

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. 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 office space
- Generous TI allowance
- Easy access to I-84 and NYC
- 24/7 key card access
- Prime west side location

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (MG)
Available SF:	2,700 - 10,602 SF
Lot Size:	3.98 Acres
Building Size:	61,596 SF
Zoning:	IL40

SPACES	LEASE RATE	SPACE SIZE
202	\$19.50 SF/yr	2,700 SF
301	\$19.50 SF/yr	5,500 - 10,602 SF

Christopher Scatterday
203 461 1931

Daniel Sousa
203 948 7870



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	2,700 - 10,602 SF	Lease Rate:	\$19.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
202	2,700 SF	Modified Gross	\$19.50 SF/yr	Suite 202 features a mix of private office and bullpen space. Fresh paint and carpet. Move-in ready condition.
301	5,500 - 10,602 SF	Modified Gross	\$19.50 SF/yr	Suite 301 features an open floor plan with some perimeter offices, a full kitchen, and a server room. Ready to be fit-out to the tenant's specific requirements.

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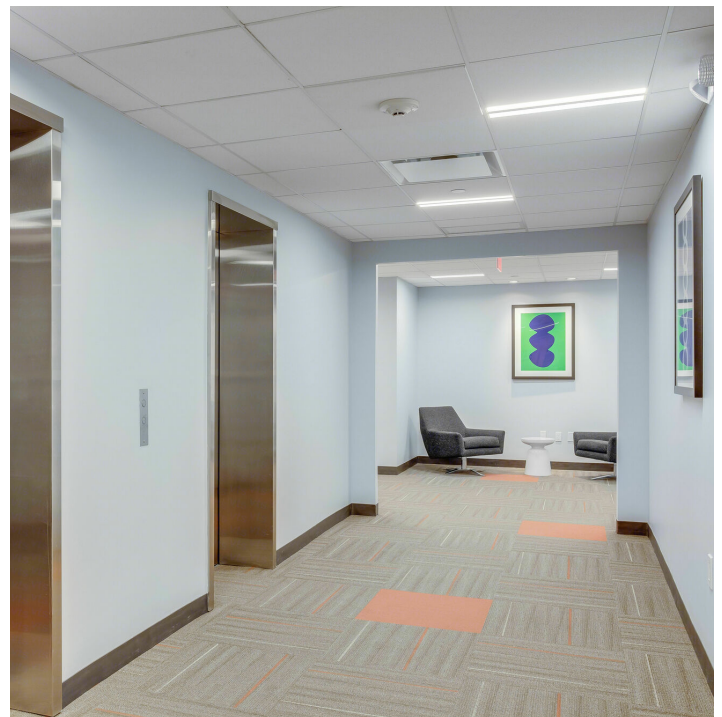


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ENTRANCE AND LOBBY

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2ND FLOOR - 2,700 RSF

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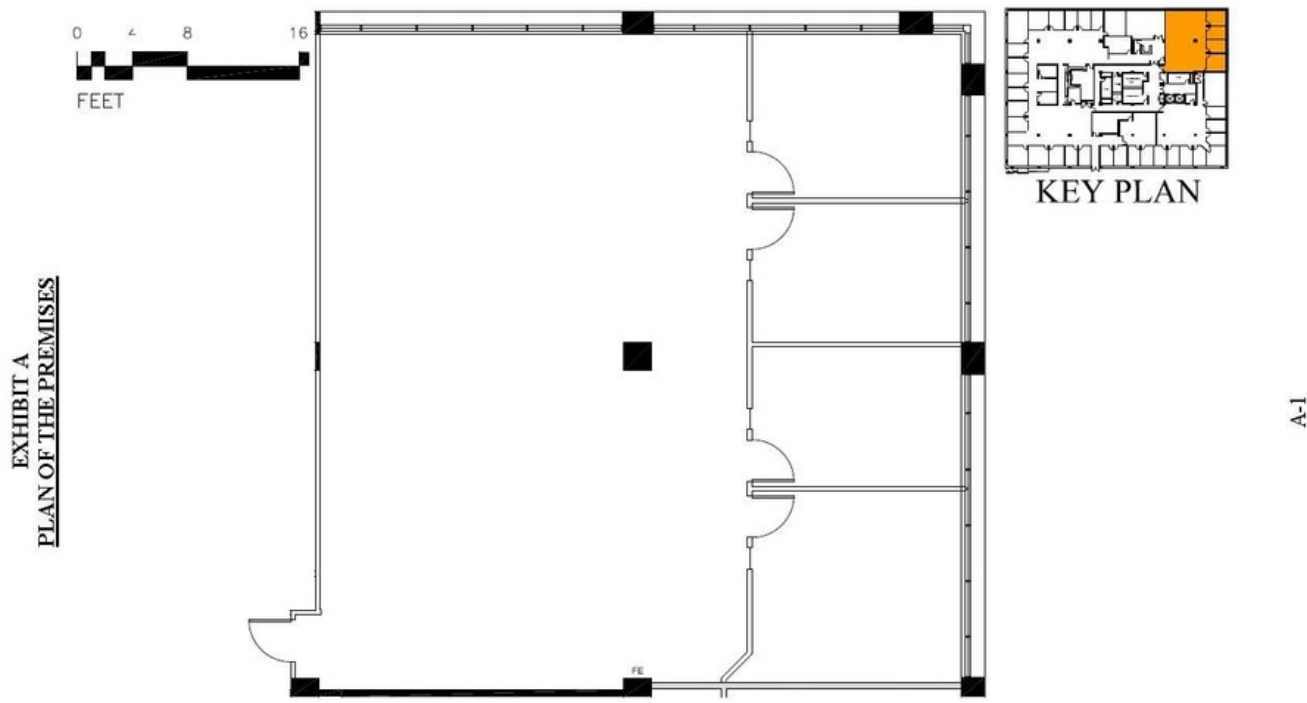


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2ND FLOOR - 2700 RSF

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42 Old Ridgebury Rd	Suite 202	7-12-18	KS Partners 130 New Boston Street, Suite 303 Woburn, MA 01801 (978) 560-0560
LEGEND	Lease Exhibit DDF Capital 2,700 RSF	Scale: "=1'-0"	Revision Date:
Existing Walls		WI Wright Interiors Interior Design & Space Planning bree@wrightinteriors.net	Drawing Name: 42 Old Ridgebury Rd 2nd flr capital 01 2018
New Walls			

Site verification needed.

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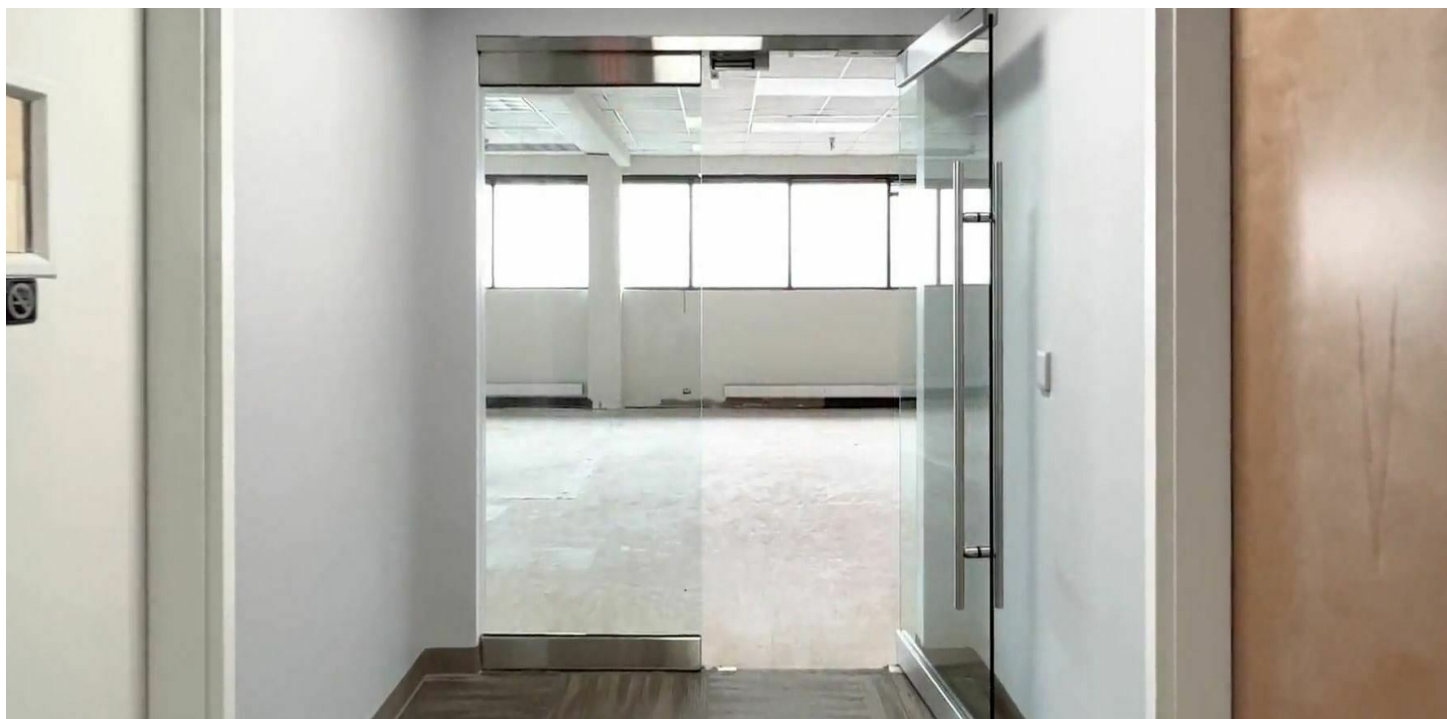
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3RD FLOOR - 10,602 RSF

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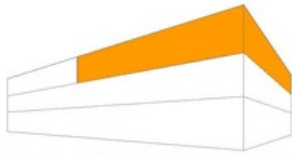


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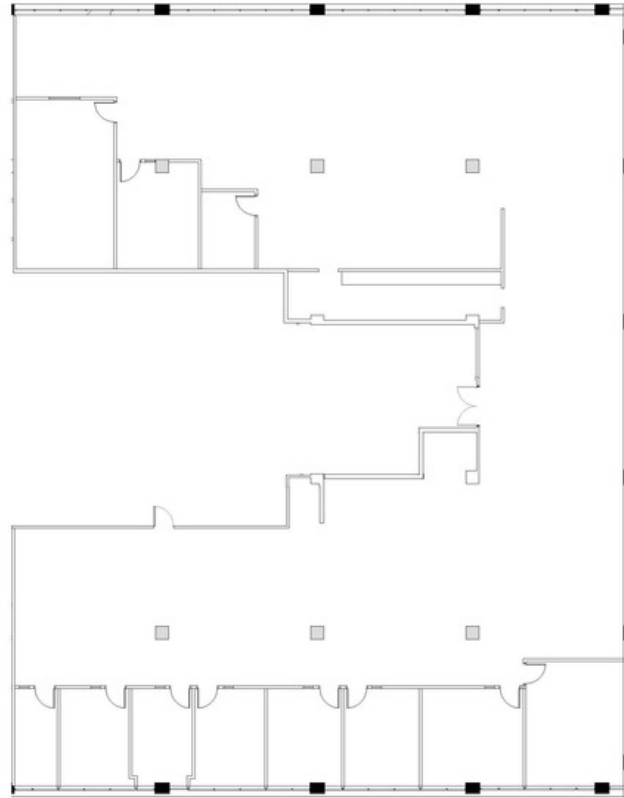
LEASE

3RD FLOOR - 10,602 RSF

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STACKING PLAN



KEY PLAN

42 Old Ridgebury Rd		Suite 301	5/14/2020		<div><div><div>KS Partners<small>own needs management</small></div><div>130 New Boston Street, Suite 303 Woburn, MA 01801 (978) 560-0560</div></div><div>Drawing Name: 42 Old Ridgebury Rd 3rd Fl 5-14-2020</div></div>
LEGEND		10,602 RSF	Scale:	Revision Date:	
<div><div></div> Existing Walls</div>			<div><div>WI Wright Interiors</div><div>Interior Design & Space Planning</div><div>bree@wrightinteriors.net</div></div>		

Site verification needed, not to scale.

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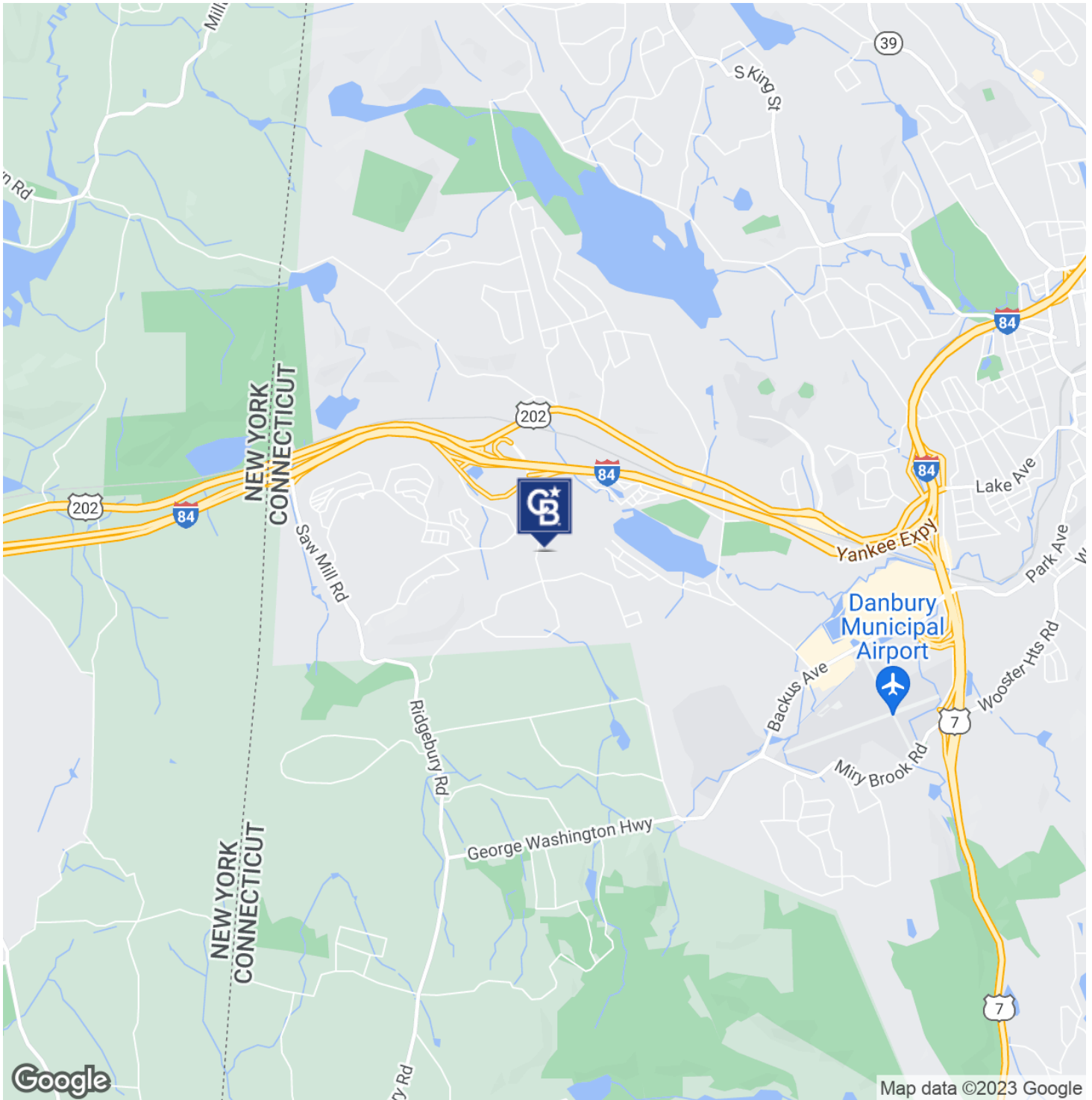


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