

FOR LEASE

119 RESEARCH DR, SUITE 2
STAMFORD, CT 06906



OFFICE / RETAIL
FLEXIBLE BUSINESS SPACE



1,976 SF AVAILABLE

Flexible office/retail space in a well-maintained building with great visibility and convenient access. The suite features two large open rooms, a private office with glass French doors, two full kitchens, and 1.5 bathrooms including one with a full shower. Ideal for a wide range of businesses.

LEASE DETAILS

	ASKING RENT	\$22–24 PSF
	TERM	3–5+ year lease with renewal option
	AVAILABILITY	8/15/2026
	DIVISIBLE	Preference for leasing both rooms together, but option to lease just one of the spaces separately (870 SF or 1,106 SF)
	FLOORING	Laminate / Vinyl / Tile with new tile backsplash in kitchens

PROPERTY HIGHLIGHTS



Located in a well-established business corridor



Conveniently situated off Glenbrook Rd, near the Glenbrook Train Station



Two large open rooms plus one 13' x 16' office/flex space with glass French doors



Two full kitchens (one in each large room) with sinks, dishwashers, mini fridges, and microwaves



1.5 bathrooms (including one with a full shower)



Designated off-street parking (50% of front spaces...approx. 4–5 spaces)



Signage space available



1st floor doggy daycare & boarding facility – great option for dog or animal-related business



Large Open Room



Large Open Room



Office / Flex Space



Kitchen

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LEAD AGENT

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