



SCALZO
COMMERCIAL
NEW DEVELOPMENT

72 - 74 NORTH STREET

Danbury, CT 06810

For Lease





PROPERTY DESCRIPTION

This property offers a fully built-out standard office space with a convenient location just south of exit 6 off I-84. Boasting a mostly open floor plan layout, the space provides flexibility to tailor to your business needs. With its strategic positioning and thoughtfully laid-out interiors, this property presents an exceptional opportunity for businesses seeking a well-appointed and adaptable workspace in the vibrant city of Danbury.

PROPERTY HIGHLIGHTS

- Fully built out as standard office space
- Elevator access
- Elegant marble entryway
- Security system in place
- Off-street parking available
- Convenient location near I-84 exit 6 on North Street
- Mostly open floor plan layout for flexible use
- Ideal for business office use

LOCATION DESCRIPTION

Conveniently located close to the city center, tenants can enjoy dining at Mezon Tapas Bar & Restaurant and Two Steps Downtown Grille. Nearby, the Danbury Railway Museum and Danbury Ice Arena offer entertainment opportunities for business events or team outings. The bustling Danbury Fair Mall provides access to retail and amenities for convenience. With its lively atmosphere and diverse amenities, the area offers a balanced environment for professionals seeking an ideal office location.

OFFERING SUMMARY

Lease Rate:	\$16.00 - 30.00 SF/yr (Gross)
Available SF:	141 - 1,102 SF
Building Size:	18,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	430	1,567	6,764
Total Population	1,257	4,655	18,406
Average HH Income	\$50,500	\$66,154	\$71,588

Property Details

**72 - 74 North Street
Danbury, CT 06810**

Lease Rate	\$16.00 - 30.00 SF/YR
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BUILDING INFORMATION

Building Size	18,000 SF
Building Class	B
Tenancy	Multiple
Number of Floors	3
Average Floor Size	6,000 SF
Year Built	1987
Free Standing	Yes
Number of Buildings	1

LOCATION INFORMATION

Street Address	72 - 74 North Street
City, State, Zip	Danbury, CT 06810
County	Fairfield
Township	Danbury
Road Type	Paved
Nearest Highway	I-84
Nearest Airport	Westchester County Airport

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Corner Property	No
Waterfront	No
Power	Yes

UTILITIES & AMENITIES

Handicap Access	Yes
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TAXES & VALUATION

Foreclosure / Distressed	No
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LEASE INFORMATION

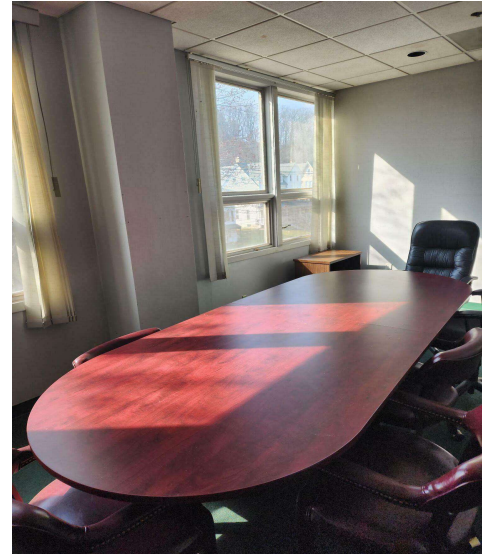
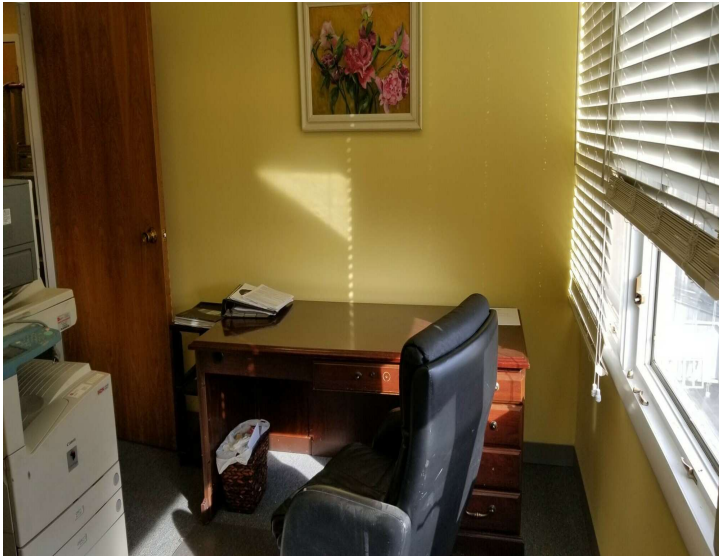
Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	141 - 1,102 SF	Lease Rate:	\$16.00 - \$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Floor, Ste 201	Available	157 SF	Gross	\$30.00 SF/yr	-
2nd Floor, Ste 201	Available	211 SF	Gross	\$28.00 SF/yr	-
3rd Floor	Available	146 SF	Gross	\$26.71 SF/yr	-
3rd Floor	Available	141 SF	Gross	\$26.80 SF/yr	Pending
3rd Floor	Available	247 SF	Gross	\$21.37 SF/yr	Pending
3rd Floor, Ste 300	Available	1,075 SF	Gross	\$16.00 SF/yr	-
3rd Floor, Ste 303A	Available	1,102 SF	Gross	\$16.00 SF/yr	-

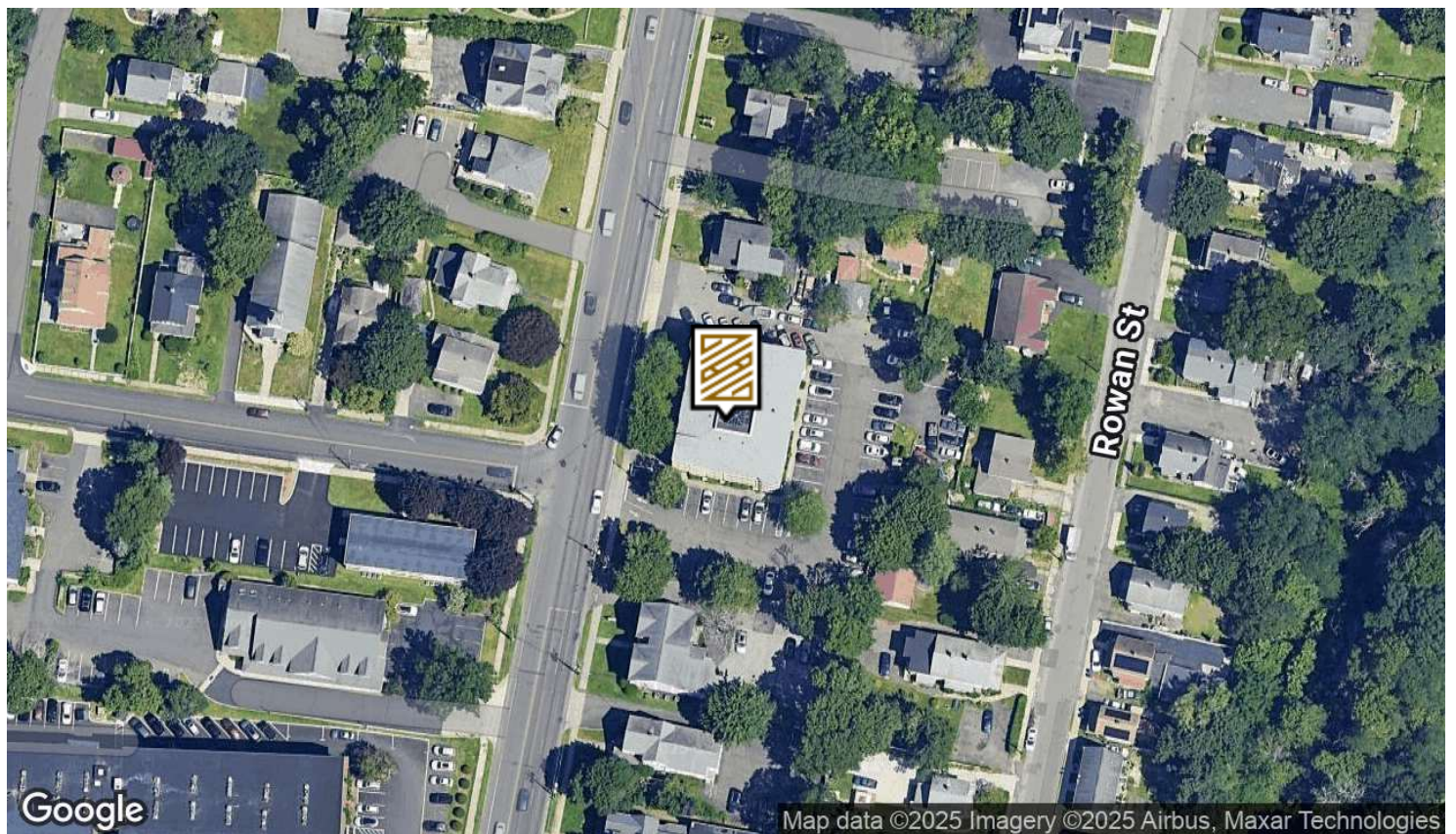
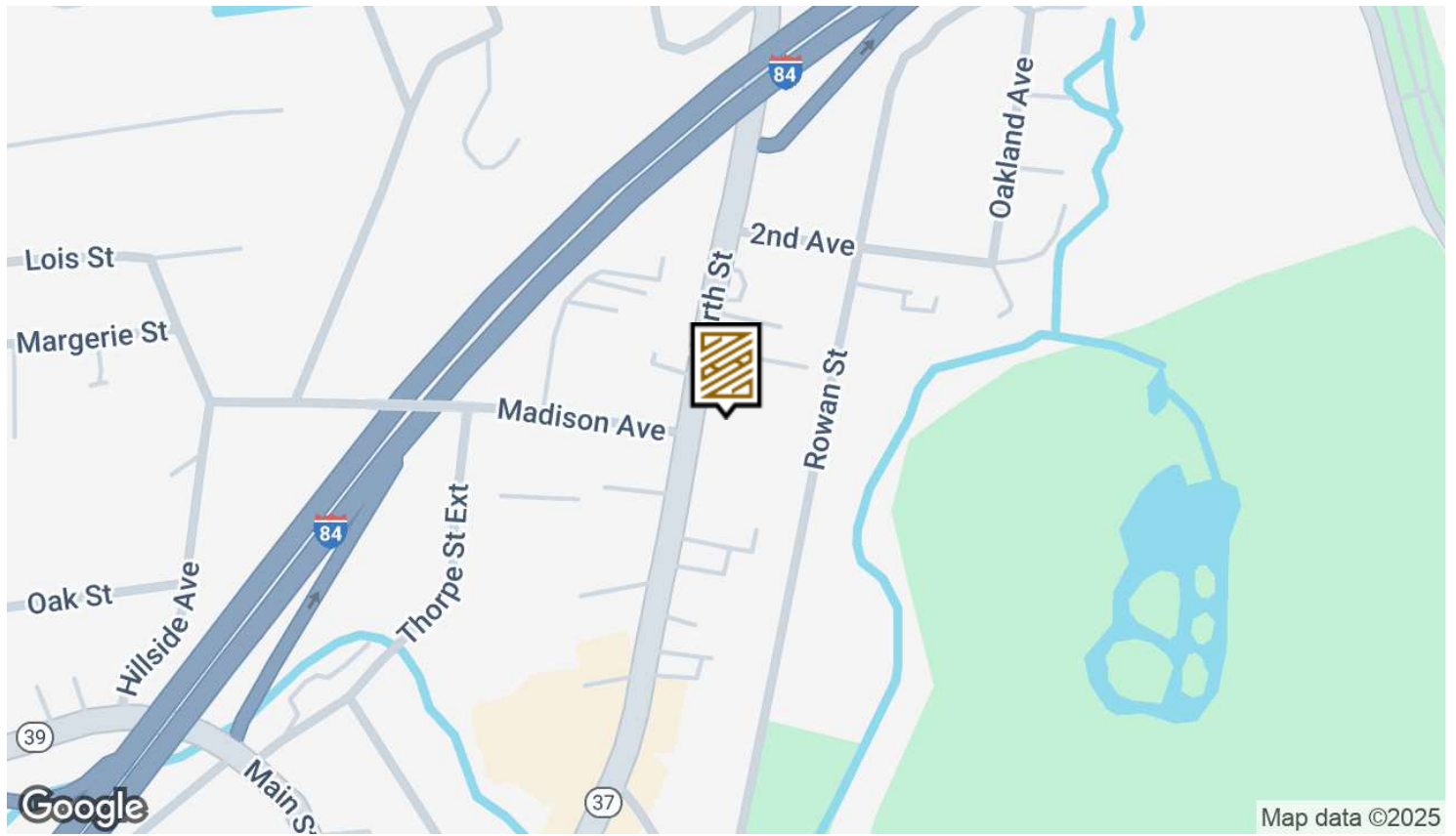
Additional Photos

**72 - 74 North Street
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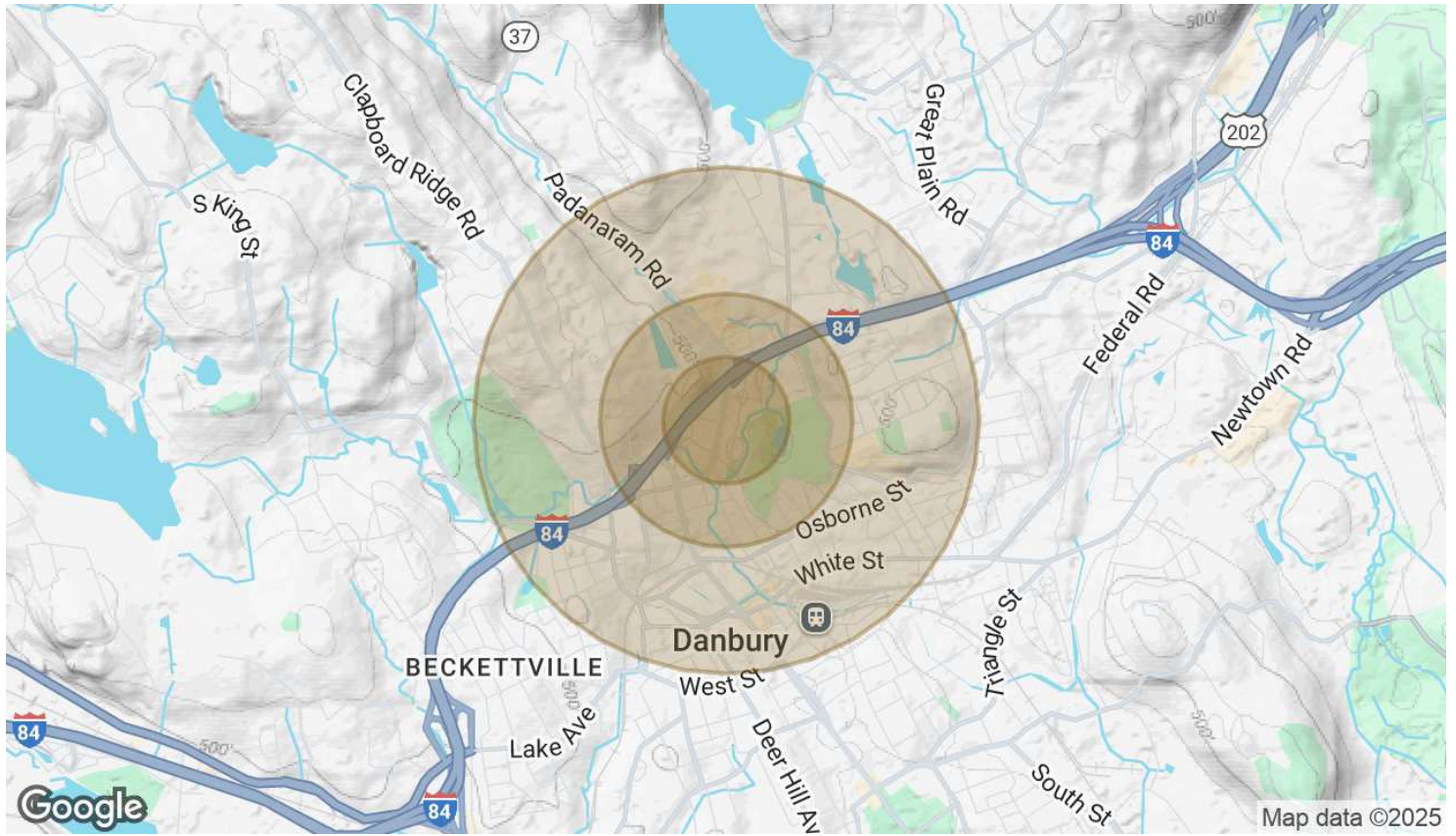


Location Map

72 - 74 North Street
Danbury, CT 06810



Scalzo Commercial & New Development
4 Stony Hill Road | Bethel, CT 06801



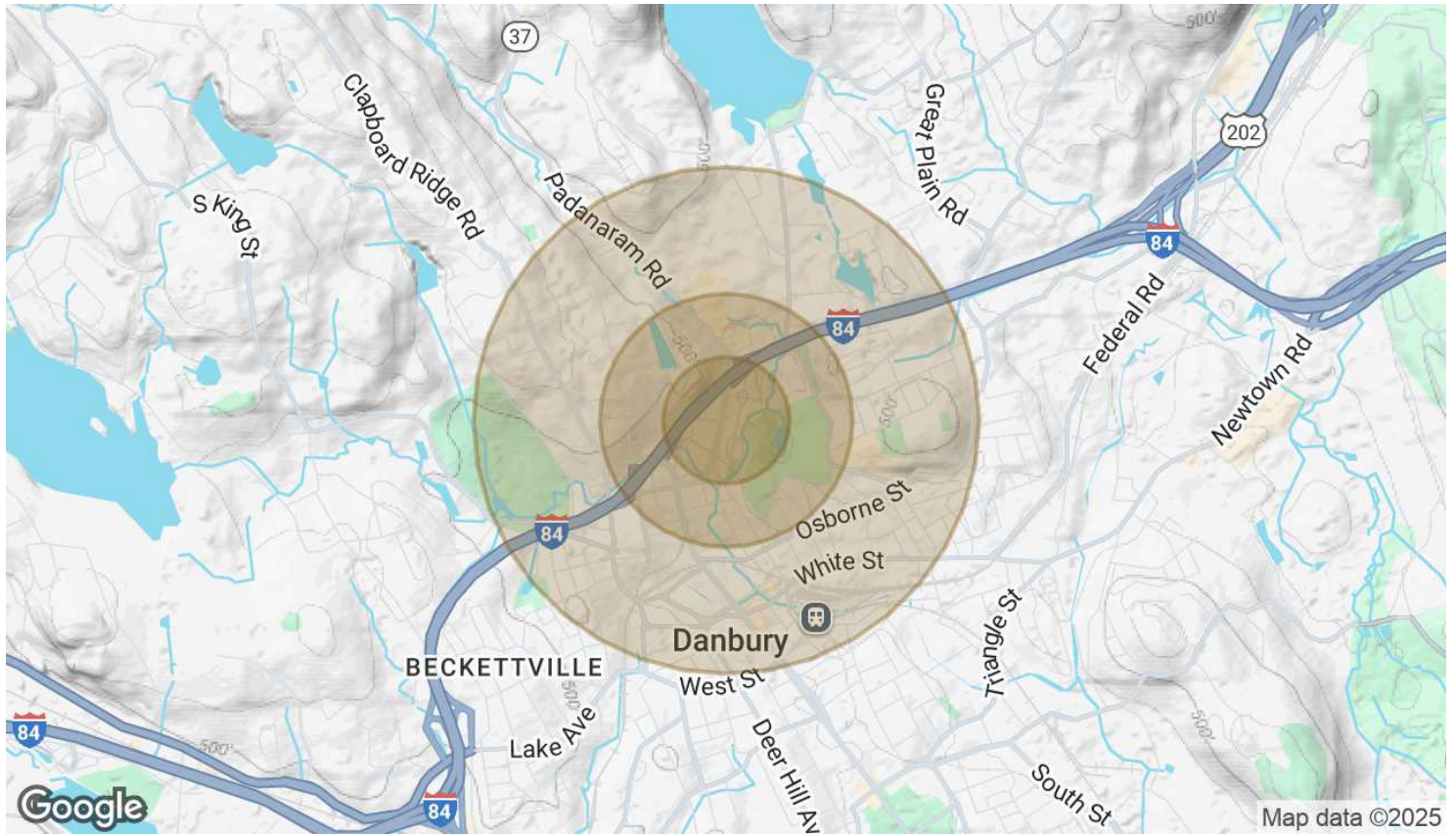
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,257	4,655	18,406
Average Age	35.0	33.5	37.2
Average Age (Male)	35.8	34.8	37.0
Average Age (Female)	32.2	29.0	36.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	430	1,567	6,764
# of Persons per HH	2.9	3.0	2.7
Average HH Income	\$50,500	\$66,154	\$71,588
Average House Value	\$210,749	\$167,815	\$175,943

RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	347	1,669	9,147
% White	27.6%	35.9%	49.7%
Total Population - Black	208	499	1,792
% Black	16.5%	10.7%	9.7%
Total Population - Asian	86	334	1,428

Demographics Map & Report

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% Asian	6.8%	7.2%	7.8%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	2	13	48
% American Indian	0.2%	0.3%	0.3%
Total Population - Other	465	1,420	4,404
% Other	37.0%	30.5%	23.9%

2020 American Community Survey (ACS)

Agents Contact

**72 - 74 North Street
Danbury, CT 06810**

NORMAN URQUHART

VP Client Executive

Scalzo Commercial & New Developments

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