

LEASE

ONE PLAZA WEST- 100 MILL PLAIN ROAD

100 Mill Plain Road Danbury, CT 06811



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for lease 100 Mill Plain Road, located in Danbury, Connecticut. The high-quality office space available in this 91,881 SF Class A office building ranges from 900 SF to 23,468 SF +. Onsite surface and covered parking are available at no additional cost. A full-service Union Savings Bank is located in the lobby of the building, along with on-site property management and security. Close to all conveniences, restaurants, shopping, and the Danbury Mall.

Current tenants include:

Union Savings Bank
U.S. Bank Financing
Plus Media, LLC
Flagstar Bank
Ortho CT
Doctors Express

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (Gross+Electric)
Available SF:	1,200 - 23,468 SF
Lot Size:	4.11 Acres
Building Size:	91,881 SF
NOI:	\$0.00
Cap Rate:	0%

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,579	5,488	14,098
Total Population	3,427	12,815	35,924
Average HH Income	\$110,031	\$114,876	\$104,122

Dan Sousa
(203) 948-7870

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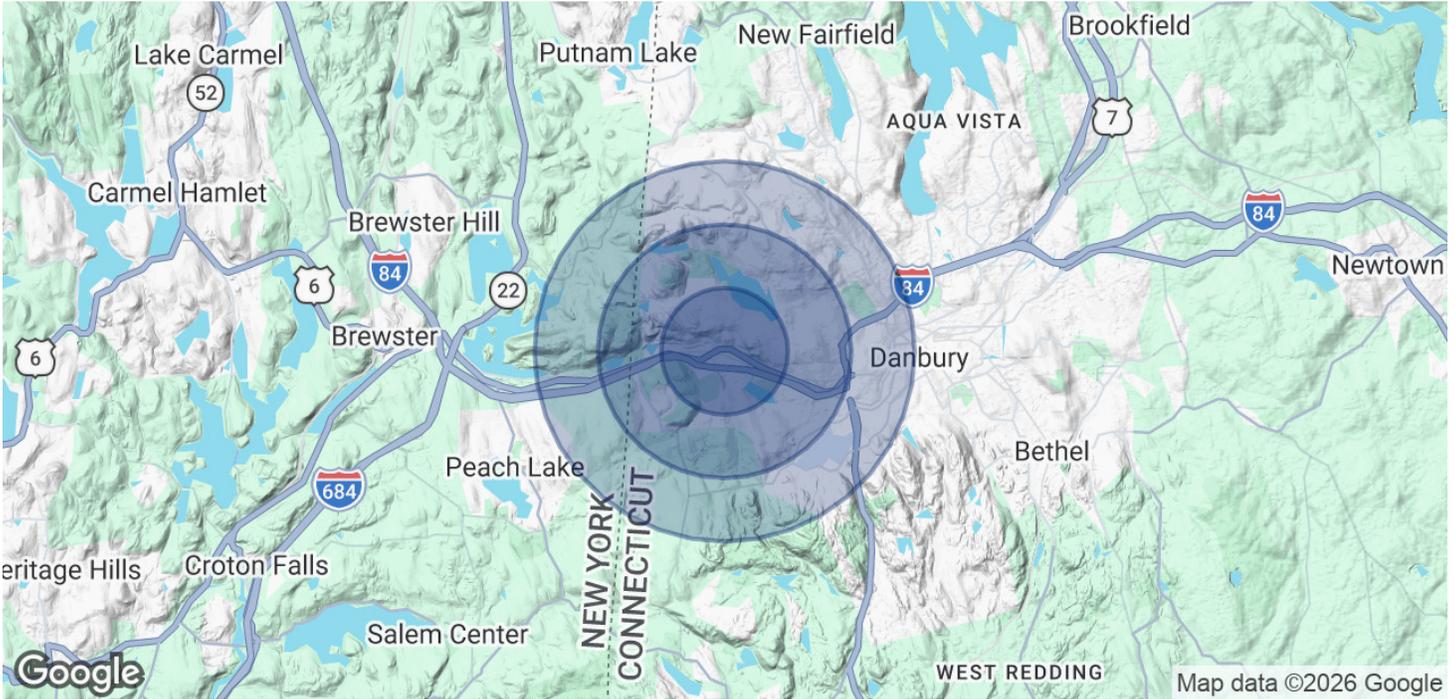
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,427	12,815	35,924
Average Age	41	40	39.5
Average Age (Male)	38.4	39.5	39.2
Average Age (Female)	42.1	39.3	38.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,579	5,488	14,098
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$110,031	\$114,876	\$104,122
Average House Value	\$348,233	\$378,248	\$323,961

2020 American Community Survey (ACS)

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