

# LEASE

## CLASS A OFFICE SPACE AVAILABLE FOR LEASE

42 Old Ridgebury Road Danbury, CT 06810



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for lease 42 Old Ridgebury Road, located in Danbury, Connecticut. Up to 10,602 SF of General or Medical Office is available in this recently renovated building on the desirable west side of Danbury. Within close proximity to all amenities that Danbury has to offer, the property is located a mile from the Westchester County border, with easy access to I-84, I-684, lower Fairfield County, and NYC. The property features recently renovated common areas, restrooms, and elevator cabs. New roof and HVAC systems have been installed along with new landscaping. Adjacent to Somers Orthopedic, Surgery Center, and Radiology.

### PROPERTY HIGHLIGHTS

- Medical or General office space
- Generous TI allowance
- Easy access to I-84 and NYC
- Prime west side location

### OFFERING SUMMARY

Lease Rate:	\$19.50 SF/YR (MG)
Available SF:	5,284 - 10,602 SF
Lot Size:	3.98 Acres
Building Size:	61,596 SF
Zoning:	IL40

**Dan Sousa**  
(203) 948-7870

**Chris Scatterday**  
(203) 461-1931

**Todd Payne, SIOR**  
(203) 456-3223



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**COMMERCIAL**  
REALTY

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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	5,284 - 10,602 SF	Lease Rate:	\$19.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 301-A	Available	5,284 - 10,602 SF	Modified Gross	\$19.50 SF/yr	Suite 301-A presents a sublease opportunity with modern finishes, functional layout, and immediate occupancy potential - perfect for tenants seeking high-quality space with the build-out hassle. Sublease expires January 2029.
Suite 301-B	Available	5,318 - 10,602 SF	Modified Gross	\$19.50 SF/yr	Suite 301-B features an open floor plan with a kitchenette and a server room. Ready to be fit-out to the tenant's specific requirements.

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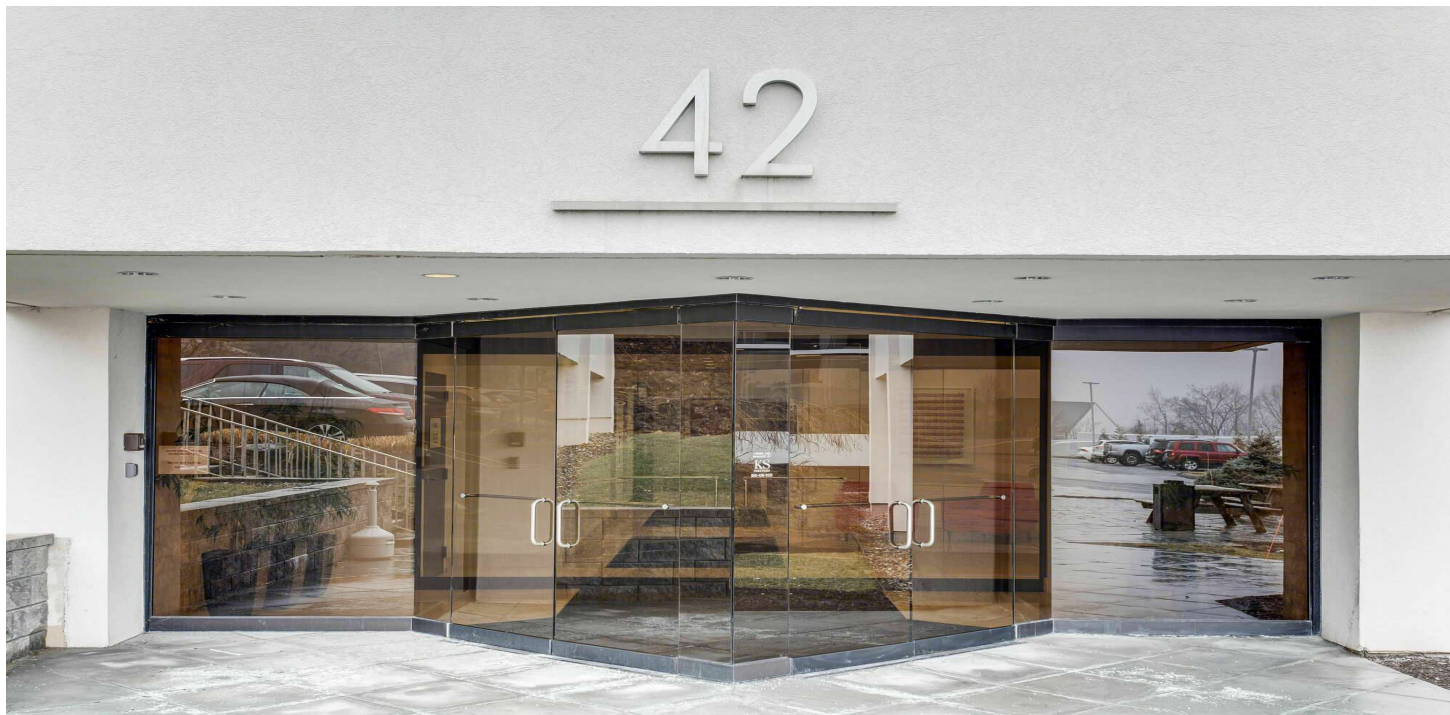
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## ENTRANCE AND LOBBY

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# LEASE

**SUITE 301-A - 5,284 RSF**

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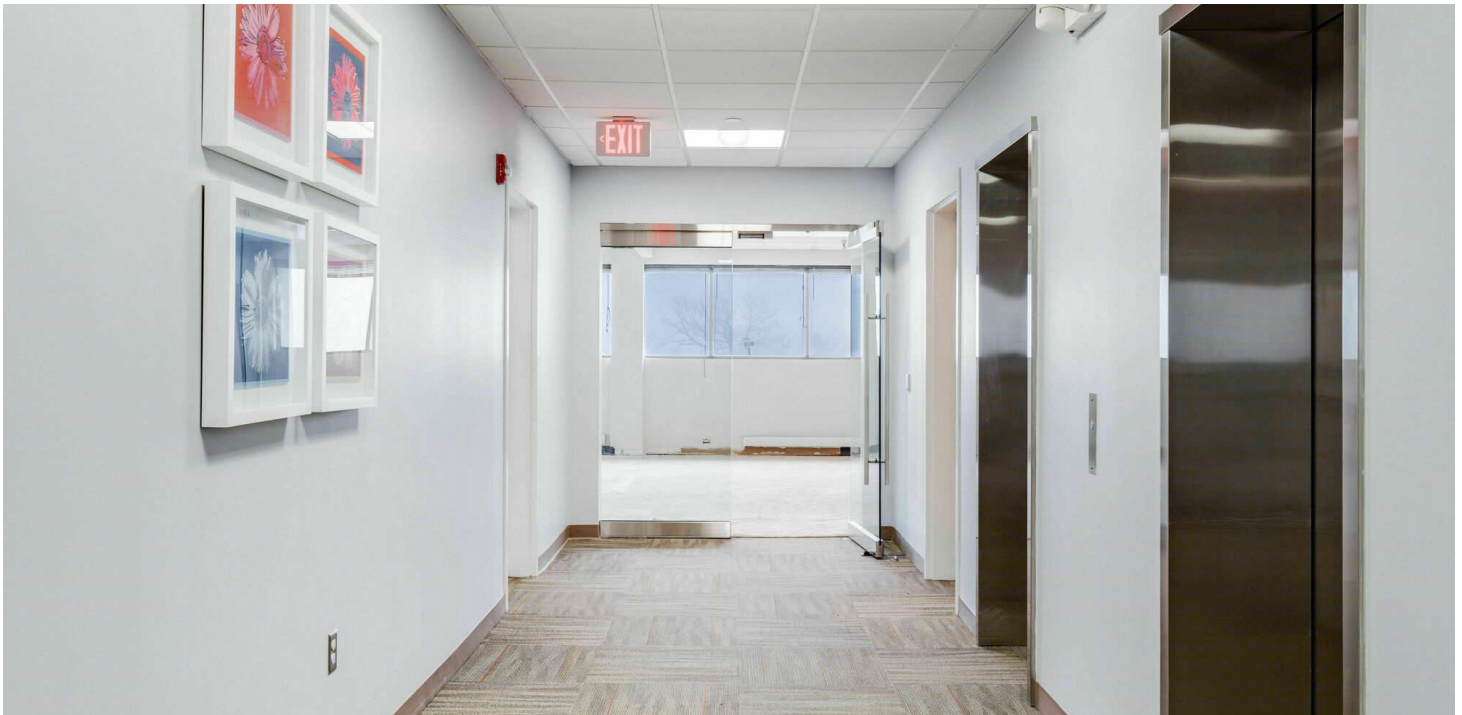
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**SUITE 301-B - 5,318 RSF**

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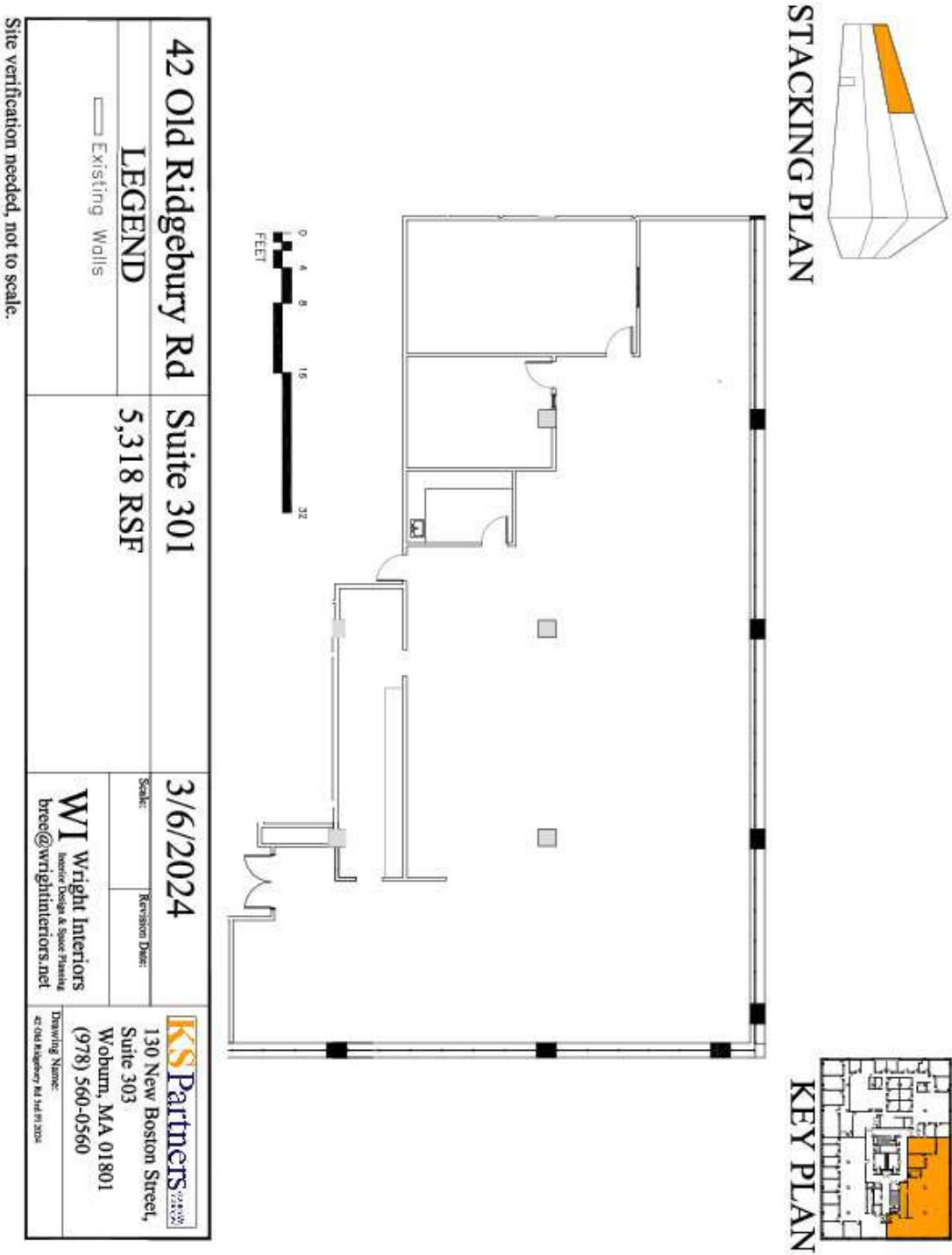
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