

**CLASS A OFFICE  
NEWLY RENOVATED  
FOR SUBLEASE  
PLUG AND PLAY**

**1 WATERVIEW DRIVE, SHELTON, CT  
AVAILABLE 6,410 SF**



**TOTAL AVAILABLE**  
6,410 SF FIRST FLOOR SPACE SUBLEASE (FULLY FURNISHED)

**LEASE RATE:**  
\$16.50/SF GROSS PLUS ELECTRIC

**TERM:**  
6 YEARS. ADDITIONAL TERM  
AVAILABLE THROUGH LANDLORD

**LOCATION:**  
1 MILE FROM EXIT 13 ROUTE 8  
MINUTES FROM MERRITT PKY,  
I-95 & I-84

**AMENITIES:**

- \* SPECTACULAR NEW LOBBY
- \* PATIO FOR OUTDOOR DINING AND COMPANY PARTIES
- \* NEW RESTROOMS
- \* FITNESS CENTER WITH SHOWERS
- \* REDUNDANT FIBER OPTICS
- \* EMERGENCY GENERATOR
- \* SUPERB CORPORATE IMAGE
- \* GRANITE FINISHES
- \* LARGE CONFERENCE ROOM

**Christopher K. O'Hara**  
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www.cbworldwide.com

**Coldwell Banker Commercial NRT**  
355 Riverside Avenue  
Westport, CT 06880

**(203) 257-0032 Cell**



Independently owned and operated by NRT. The Broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Seller/ Owner or has been obtained from other third party sources such as public records. Prior to entering into a contract, Purchaser/ Tenant is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's/ Tenant's intended use of the property.

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**BUILDING AREA:**

94,800SF - AVAILABLE 6,410 SF for Sublease

**SITE AREA:**

THE PROPERTY REST ON 9.7 WOODED ACRES

**TENANT ROSTER:**

PRESTIGIOUS ROSTER INCLUDES:  
VIBRANT HEALTH, TANGOE and CONNECTICUT  
RENAISSANCE

**CAFETERIA:**

FULL SERVICE CATERER  
BREAKFAST AND LUNCH

**PARKING:**

5 PER 1,000 - EXPANDABLE

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