

LEASE

125 PARK AVE

Danbury, CT 06810



PROPERTY DESCRIPTION

Coldwell Banker Commercial is pleased to present a prime office/flex opportunity on the 2nd floor of 125 Park Ave in Danbury. Conveniently located near the Danbury Mall, I-84, and a variety of shops and restaurants, this recently renovated open-concept space offers flexibility and modern finishes.

PROPERTY HIGHLIGHTS

- Recently Renovated
- New HVAC System
- 2nd Floor Office / Flex Space
- Easy Access to I-84 and Route 7

OFFERING SUMMARY

Lease Rate: \$12.50 SF/yr (NNN)

Number of Units: 2

Available SF: 4,400 SF

Lot Size: 0.87 Acres

Building Size: 10,598 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	547	1,470	4,723
Total Population	1,560	4,184	13,711
Average HH Income	\$91,544	\$93,185	\$85,594

Joe Wrinn, SIOR
(203) 417-4888

Dan Sousa
(203) 948-7870



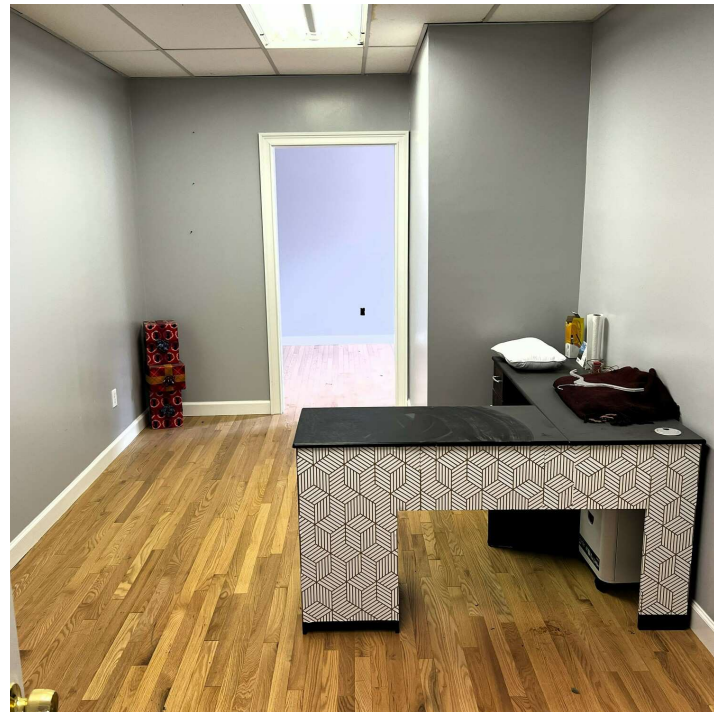
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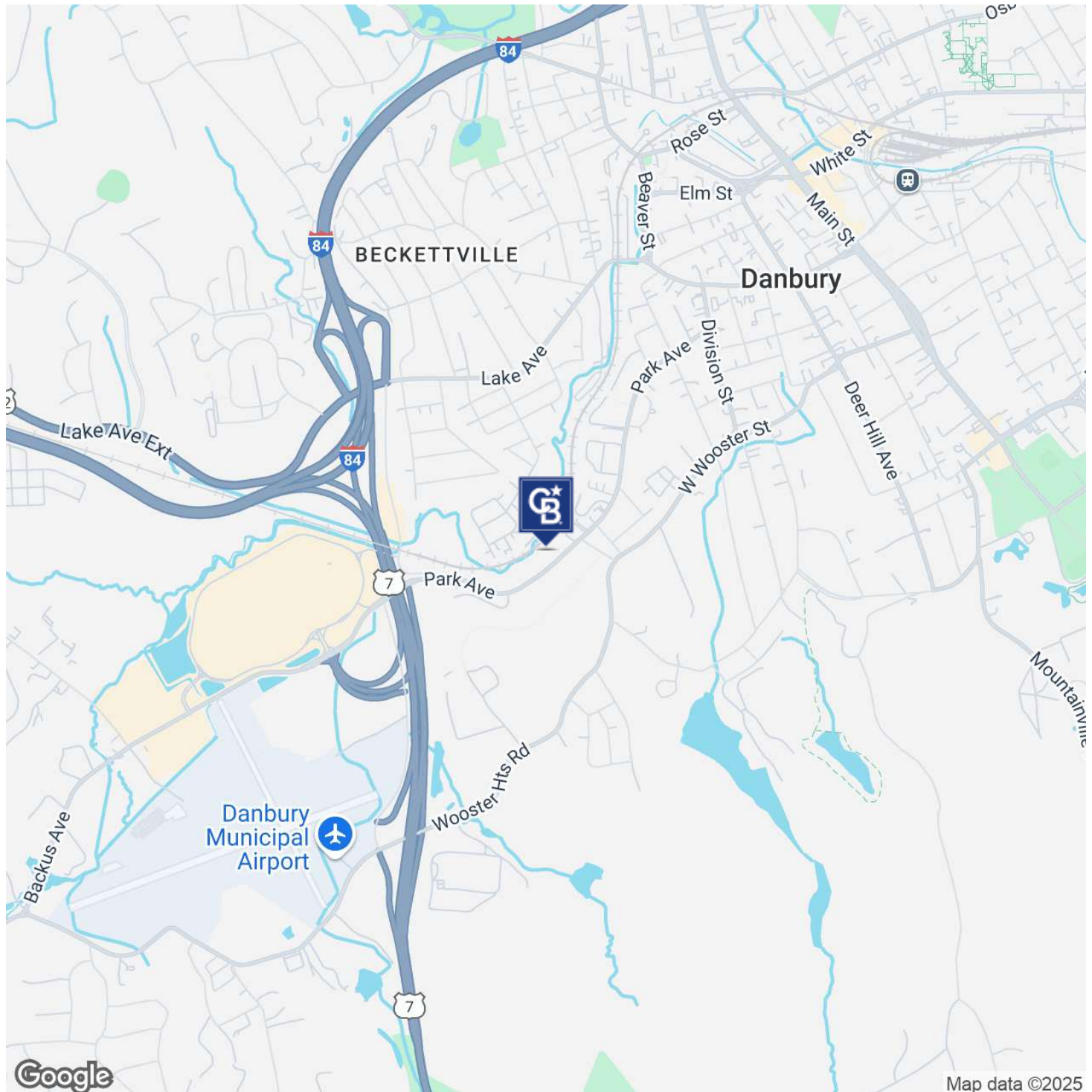
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