

FOR LEASE

2 & 4 ARMSTRONG ROAD

SHELTON, CT



GENERAL AND MEDICAL OFFICE SPACE AVAILABLE

PROPERTY INFO

WORK BETTER AT 2 & 4 ARMSTRONG ROAD

2 & 4 Armstrong Road delivers a modern, amenity rich workplace in the heart of Shelton Connecticut, offering tenants a seamless blend of comfort, convenience, and connectivity.

With on-site fitness, shared meeting and lounge spaces, responsive ownership, and immediate access to Route 8 and The Merritt Parkway, the campus supports teams with everything they need to work efficiently and thrive. Surrounded by walkable dining, retail, and hotel options, the buildings provide a well-rounded environment designed for today's businesses.

AVAILABILITY

2 ARMSTRONG

1st Floor

- Suite A - 2,377 RSF

2nd Floor *

- Full Floor - 32,321 RSF

3rd Floor *

- Full Floor - 32,332 RSF

4 ARMSTRONG

Terrace Floor

- Suite B - 2,855 RSF

1st Floor

- Suite A - 9,173 RSF
- Contiguous Suites**
 - Suite B - 2,841 RSF
 - Suite C - 3,823 RSF

2nd Floor

Contiguous Suites

- Suite A - 2,447 RSF
- Suite B - 2,408 RSF

3rd Floor

- Full Floor - 18,000 RSF

* Sublease to 9/30/2029
Space can be made available
direct with Landlord



MEDICAL USES WELCOME



TENANT EXPERIENCE

- Fitness Center with lockers, showers, and state-of-the-art equipment, available to all tenants
- Shared Conference Facility supporting boardroom meetings, presentations, and training sessions
- Shared Tenant Lounge Facility at 4 Armstrong Road, accessible to tenants of both buildings



BUILDING FEATURES

- Parking ratio of **3.7/1,000 SF**
- Energy efficient HVAC with digital energy management system
- Energy efficient lighting
- Responsive local ownership and on-site property management



LOCATION ADVANTAGES

- Immediate access to Route 8 (Exit 11) and the Merritt Parkway
- Walkable to major hotels, shopping centers, cafés, and restaurants
- Medical uses welcome

AMENITIES

FAST FOOD

1. Bruegger's Bagels
2. Sugar Llamas - Shelton
3. Dunkin'
4. Zinfandeli's Cafe LLC
5. Creative Kitchen and Catering
6. Cafe 4
7. Focaccia's Cafe & Catery
8. Starbucks Coffee Company
9. Dunkin'
10. Common Grounds Bridgeport Ave. (Shelton)
11. Dunkin'
12. Cumberland Farms
13. Caffè Italia
14. Starbucks Coffee Company
15. The Taste Garden Cafe and Catering
16. Mavi Cafe
17. Tropical Smoothie Cafe
18. Starbucks Coffee Company
19. Dunkin'
20. McDonald's

FITNESS

1. The Edge Fitness Clubs
2. StretchLab
3. Club Pilates
4. Shelton Athletics
5. Yogativiti
6. BDx Fitness - Shelton, CT
7. Powerhouse Gym Shelton
8. F45 Training Shelton
9. Core Pilates
10. Fitness & Pilates Wellness Center

HOTEL

1. Fairchild Heights Inc
2. Courtyard by Marriott Shelton
3. Extended Stay America Suites- Shelton - Fairfield County
4. Hampton Inn Shelton
5. Hilton Garden Inn Shelton
6. Homewood Suites by Hilton Stratford
7. Trumbull Marriott Shelton

RESTAURANT

1. Domino's Pizza
2. LongHorn Steakhouse
3. Chili's Grill & Bar
4. It's Just Wings
5. Red Lotus Restaurant
6. Legends Pizzeria
7. Five Guys
8. Market Place Kitchen & Bar - Shelton
9. Pokemoto Shelton
10. Jersey Mike's Subs
11. Playa Bowls
12. Duchess Restaurant
13. Fire Engine Pizza Company 3
14. Chick-fil-A
15. Galbi Korean Steakhouse
16. Panera Bread
17. Plaza Diner Restaurant

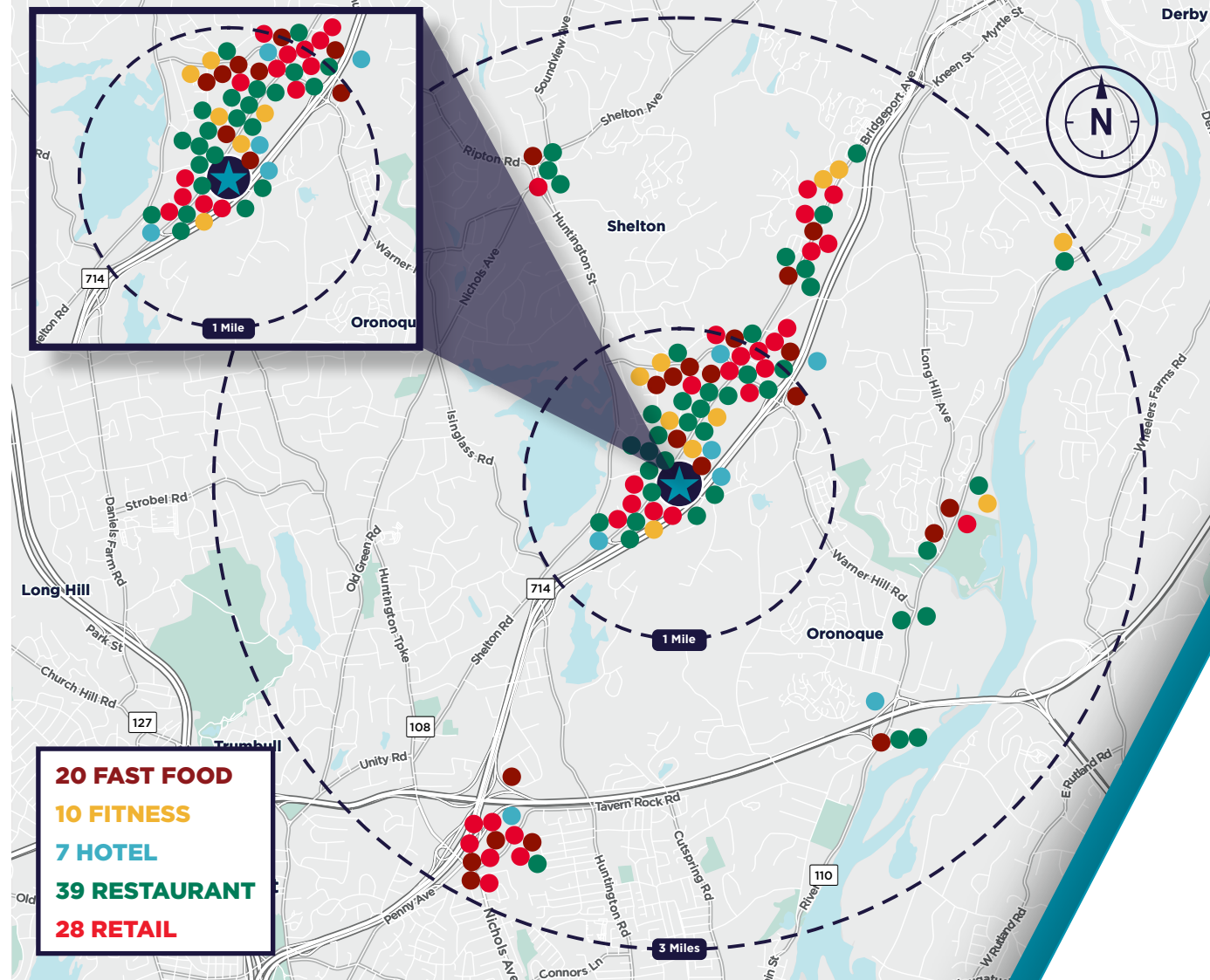
18. Pancheros Mexican Grill - Shelton
19. Chipotle Mexican Grill
20. Super Sandwich
21. Outback Steakhouse
22. Il Palio Restaurant
23. Hunan Pan
24. Wild Kanji Hibachi - Top Hibachi.
25. Asian Fusion. Sushi. Bar. Catering CT
26. Captain's Pizza Shelton
27. Main Hing Chinese Restaurant
28. Dao Fusion Cuisine & Lounge
29. Giove's Pizza Kitchen - Shelton
30. Casa Nova
31. Wendy's
32. parker. Eatery & Bar
33. Wellington Restaurant
34. Panda House
35. Biagio's Osteria

35. Little Chopstick
36. Vincents Restaurant
37. Planet Pizza
38. Harvest House
39. Riverdale Diner

RETAILS

1. Staples
2. HomeGoods
3. T.J. Maxx
4. Stop & Shop
5. ShopRite of Shelton
6. Trader Joe's
7. AT&T Store
8. CVS
9. Mattress Firm Shelton
10. Peachwave
11. Walgreens

12. Gaetanios Deli
13. CX Plaza
14. Pet Supplies Plus Shelton
15. The UPS Store
16. Scooter's Deli Mart
17. Cumberland Farms
18. Walmart
19. Big Y
20. Verizon
21. Stone Gardens Farm Market
22. Target
23. CVS Pharmacy
24. Target Grocery
25. Big Y
26. Best Buy
27. Kohl's
28. CVS



AERIAL MAP



CUSHMAN &
WAKEFIELD

Bridgeport Avenue

4 ARMSTRONG RD
SHELTON, CT

Trap Falls Rd

2 ARMSTRONG RD
SHELTON, CT

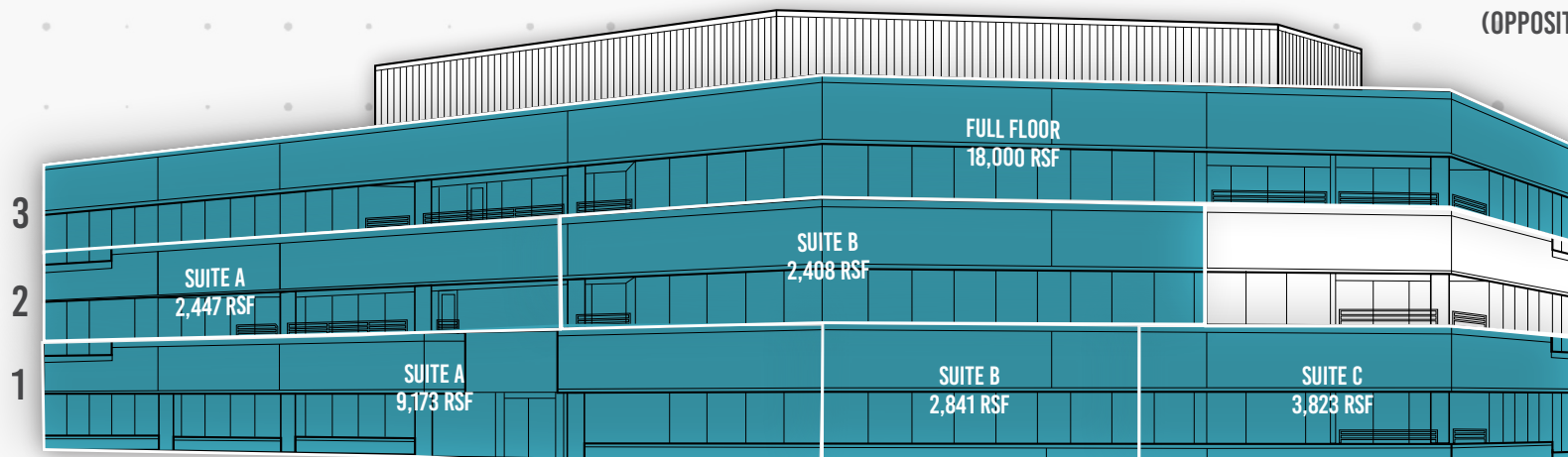
Armstrong Rd

STACKING PLAN

2 ARMSTRONG AVAILABILITY



4 ARMSTRONG AVAILABILITY



TERRACE LEVEL
SUITE B - 2,855 RSF
(OPPOSITE SIDE OF BUILDING)

FLOOR PLAN

2 ARMSTRONG AVAILABILITY

1ST FLOOR

- SUITE A - 2,377 RSF

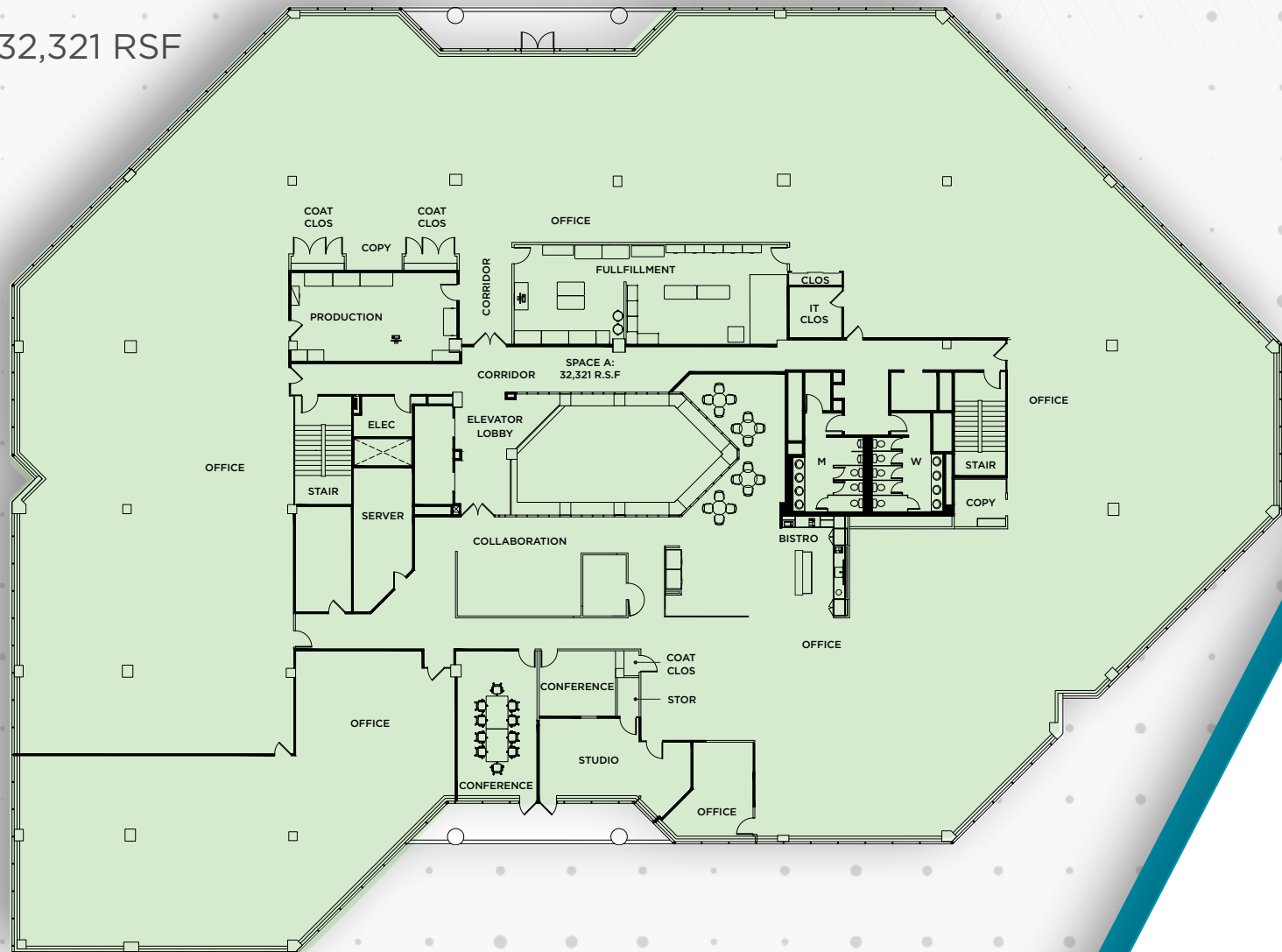


FLOOR PLAN

2 ARMSTRONG AVAILABILITY

2ND FLOOR

- FULL FLOOR - 32,321 RSF

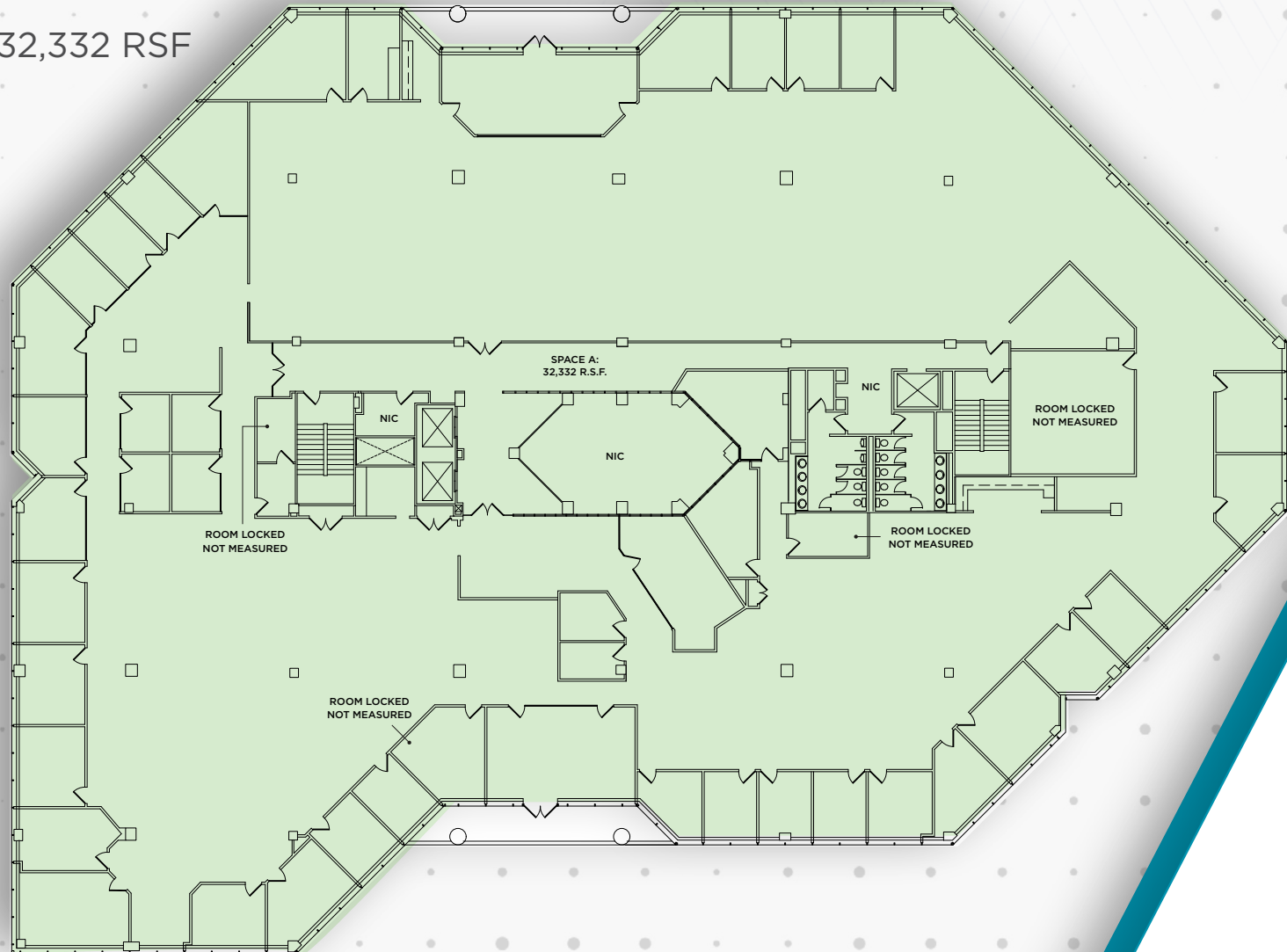


FLOOR PLAN

2 ARMSTRONG AVAILABILITY

3RD FLOOR

- FULL FLOOR - 32,332 RSF

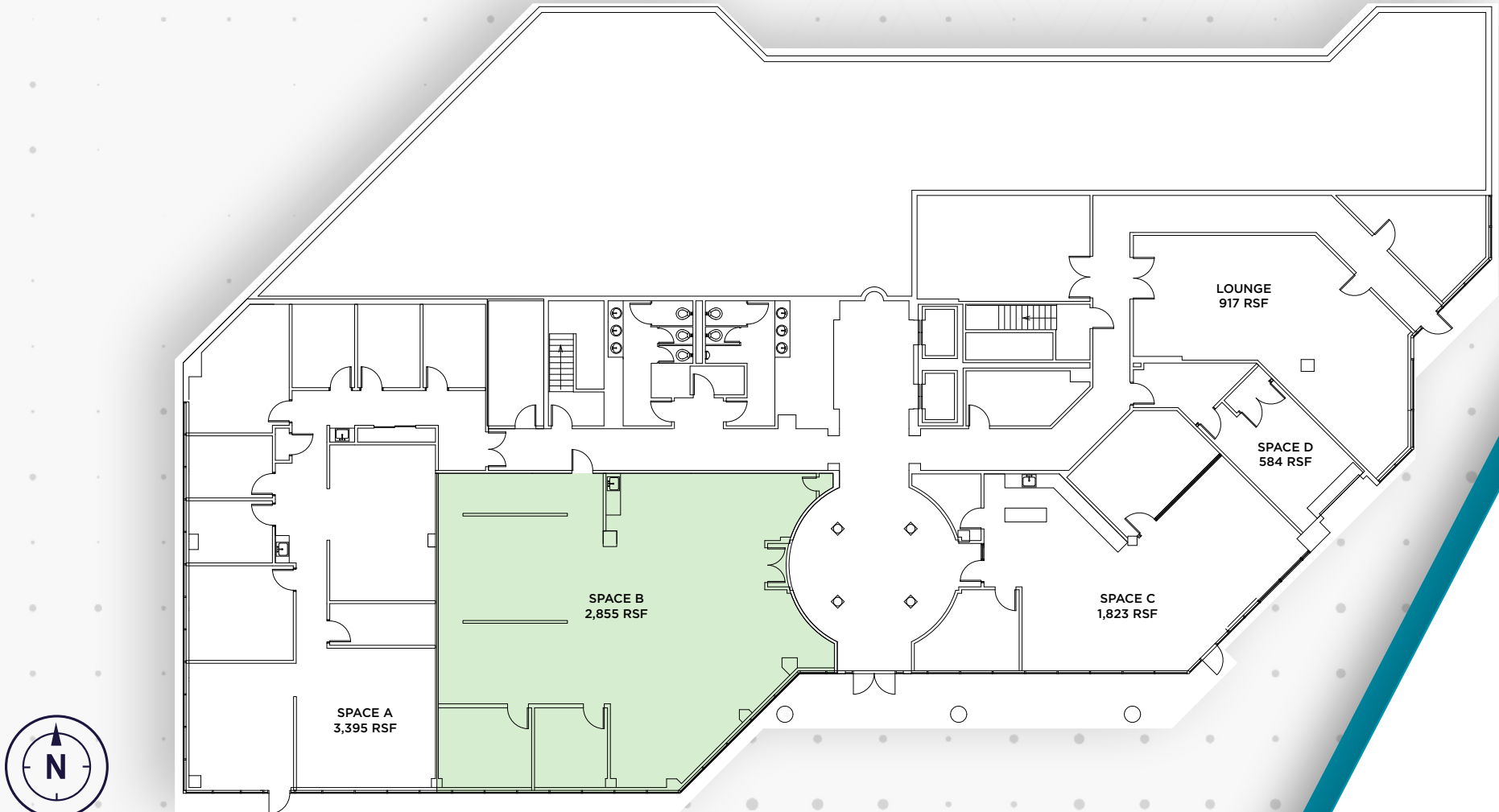


FLOOR PLAN

4 ARMSTRONG AVAILABILITY

TERRACE LEVEL

- SUITE B - 2,855 RSF

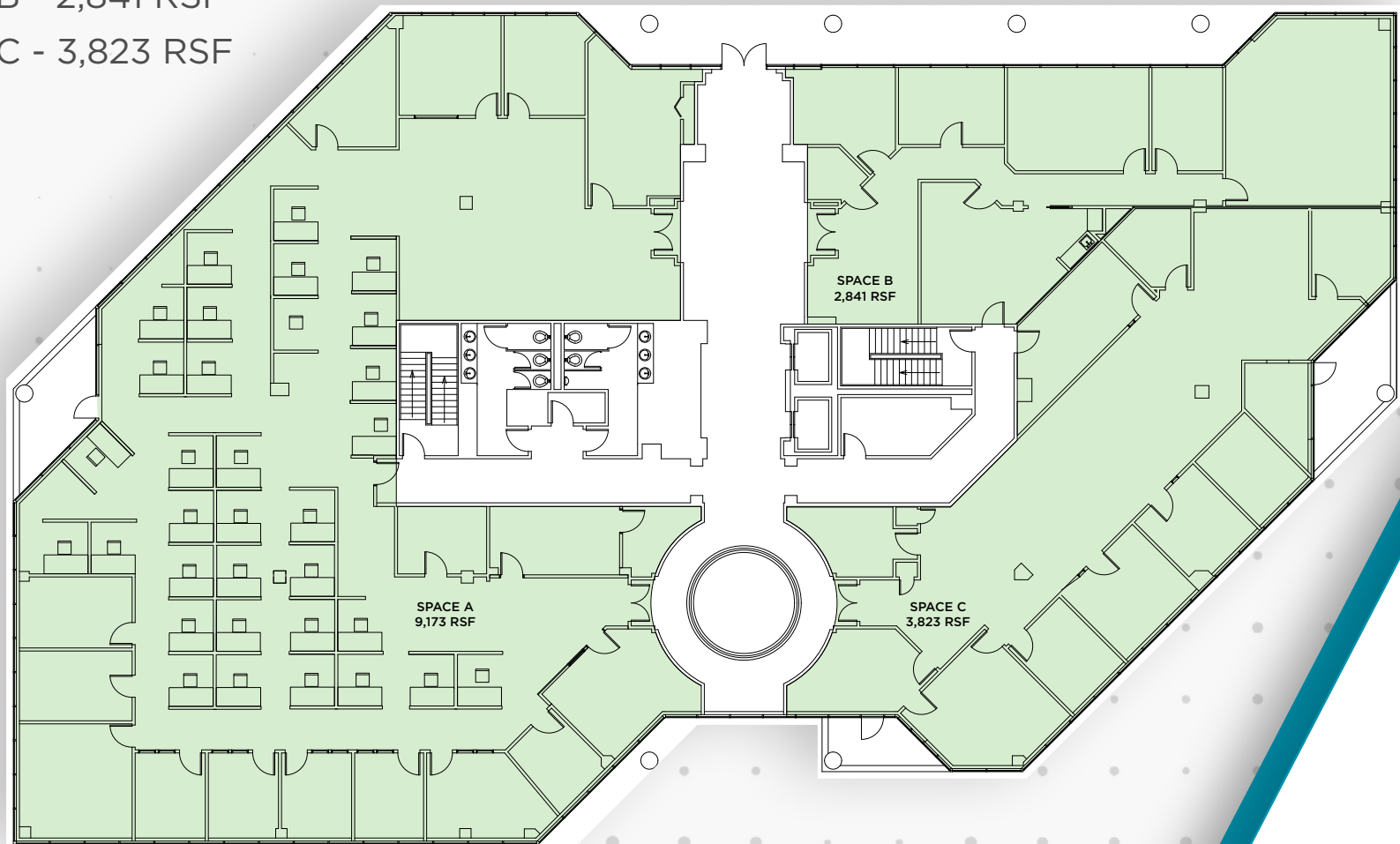


FLOOR PLAN

4 ARMSTRONG AVAILABILITY

1ST FLOOR

- SUITE A - 9,173 RSF
- SUITE B - 2,841 RSF
- SUITE C - 3,823 RSF

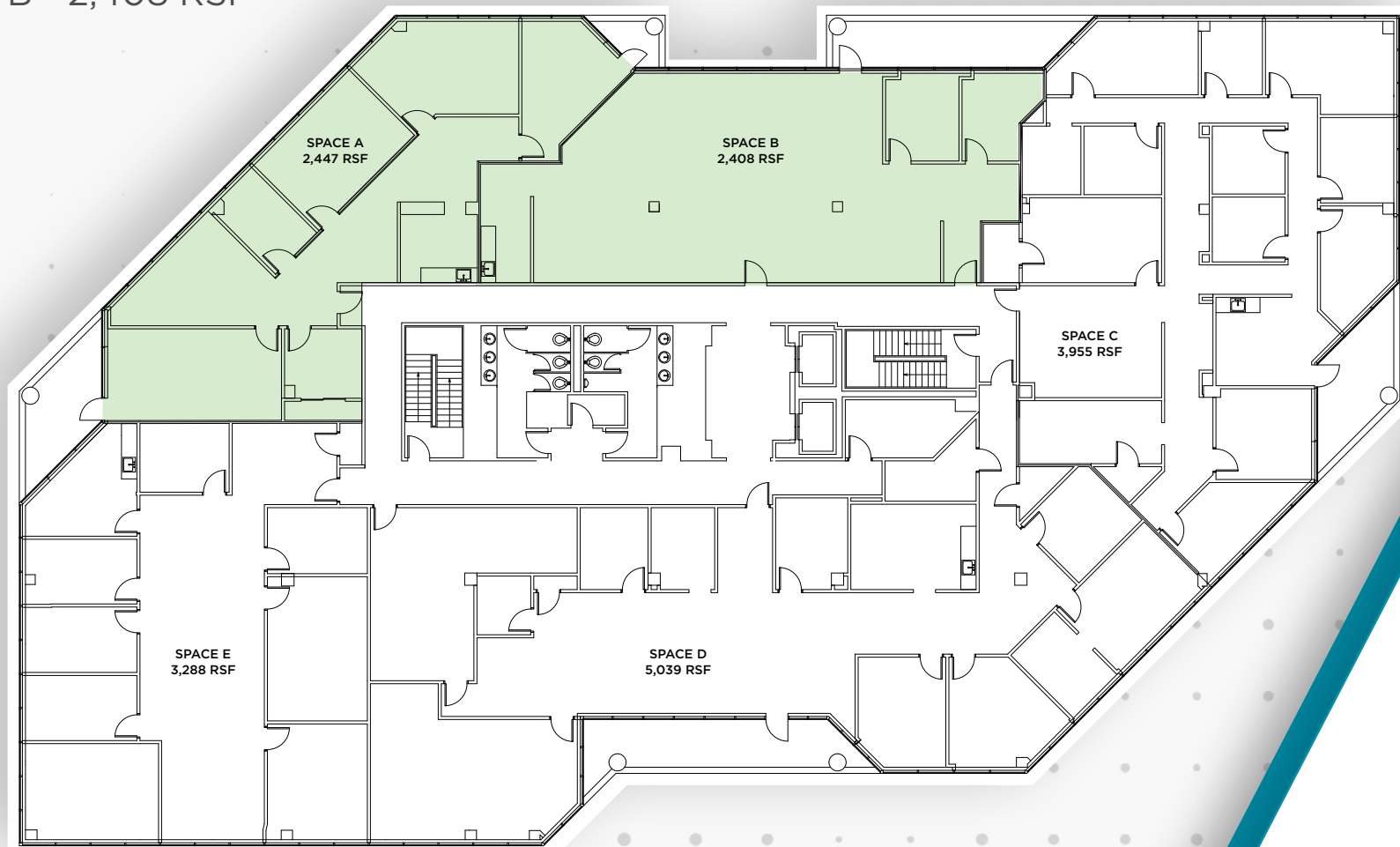


FLOOR PLAN

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2ND FLOOR

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- SUITE B - 2,408 RSF



FLOOR PLAN

4 ARMSTRONG AVAILABILITY

3RD FLOOR

- FULL FLOOR - 18,000 RSF





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