



**EXCEPTIONAL
LONG-TERM
SUBLEASE
OPPORTUNITY**



4 RESEARCH DRIVE SHELTON, CT



**3RD Floor Sublease
26,603 SF**



Rent: Negotiable



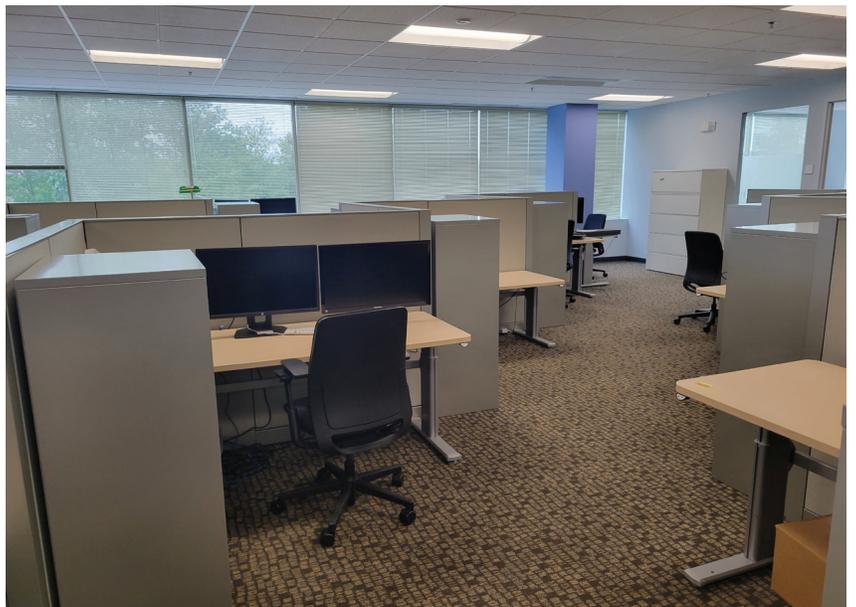
Possession: 60 days



Term: 2/28/2030

BUILDING FEATURES

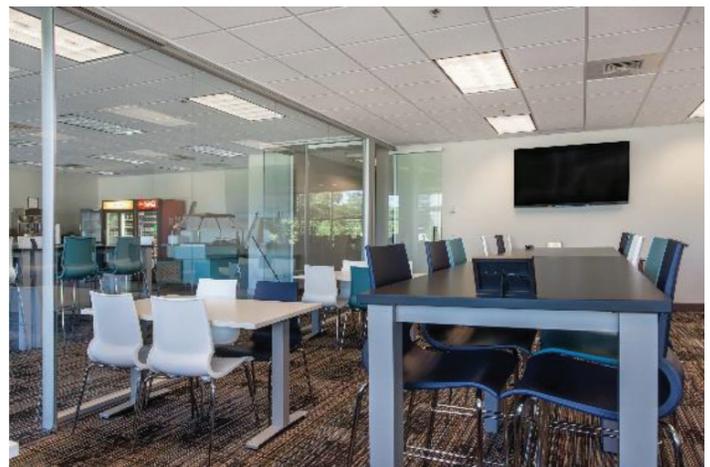
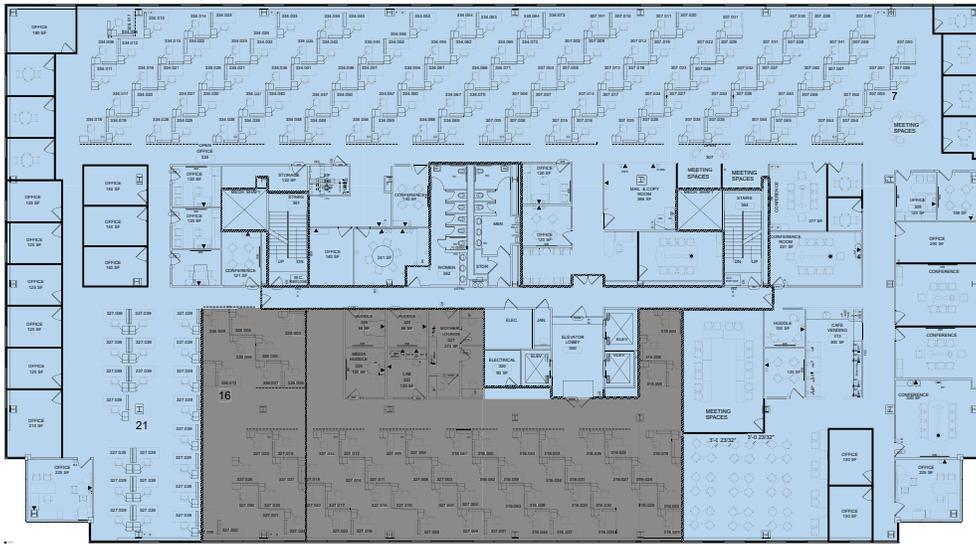
- Parking ratio: 4.64/1,000 SF
- Renovations completed 2015 – total building renovation includes brand new energy management system and energy-efficient lighting (reduces cost), new lobby, café, common areas, parking lot expansion and Landscaping.
- Fitness Center with renovated locker rooms
- Full-service cafeteria
- Excellent access to Route 8, Exit 11 and the Merritt Parkway
- Major hotels, shopping centers, cafes, and restaurants are all located within walking distance
- Walking trails – paths in and around the building



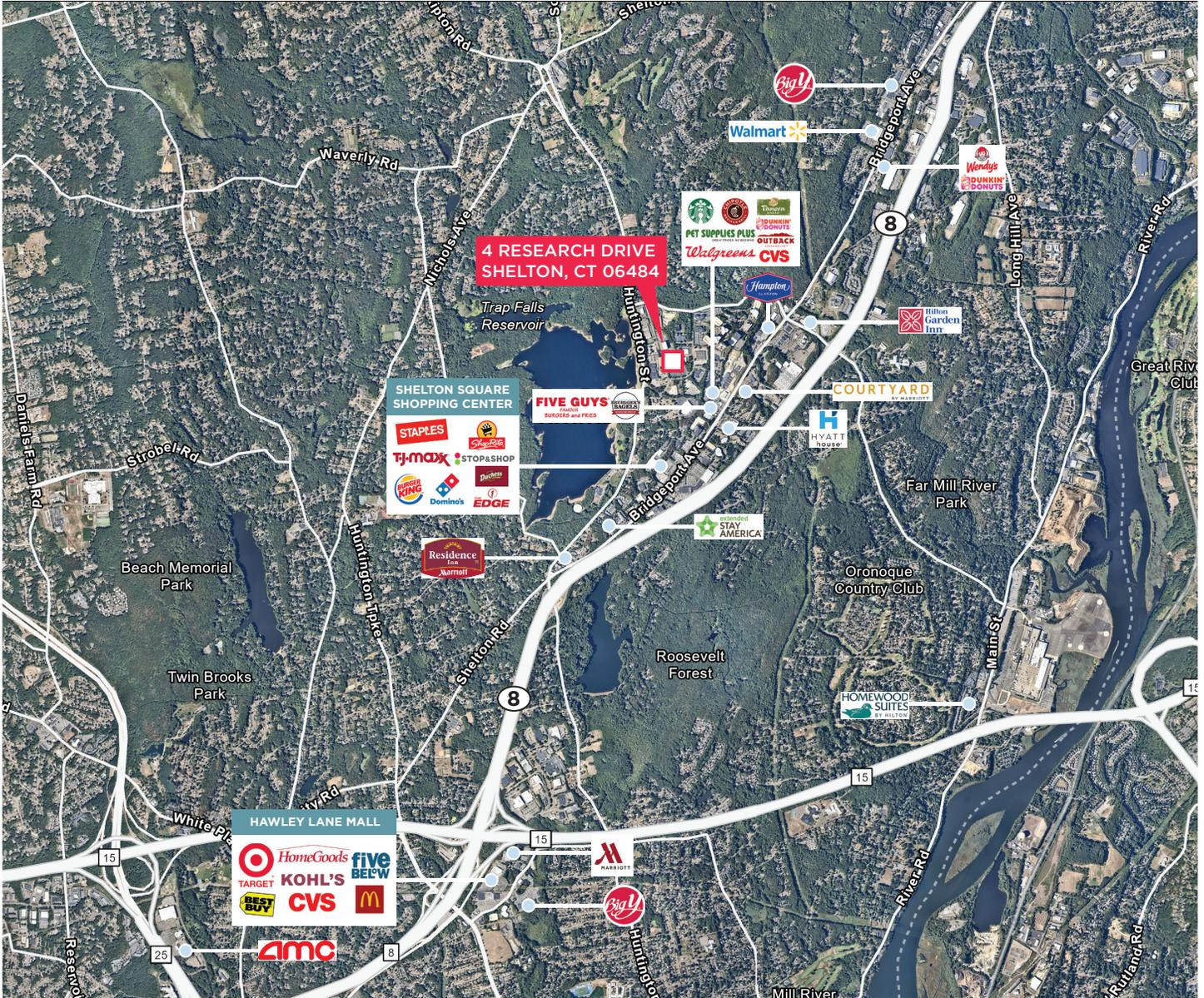
SPACE FEATURES

- Furniture included
- Sit-to-stand work desks
- 22 offices, 149+ work stations, and 12 conference rooms
- Excellent natural light: 9' ceilings, window line desk height to ceiling
- Plug and play

FLOOR PLAN: 3RD FLOOR - 26,603 SF



AREA AMENITIES



FOR MORE INFORMATION, PLEASE CONTACT:

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