

# FOR LEASE

\$19.50 /SF GROSS

B @ WORK CO-WORKING COMING SOON



NRT



RIDGEFIELD, CT 06877  
**38-A GROVE ST**

## Property Description

Coldwell Banker Commercial NRT is pleased to present for Lease 38-A Grove Street in Ridgefield, Connecticut. This multi-tenanted Office Building offers a wide range of office configurations for all needs. Situated on 1.12 acres in an established office park just 3 miles from US-7. Within walking distance of a vibrant downtown, the property features 21,471 SF of quality office space within a B-2 zone.

Be @ Work will be opening on the first floor, offering co-working office space in a stylish, state of the art environment. Tenants to 38-A Grove would have the opportunity to access the wide array of amenities including meeting rooms and coffee bar.

## Property Highlights

- Professional / Medical Office Park
- 3 Miles From US-7
- Walking Distance to Vibrant Downtown

## Offering Summary

Available SF: 1,500 - 7,054 SF

Zoning: B-2

Spaces	Lease Rate	Size (SF)
101	Be @ Work - LEASED	3,600
202	\$19.50 SF/yr	1,350
203	\$19.50 SF/yr	1,500
204	\$19.50 SF/yr	2,245
301	\$19.50 SF/yr	3,600
302	LEASED	1,684
303	\$19.50 SF/yr	1,770
104	Be @ Work - LEASED	1,356



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**COLDWELL BANKER COMMERCIAL**

CBC NRT

7 OLD SHERMAN TURNPIKE | SUITE 207

DANBURY, CT 06810

203-744-7025

RIDGEFIELD, CT 06877

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Common Hallways



Common Stairwell



Suite 204



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# B@WORK

## Flexible Desk

ASK FOR PRICING

Grab a spot by the window with a view, the lengthy shared coworking table, the elevated brainstorm stations, or even a good old desk.

### What's Included Monthly

- 24/7 member access
- 3 hours of conference room time
- 3 guest visits
- 3 days access to our sister location
- 120 onsite black + white prints
- 20 onsite color prints

\*Monthly memberships require a 3 month commitment. Annual memberships available for an upfront cost of \$3,300, which equals one month free! Additional conference room time will be charged at an hourly rate of \$25 per hour. All memberships require a one-time, \$100 setup fee.

## Dedicated Desk

ASK FOR PRICING

Know what you like and aren't feeling the portable vibe? Have a spot of your own, reserved for you, and only you, every day.

### What's Included Monthly

- 24/7 member access
- 10 hours of conference room time
- 10 guest visits
- 5 days access to our sister location
- 120 onsite black + white prints
- 20 onsite color prints

\*Monthly memberships require a 6 month commitment. Annual memberships available for an upfront cost of \$5,500, which equals one month free! Additional conference room time will be charged at an hourly rate of \$25 per hour. All memberships require a one-time, \$100 setup fee.

## Private Office

ASK FOR PRICING

Need your own private oasis along with all the coworking perks? We have light-filled private offices with a water view, designed to inspire.

### What's Included

- Includes 2 memberships
- Turnkey space
- Additional memberships/desks can be added \$400/person/month
- 15 hours of monthly conference room time
- 15 monthly visitors
- Private entrance
- 150 onsite black + white prints
- 30 onsite colorprints

\*Requires a 12 month commitment. Additional conference room time will be charged at an hourly rate of \$25 per hour.

Day Passes  
\$30

One time use for flex desk

Virtual Pass  
\$100 per mo

6 Months Min/Annual \$1,100

Conference Rooms  
\$100 per hr

9am – 5pm / Monday thru Friday



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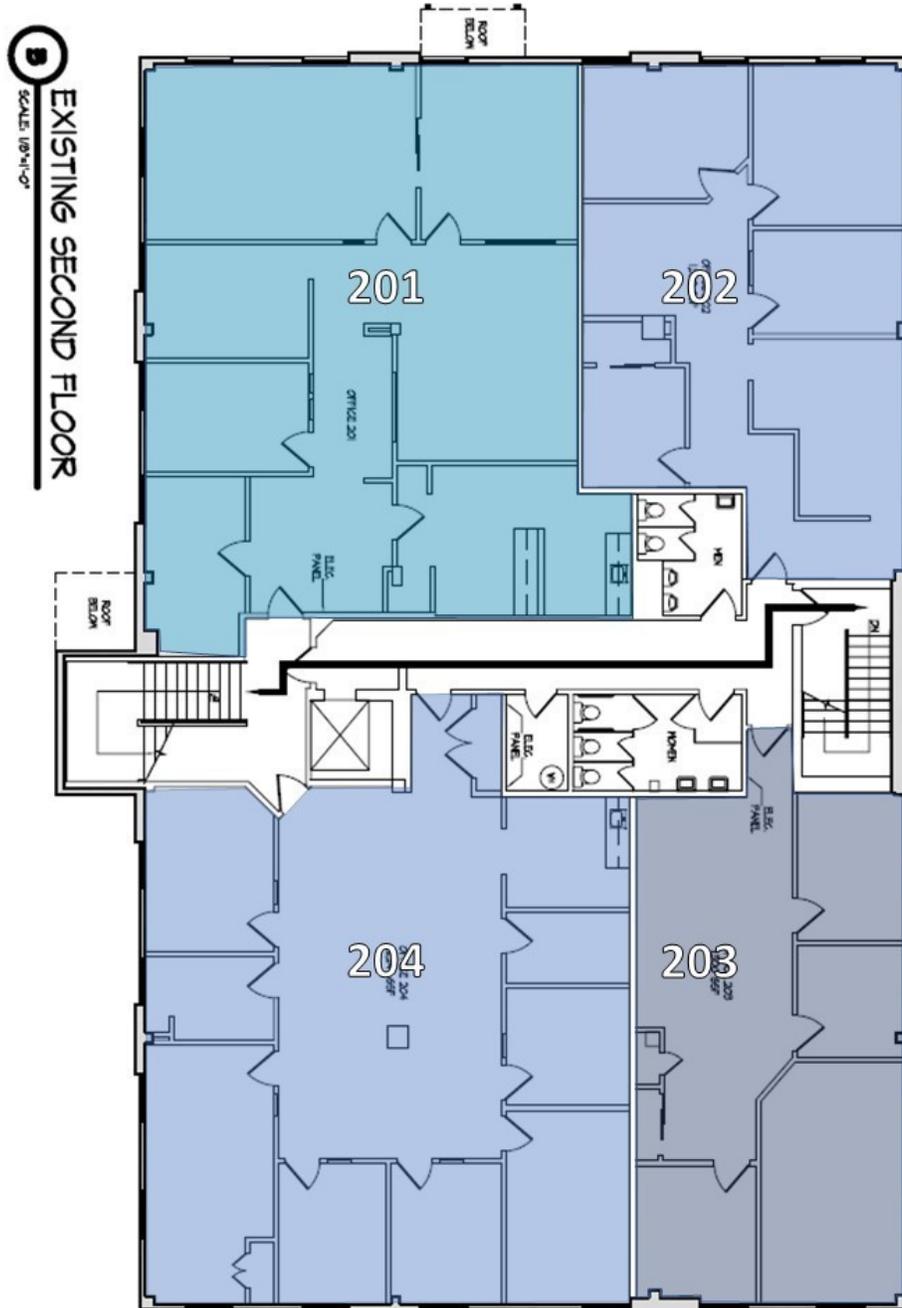
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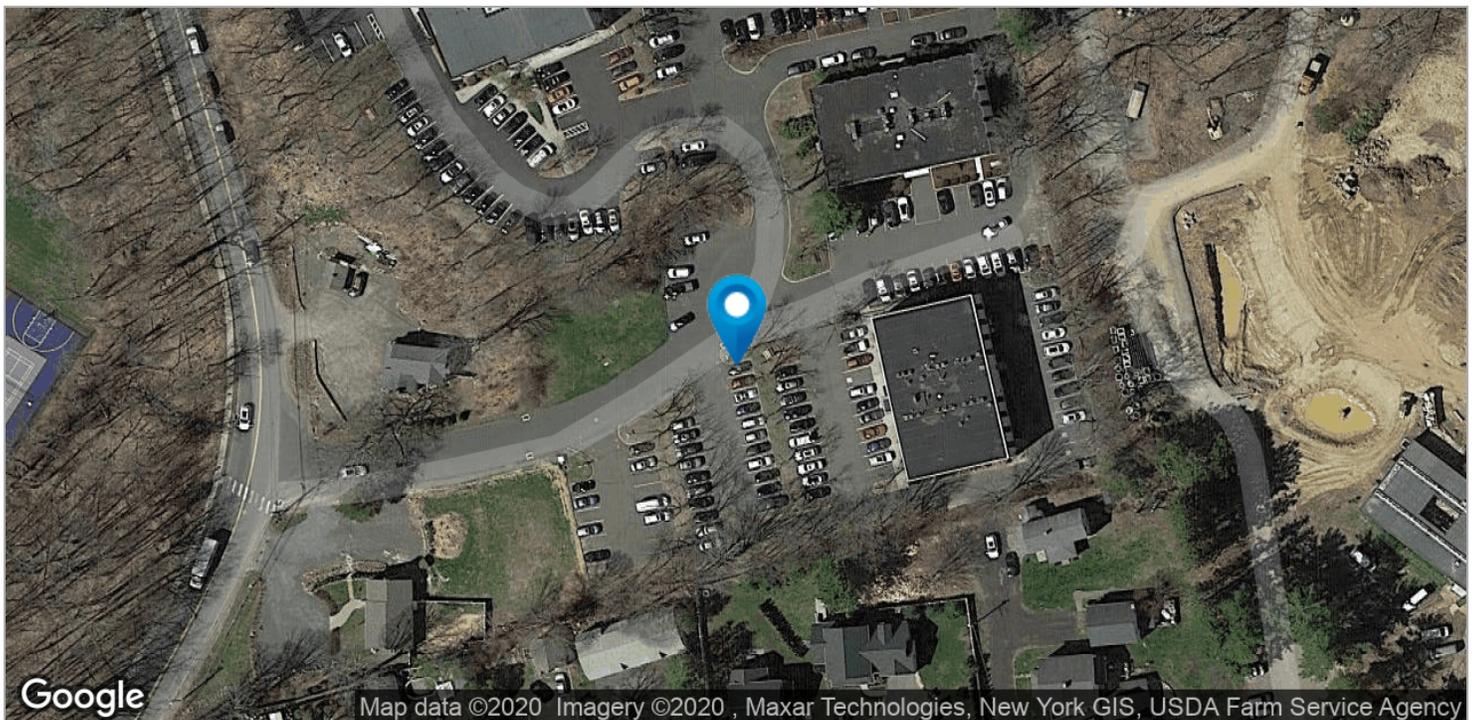
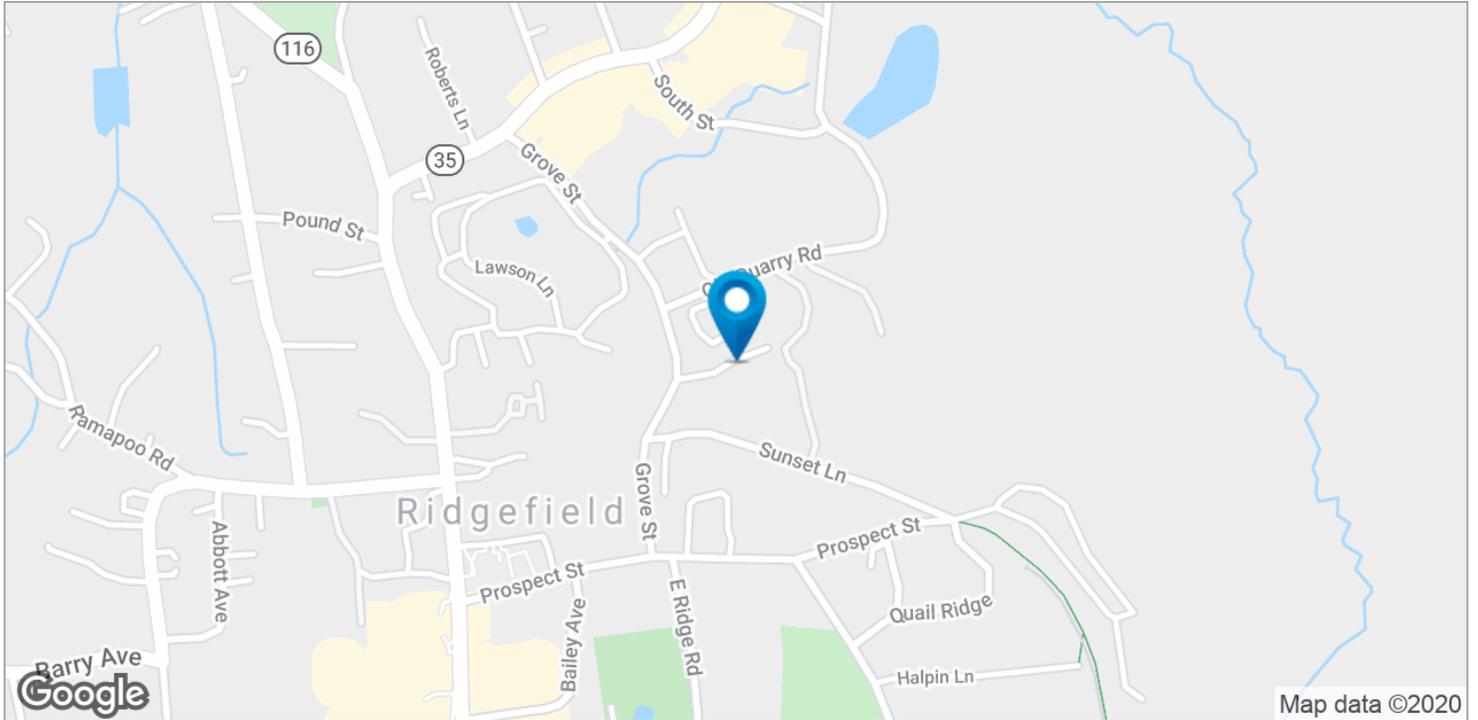


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