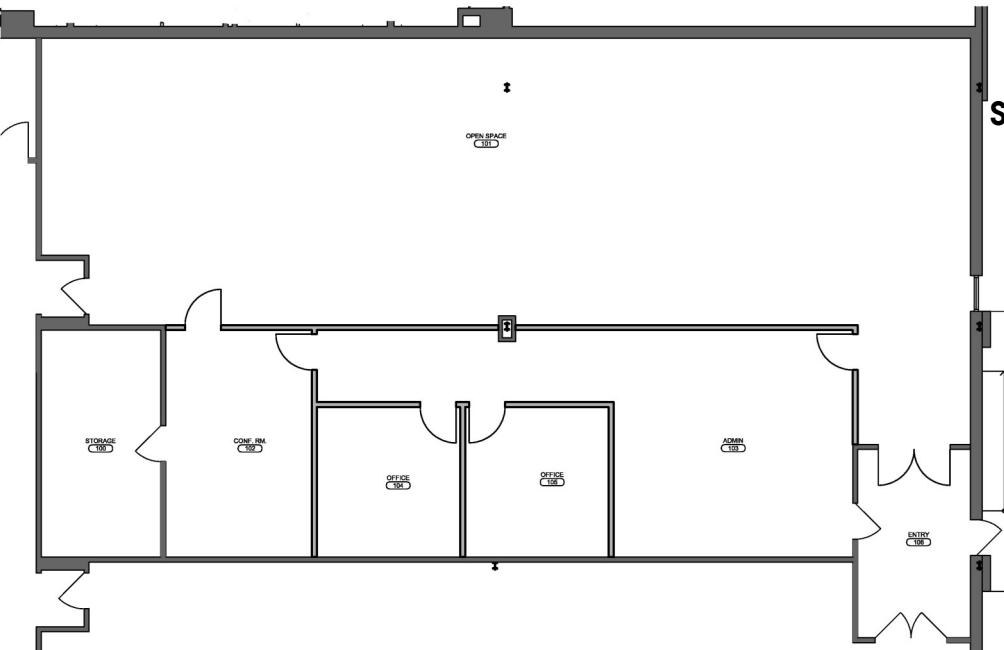
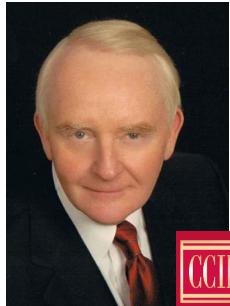




AVAILABLE FOR LEASE



SPACE OFFERED	3,675 SF Space A
BUILDING TYPE	Flex
BUILDING SIZE	26,500 SF
ZONING	General Business
OCCUPANCY	Negotiable
LEASE RATE	\$16/SF NNN
NNN COSTS	\$6.38/sf (2023)



BROKER:

Leland R. Wilson, CCIM
203.762.2200 | wilson@ccim.net
43 Danbury Road, Wilton, CT 06897
wilsonproperties.com



FEATURES

- Wilton's Corporate Neighborhood
- 16 Foot Ceiling Height
- 50 Shared Parking Spaces
- Signage
- 3.49 Acres
- Wet Sprinkler System
- Full HVAC
- Gas Heating
- City Water / City Sewer



AMENITIES

- ✓ Common Areas
- ✓ Kitchenette & Break Area
- ✓ 2 Multi-Stall Restrooms
- ✓ Private Handicap-accessible Restroom
- ✓ Clean & Bright Space
- ✓ National & Local Retailers in Kent Center

