



SCALZO
COMMERCIAL
NEW DEVELOPMENT

1 RESERVE ROAD

Danbury, CT 06810

For Lease





PROPERTY DESCRIPTION

Class A Office space on Danbury's westside, located near the Matrix Corporate Center, Class A Medical and Office. Flexible Terms. Easy access to the I-84 New York/CT line. A mix of a private office, conference, and open floorplan. Elevator access. Covered and surface parking.

PROPERTY HIGHLIGHTS

- Prime location in Danbury, CT
- Modern and well-maintained building
- Ample parking for tenants and visitors
- Flexible floor plans to accommodate various business needs
- High-speed internet
- Beautiful landscaping and outdoor spaces for relaxation
- Secure access and property management
- Energy-efficient systems for cost savings
- Proximity to major transportation routes and access to public transportation options
- Suitable for a variety of business types

LOCATION DESCRIPTION

Situated in the city of Danbury, CT, the area surrounding the property offers a dynamic blend of urban amenities and natural beauty. The nearby Danbury Fair Mall provides premier shopping and dining options. Additionally, the location boasts close proximity to major highways, making commuting a breeze. With a variety of restaurants, cafes, and cultural attractions in the vicinity, the area provides a perfect balance for professionals seeking a convenient and engaging work environment.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Fully Leased
Building Size:	10,082 SF

DEMOGRAPHICS	1 MILE	3 MILES	6 MILES
Total Households	2,297	10,333	46,885
Total Population	4,855	28,254	128,453
Average HH Income	\$137,867	\$135,525	\$135,825

Property Details

1 Reserve Road
Danbury, CT 06810

Lease Rate	NEGOTIABLE
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building

PARKING & TRANSPORTATION

Parking Type	Other
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TAXES & VALUATION

Foreclosure / Distressed	No
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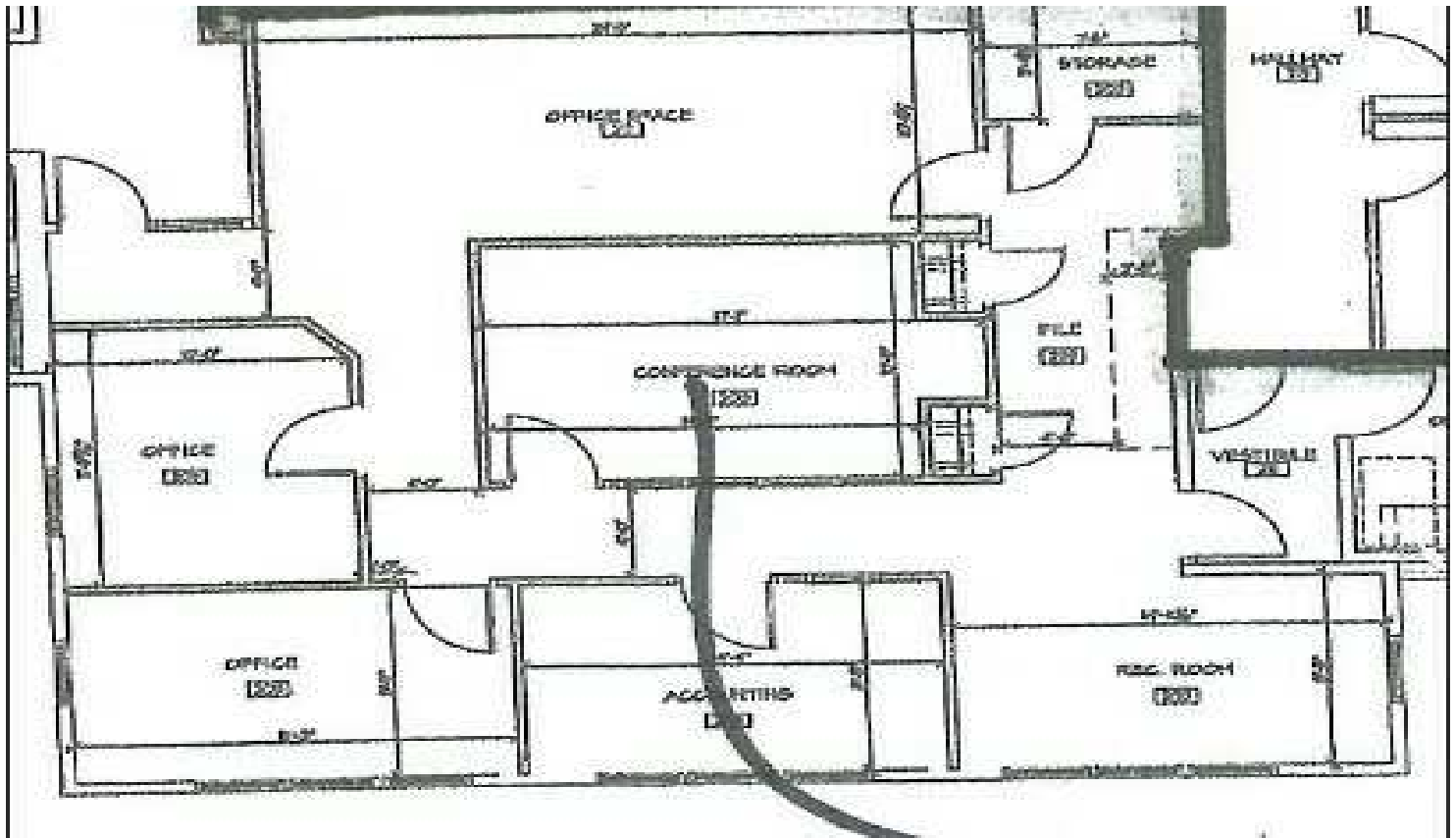
LOCATION INFORMATION

Street Address	1 Reserve Road
City, State, Zip	Danbury, CT 06810
County	Fairfield
Township	Danbury

BUILDING INFORMATION

Building Size	10,082 SF
Building Class	A
Number of Floors	2
Average Floor Size	5,041 SF
Year Built	2005





LEASE INFORMATION

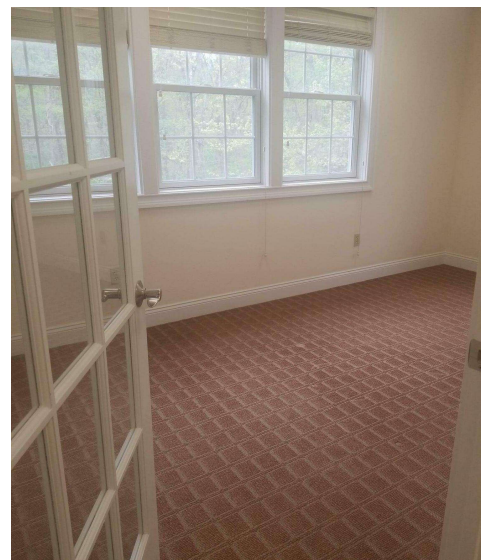
Lease Type:	-	Lease Term:	Negotiable
Total Space:	Fully Leased	Lease Rate:	Negotiable

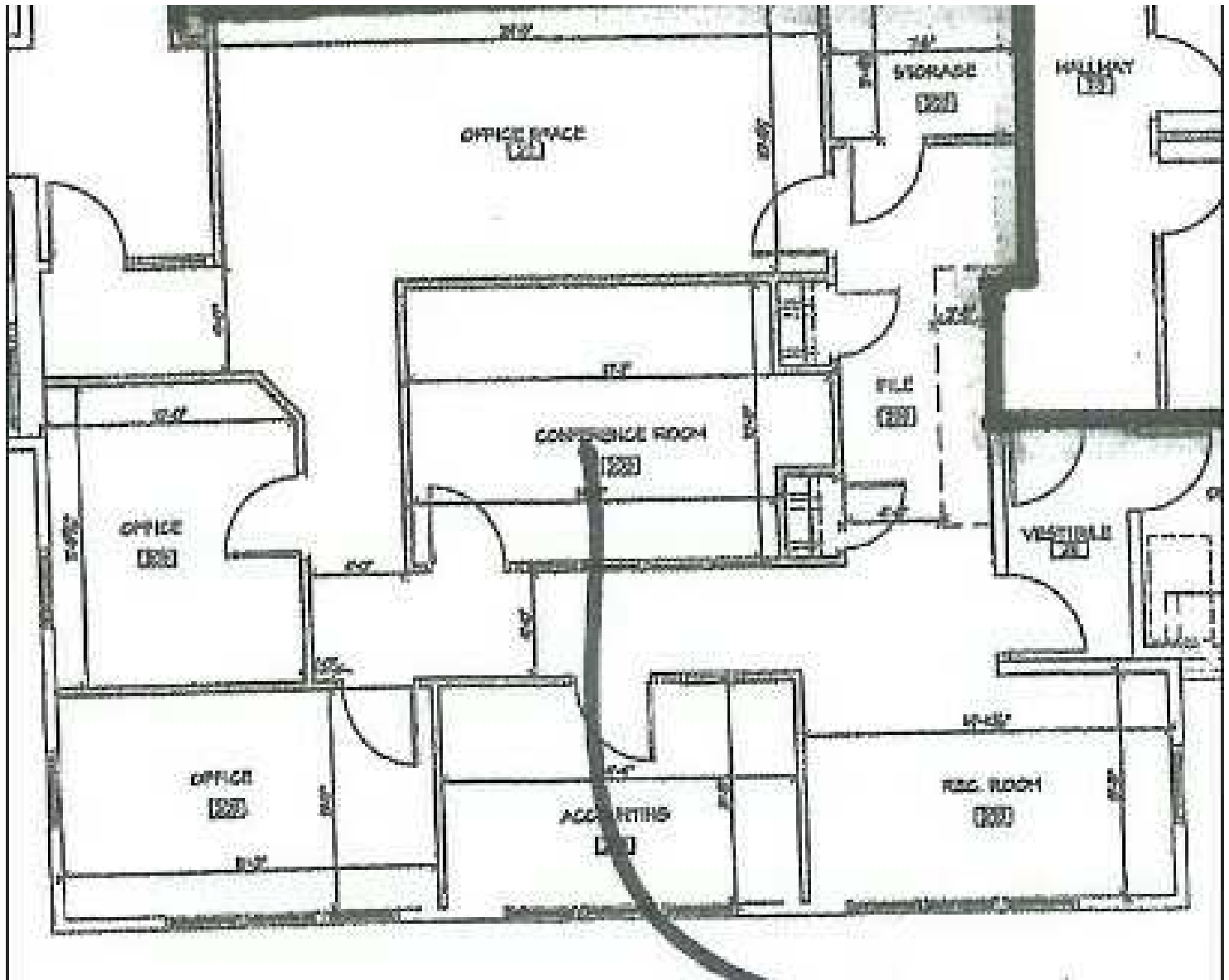
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Floor	-	1,720 SF	NNN	\$10.00 SF/yr	-

Additional Photos

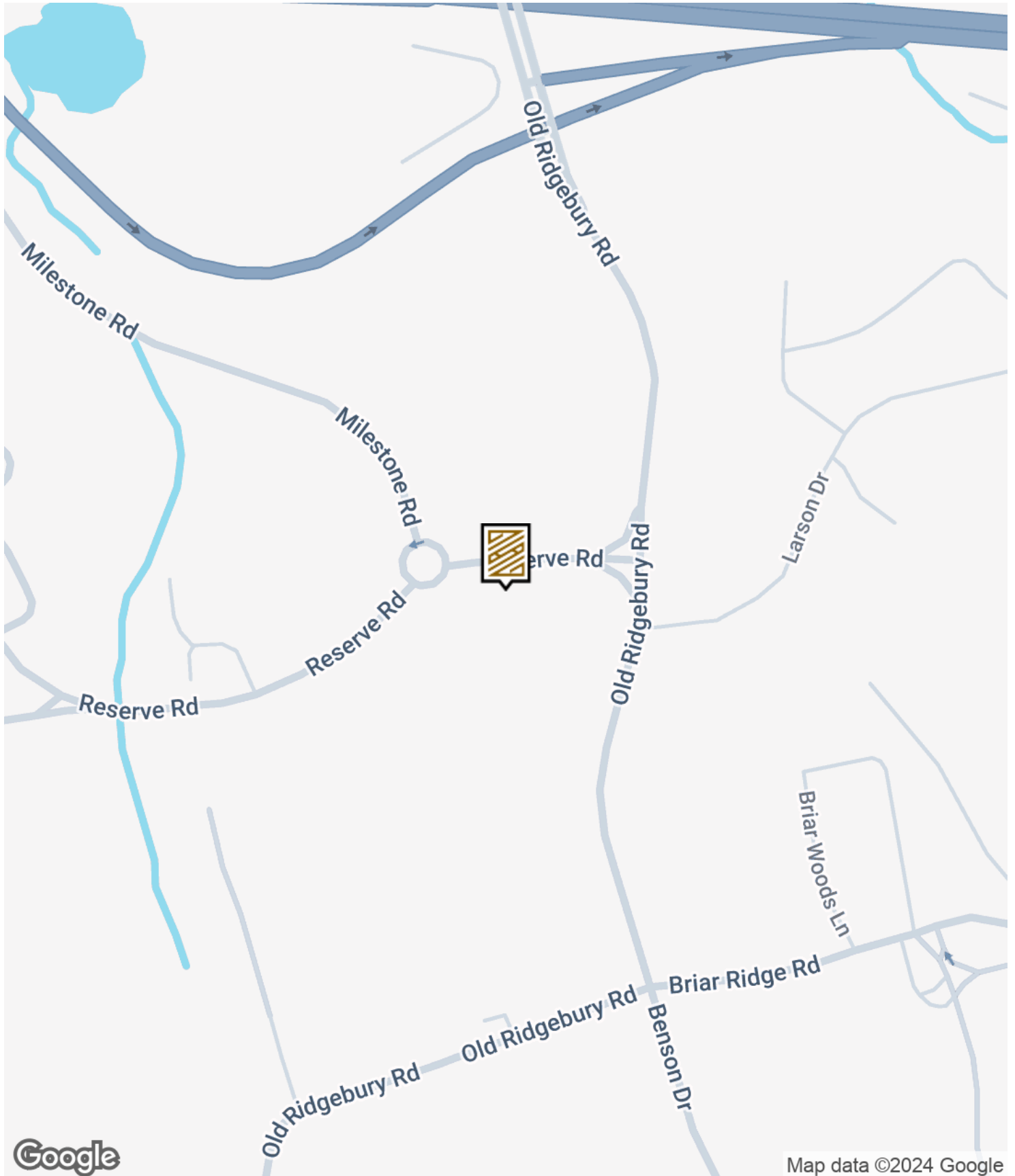
1 Reserve Road
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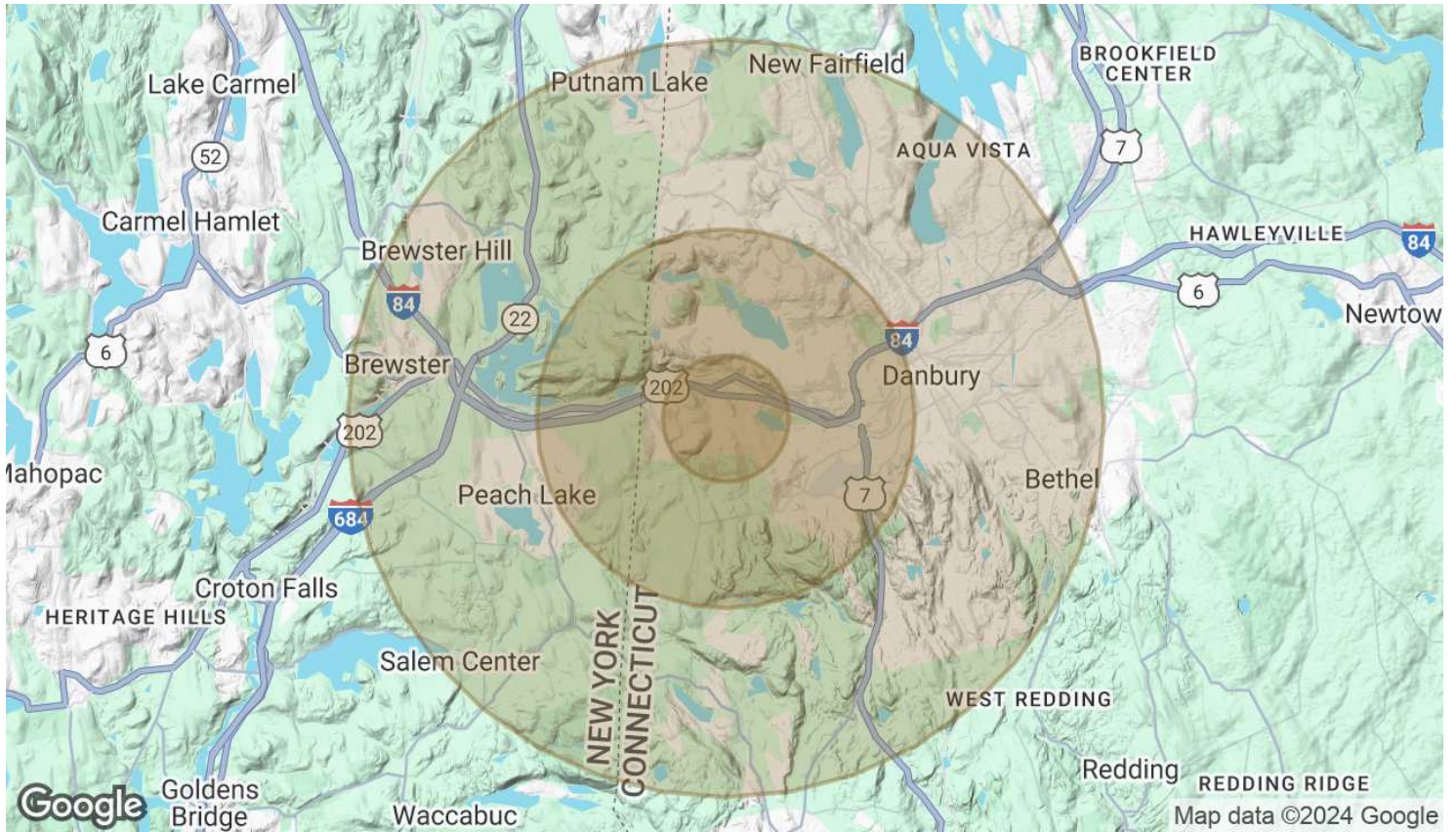




Location Map

**1 Reserve Road
Danbury, CT 06810**

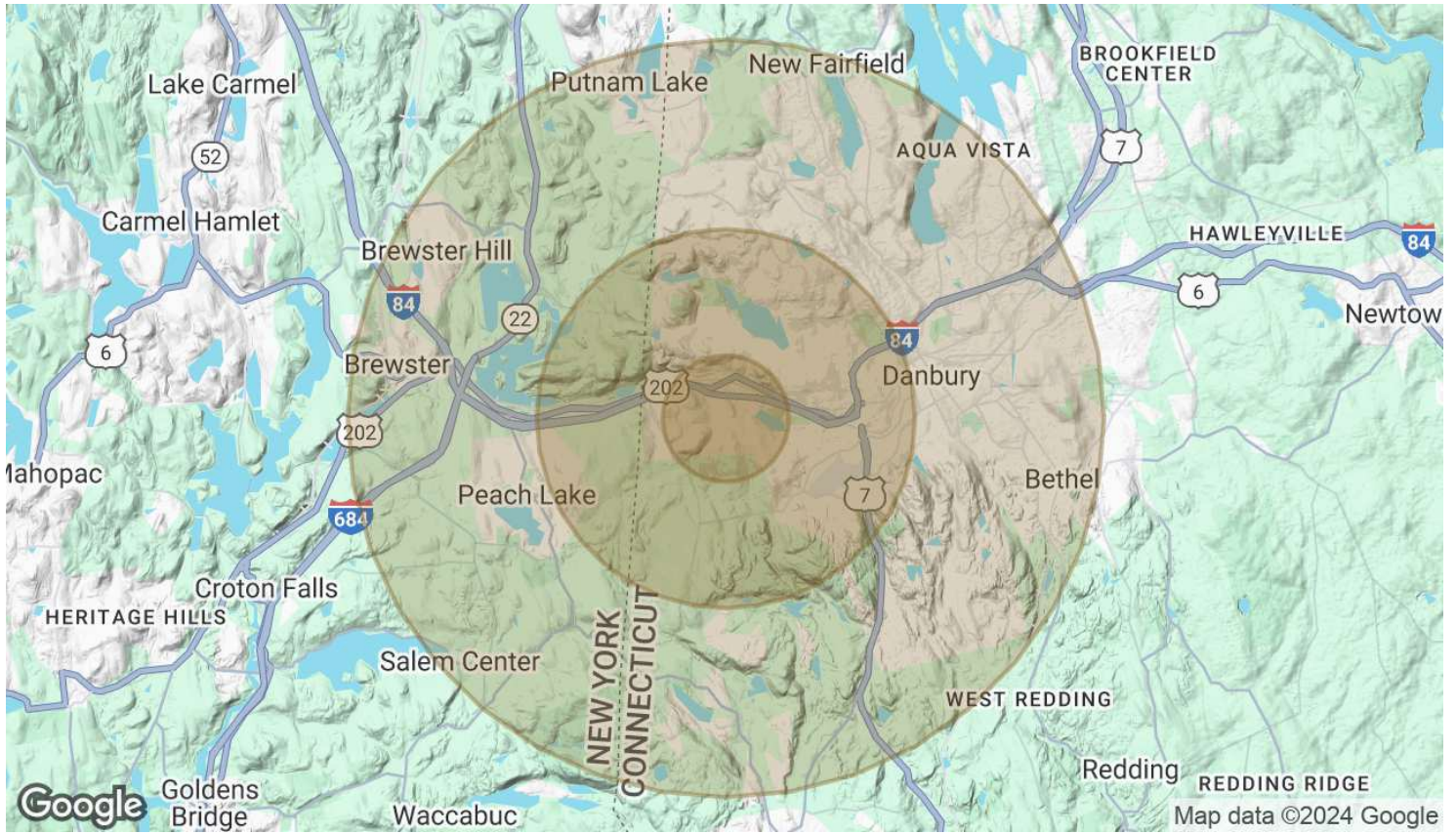




POPULATION	1 MILE	3 MILES	6 MILES
Total Population	4,855	28,254	128,453
Average Age	46	41	41
Average Age (Male)	44	40	40
Average Age (Female)	47	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	6 MILES
Total Households	2,297	10,333	46,885
# of Persons per HH	2.1	2.7	2.7
Average HH Income	\$137,867	\$135,525	\$135,825
Average House Value	\$523,219	\$528,225	\$476,784

RACE	1 MILE	3 MILES	6 MILES
Total Population - White	3,350	15,818	70,271
% White	69.0%	56.0%	54.7%
Total Population - Black	440	2,009	7,527
% Black	9.1%	7.1%	5.9%
Total Population - Asian	376	1,737	7,058



% Asian	7.7%	6.1%	5.5%
Total Population - Hawaiian	0	16	50
% Hawaiian	0.0%	0.1%	0.0%
Total Population - American Indian	5	119	723
% American Indian	0.1%	0.4%	0.6%
Total Population - Other	234	4,596	23,195
% Other	4.8%	16.3%	18.1%

Demographics data derived from AlphaMap



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