



**COLDWELL
BANKER
COMMERCIAL**
NRT

FOR LEASE

CBCWORLDWIDE.COM

7 OLD SHERMAN TURNPIKE

\$15.50 SF/yr (Gross)

7 Old Sherman Turnpike
Danbury, CT 06810



OFFICE

Daniel Sousa
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COLDWELL BANKER COMMERCIAL
NRT
7 Kenosia Ave Ste 3, Danbury, CT 06810
203.744.7025



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OFFERING SUMMARY

Available SF:	1,306 - 2,240 SF
Lease Rate:	\$15.50 SF/yr (Gross)
Lot Size:	0.95 Acres
Year Built:	1981
Building Size:	19,521 SF
Zoning:	IG-80

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PROPERTY OVERVIEW

Coldwell Banker Commercial NRT presents for lease 7 Old Sherman Turnpike located in Danbury, Connecticut. This elevator serviced and handicap-accessible building is conveniently located right off of Exit 8 on I-84. Each unit has its own HVAC unit, operable windows, and the common areas are cleaned daily. Covered parking and storage may be available.

PROPERTY HIGHLIGHTS

- Individual HVAC Per Unit & Operable Windows
- Wide Stairwells / Elevator Building
- Daily Common Area Cleaning
- Easy Access From I-84
- Handicap-Accessible
- Upgraded Common Areas



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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,306 - 2,240 SF	Lease Rate:	\$15.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 203/205	Available	1,306 SF	Gross	\$15.50 SF/yr	1,306 RSF 3 - Offices 1 - Conference room Open work area Reception
Suite 207	Available	2,240 SF	Gross	\$15.50 SF/yr	2 Private Offices Kitchenette with Granite Counters Conference Room 6 Large Work Stations Open Flex Work Area

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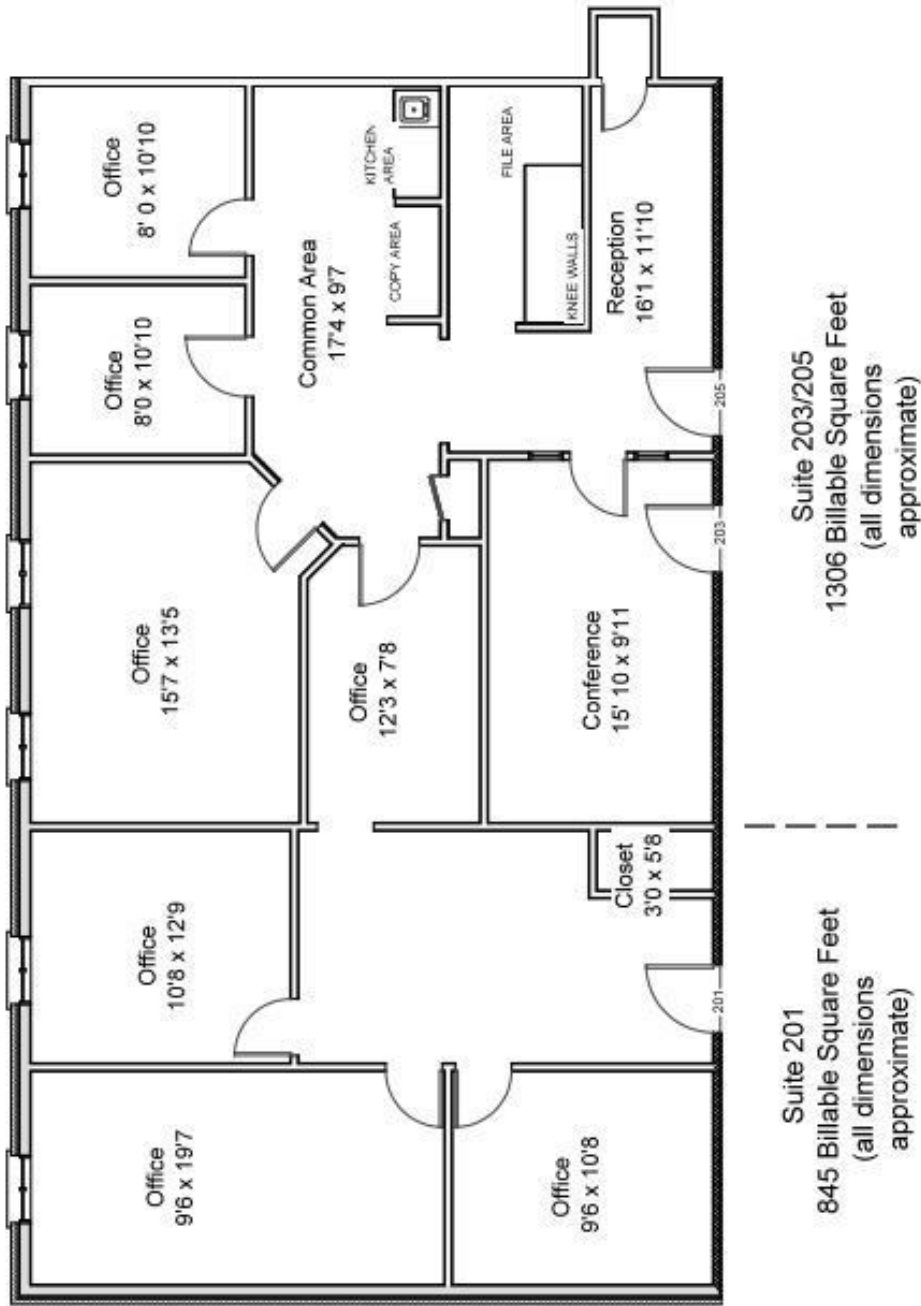
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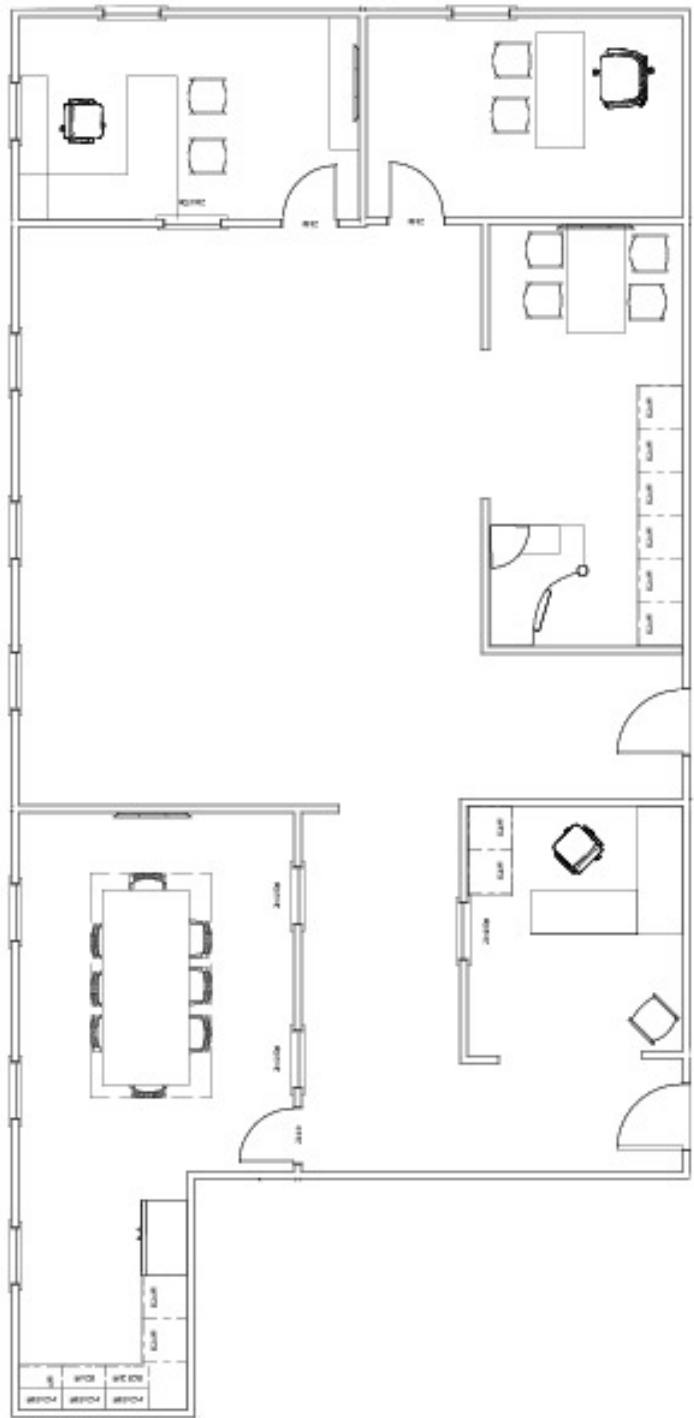
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**7 OLD SHERMAN TURNPIKE
SUITE 207**

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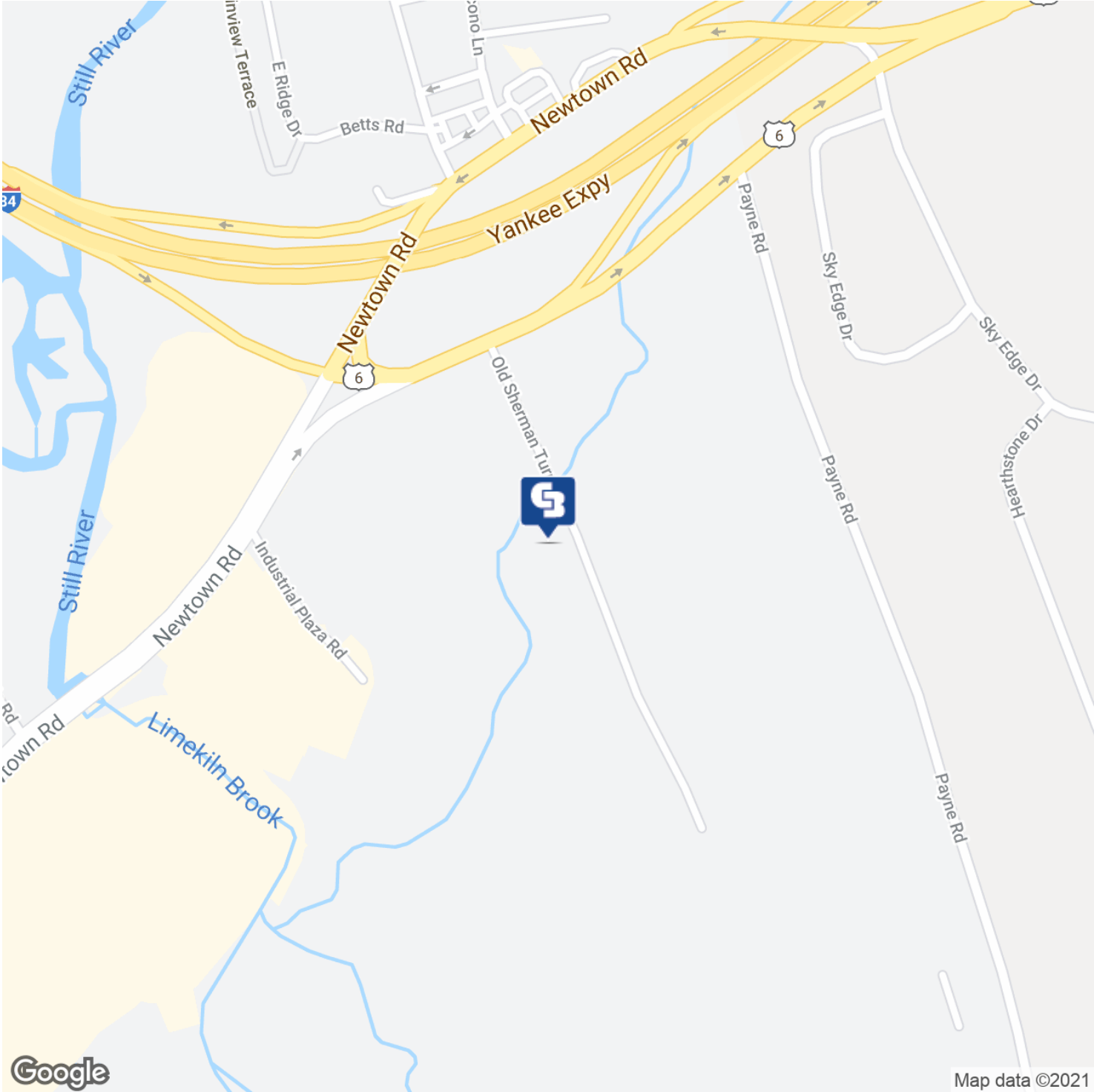
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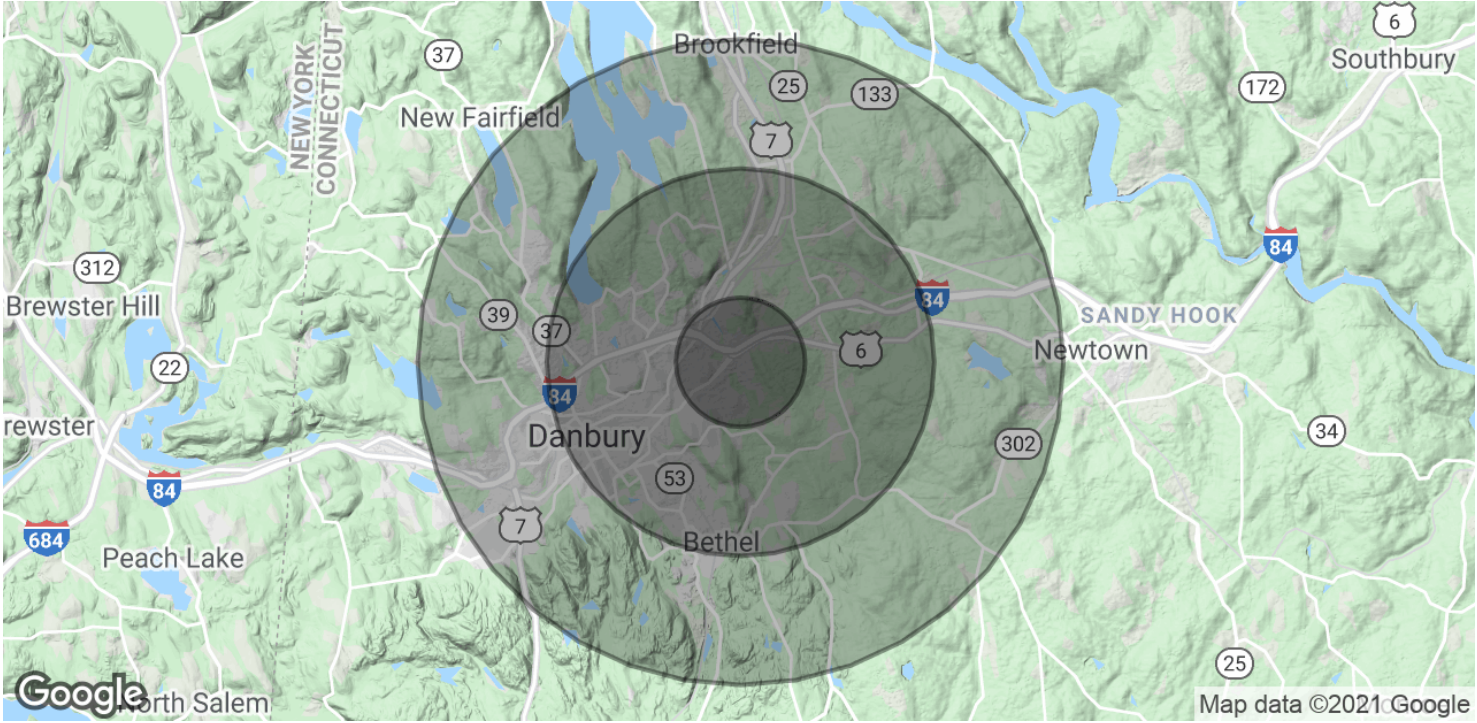
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,448	54,723	121,655
Average age	38.2	37.3	37.8
Average age (Male)	35.6	35.6	37.0
Average age (Female)	40.9	38.8	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,460	20,314	44,942
# of persons per HH	2.6	2.7	2.7
Average HH income	\$84,363	\$85,267	\$87,548
Average house value	\$352,460	\$370,647	\$397,249

* Demographic data derived from 2010 US Census

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