



COLDWELL BANKER
COMMERCIAL
REALTY

27

27 Hospital Avenue

Danbury, CT

The Offering

Coldwell Banker Commercial is pleased to present two premier medical office suites opportunity at 27 Hospital Avenue in Danbury, Connecticut. Located on the second floor, the recently renovated suites are well-configured and move-in ready, ideal for a wide range of healthcare users including primary care and specialty practices, dental, therapy, and behavioral health providers.

Situated directly on the Danbury Hospital campus, the building places tenants at the center of one of western Connecticut's most active medical corridors. The campus setting offers immediate proximity to Danbury Hospital's physicians, specialists, and patient referral network, a meaningful advantage for any practice looking to grow within an established healthcare community.

Access is straightforward and convenient. The property is located just off I-84 at Exit 6, providing easy on-and-off highway access from across greater Danbury and the broader Fairfield County market. On-site parking totals 50 spaces, including 10 covered, eliminating one of the most common friction points for medical tenants and their patients.

Asking rent is \$19.00 PSF NNN, a compelling value for recently renovated, move-in ready medical space on one of Connecticut's most recognized hospital campuses.



PROPERTY SUMMARY

LEASE RATE:	\$19.00/SF NNN
RBA:	+/-
ZONING:	CD-3C

Building Details

SITE DETAILS

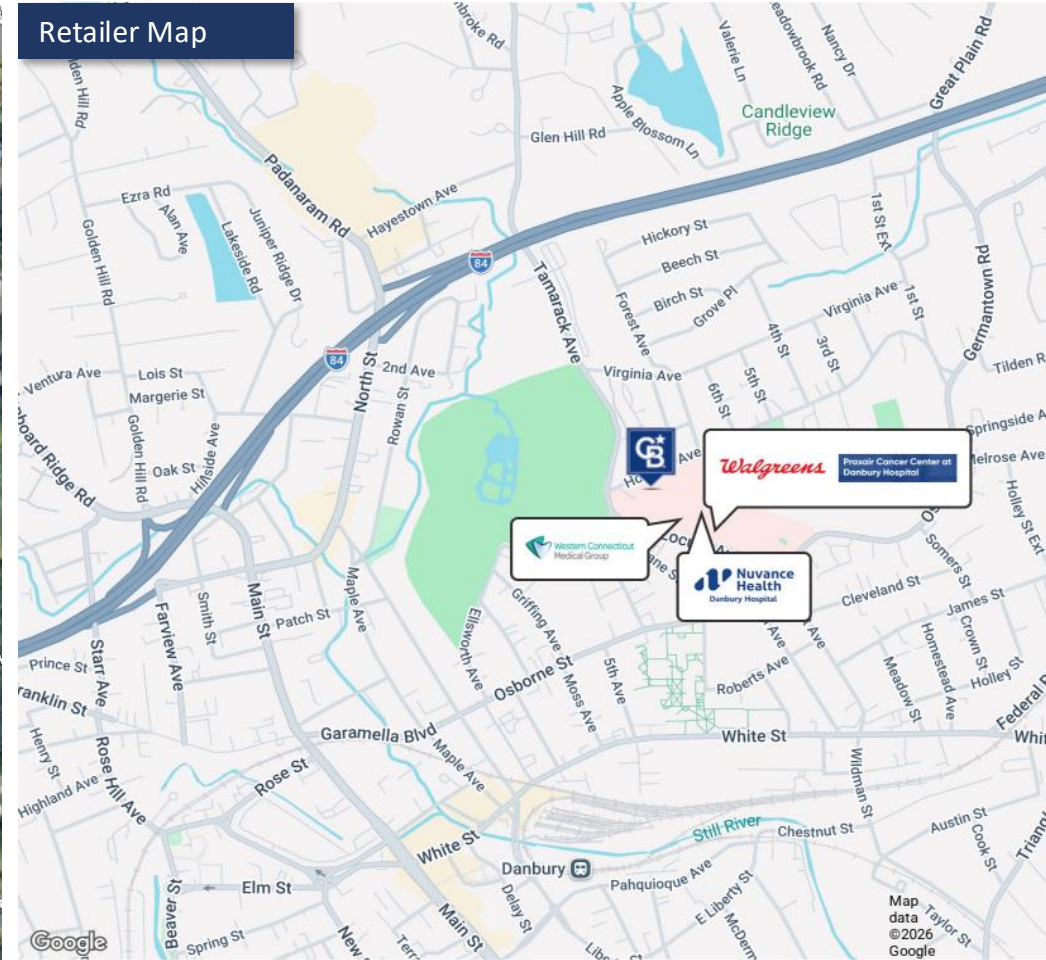
PROPERTY ADDRESS	27 Hospital Ave, Danbury, CT
ZONING	CG-20
SIGNAGE	Main Lobby Directory
PARKING	Surface and Covered Parking

CONSTRUCTION & MECHANICAL DETAILS

RBA	40,000 SF
YEAR BUILT	1988
LAND AREA	0.77 AC
FLOORS	4
HVAC	VFK Rooftop Gas-Fired



Retailer & Location Map



1 min
Danbury Hospital

20 min
New Milford Hospital

25 min
Putnam Hospital

3 min
Interstate 84

15 min
New York
City Border



Location & Demographics

POPULATION	1 MILE	3 MILES	5 MILES	HH's & Income	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,631	77,533	119,642	TOTAL HOUSEHOLDS	6,772	29,323	41,120
AVERAGE AGE	36.6	40.5	42.2	# PERSONS PER HH	2.8	2.6	2.7
AVERAGE AGE MALE	36.2	38.7	40.7	AVG. HH INCOME	\$81,958	\$108,462	\$127,129
AVERAGE AGE (FEMALE)	37.1	41.6	42.9	AVG. HOUSE VALUE	\$304,547	\$374,319	\$416,438

27 Hospital Avenue

Exclusive Brokers

27

Brandon Manka

203.383.9908

brandon.manka@cbrealty.com