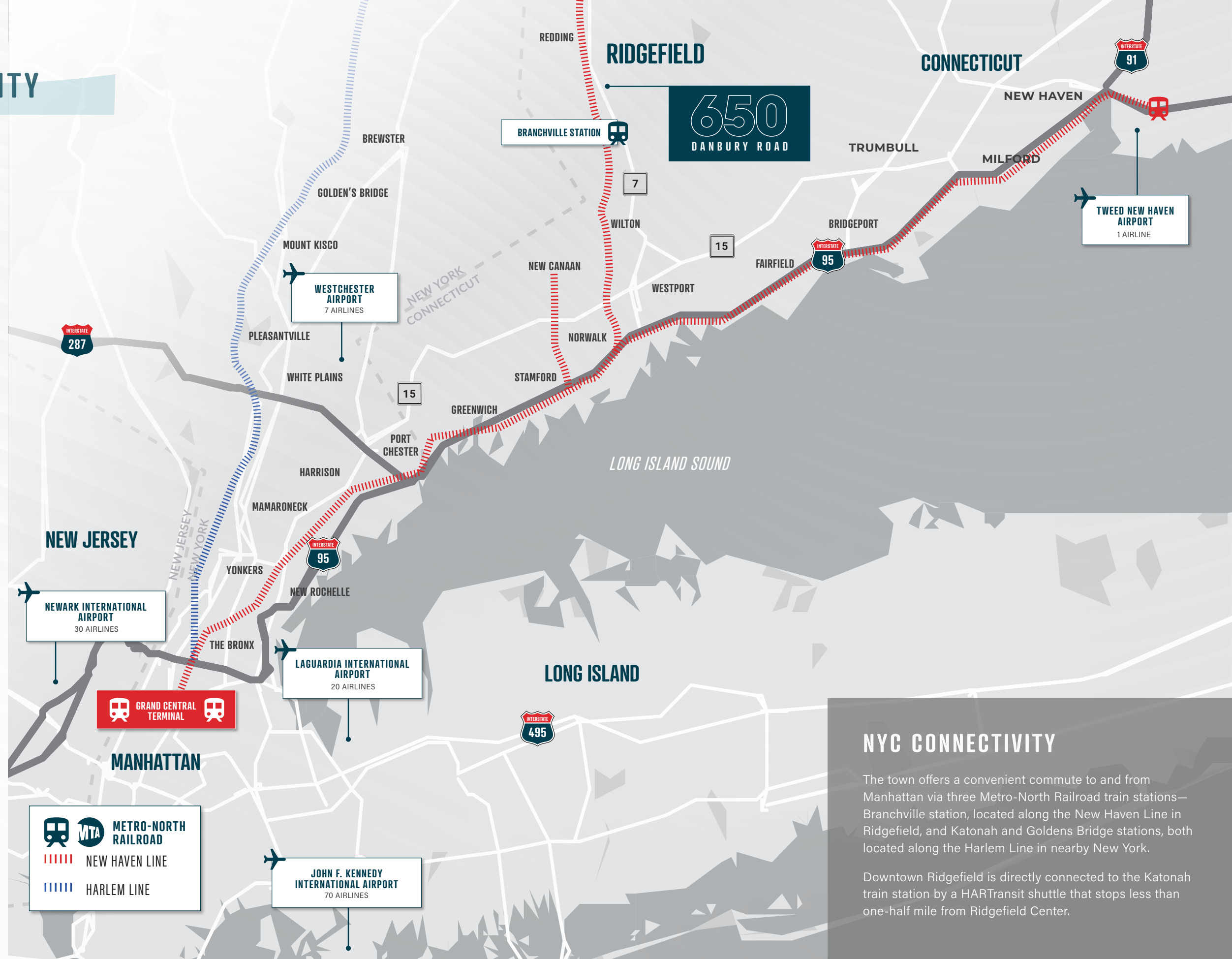
Fairfield County is the largest and wealthiest county in Connecticut. It is consistently recognized as one of the most affluent regions across the United States with average household incomes in excess of \$200,000 and, in some communities, cresting \$300,000.

Featuring direct highway and train access to New York City, Fairfield County's economy is intricately tied to that of Manhattan. In fact, approximately 62,000+ Fairfield County residents work in New York and approximately 43,000 New York residents "reverse commute" into Fairfield County, according to Connecticut's official state website.

Fairfield County also hosts a robust employment sector of its own. It boasts the largest concentration of Fortune 500 headquarters across Connecticut, currently home to 11 of the state's 16 such firms.

MAJOR ROADWAYS / TRANSIT

Branchville Train Station	4.6 mi.
Interstate 84	5.6 mi
Route 7	8.8 mi.
Route 15 / Merritt Parkway	19.1 mi.
Stamford Transportation Center	24.9 mi.
Westchester County Airport	30.6 mi.
Governor Mario M. Cuomo Bridge	39.5 mi.
Throgs Neck Bridge	51.8 mi.
George Washington Bridge	58.8 mi.
LaGuardia Airport	63.3 mi.
Grand Central Terminal	66.2 mi.
Penn Station	66.8 mi.
JFK International Airport	69.0 mi.
Newark International Airport	80.9 mi.



NYC CONNECTIVITY

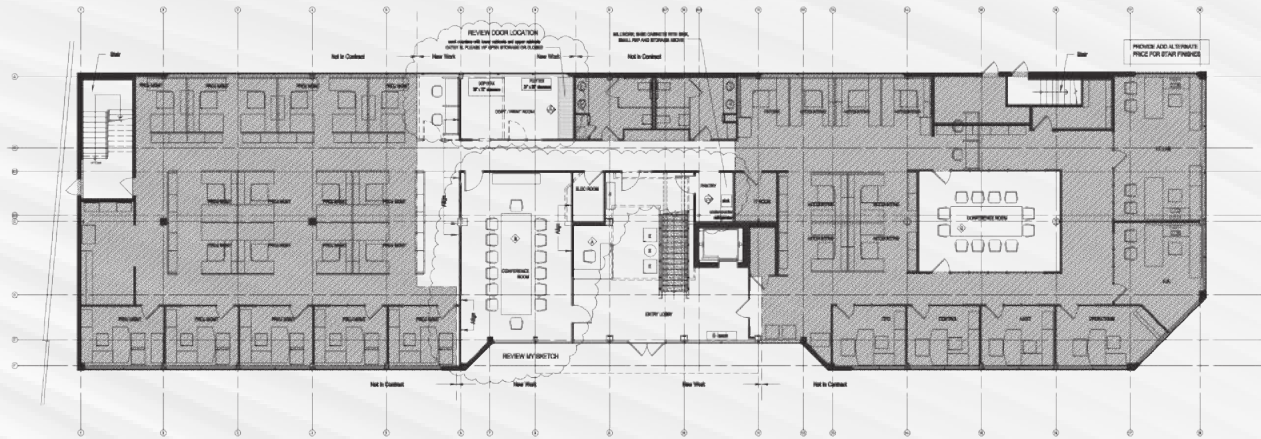
The town offers a convenient commute to and from Manhattan via three Metro-North Railroad train stations—Branchville station, located along the New Haven Line in Ridgefield, and Katonah and Goldens Bridge stations, both located along the Harlem Line in nearby New York.

Downtown Ridgefield is directly connected to the Katonah train station by a HARTransit shuttle that stops less than one-half mile from Ridgefield Center.

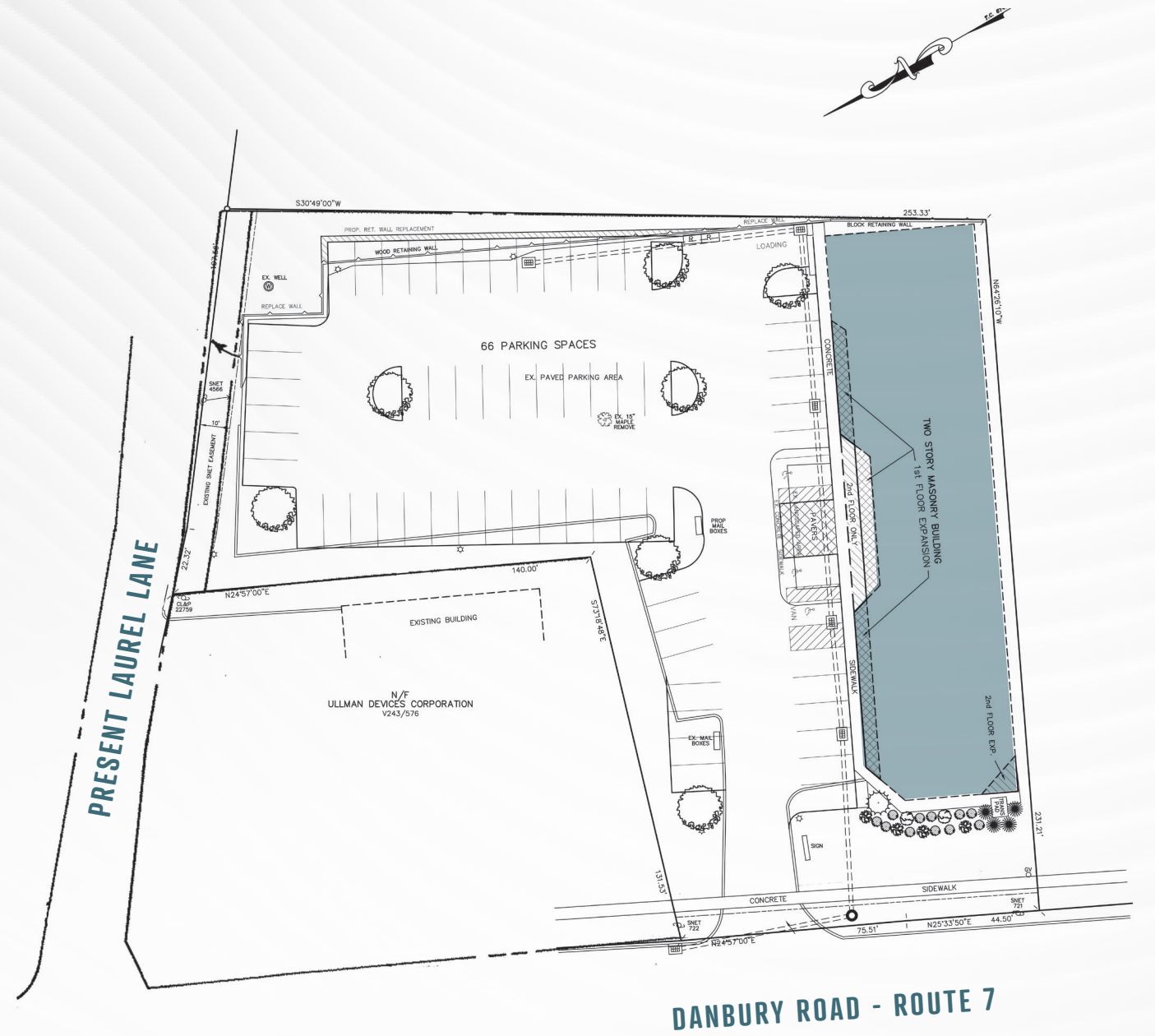
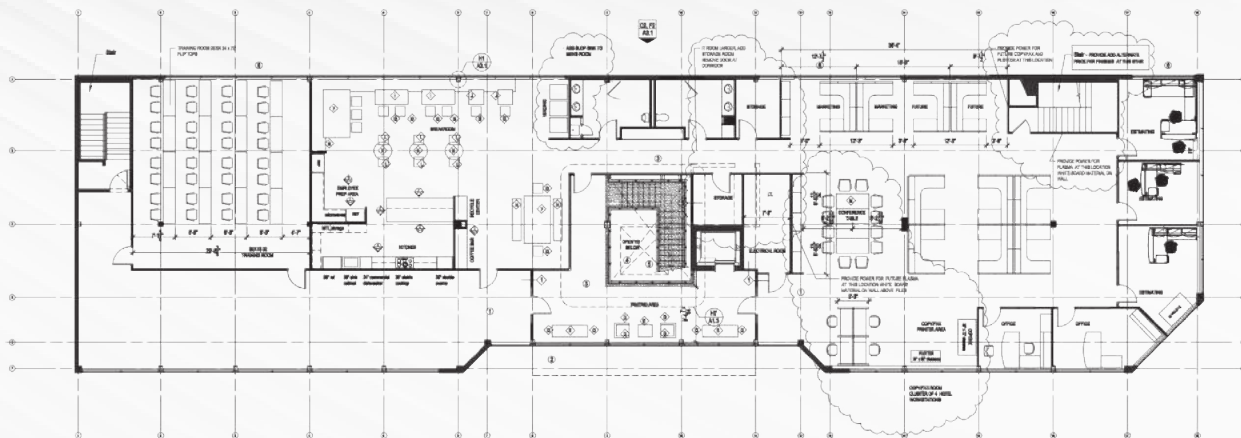
FLOOR PLANS: AS-BUILT

SITE PLAN

FIRST FLOOR



SECOND FLOOR







650 DANBURY ROAD PROFORMA

Expense (Existing)	2022 Annual Cost	Amount (\$)
Real Estate Tax	\$47,670	\$47,670
Sewer Tax	\$14,076	\$14,076
General Liability Insurance	\$8,086	\$8,086
Repairs & Maintenance	\$31,328	\$20,000
Utilities	\$66,390	\$33,195
Telephone	\$1,043	\$1,043
Professional Fees	\$4,239	\$4,239
Cleaning Expense	\$54,466	\$10,000
Alarm Monitoring	\$5,405	\$5,405
Waste Disposal	\$7,788	-
Expenses	\$240,491	\$143,714

COMPARABLE SALES

"BOUTIQUE OFFICE BUILDINGS"

	LOCATION	SIZE (RBA)	SALE DATE	SALE PRICE	PRICE/SF
	221 Danbury Road, Wilton	9,878	3/28/23	\$2.6M	\$258/SF
	12 Godfrey Place, Wilton	12,000	7/22/22	\$2.5M	\$208/SF
	47 Old Ridgefield Road, Wilton	10,459	5/26/22	\$2.45M	\$234/SF
	151 Old Ridgefield Road, Wilton	15,639	11/12/21	\$4.9M	\$313/SF





DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation October 2023 of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at anytime in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.



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RIDGEFIELD, CONNECTICUT

NEWMARK

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