



249 DANBURY ROAD
WILTON, CT



MEDICAL SPACE FOR LEASE

9,143 RSF Available on Second Floor
(divisible to 1,500 RSF)

TYLER GILSENAN

(203) 966-1858

tgilsenan@cambridgehanover.com



ANCHORED BY



BUILDING HIGHLIGHTS



Prominent frontage on Route 7 with monument and building signage



Tenants include Nuvance Health (primary care, blood draw) and ONS (orthopedics, physical therapy)



Easy accessibility with two signalized access and egress points, one with turn lane



Under-served corridor for healthcare



Medical grade parking ratio (5/1,000 SF)



Covered drop-off with automated entry doors



State-of-the-art medical center with new building systems and infrastructure



2 elevators (1 gurney size)



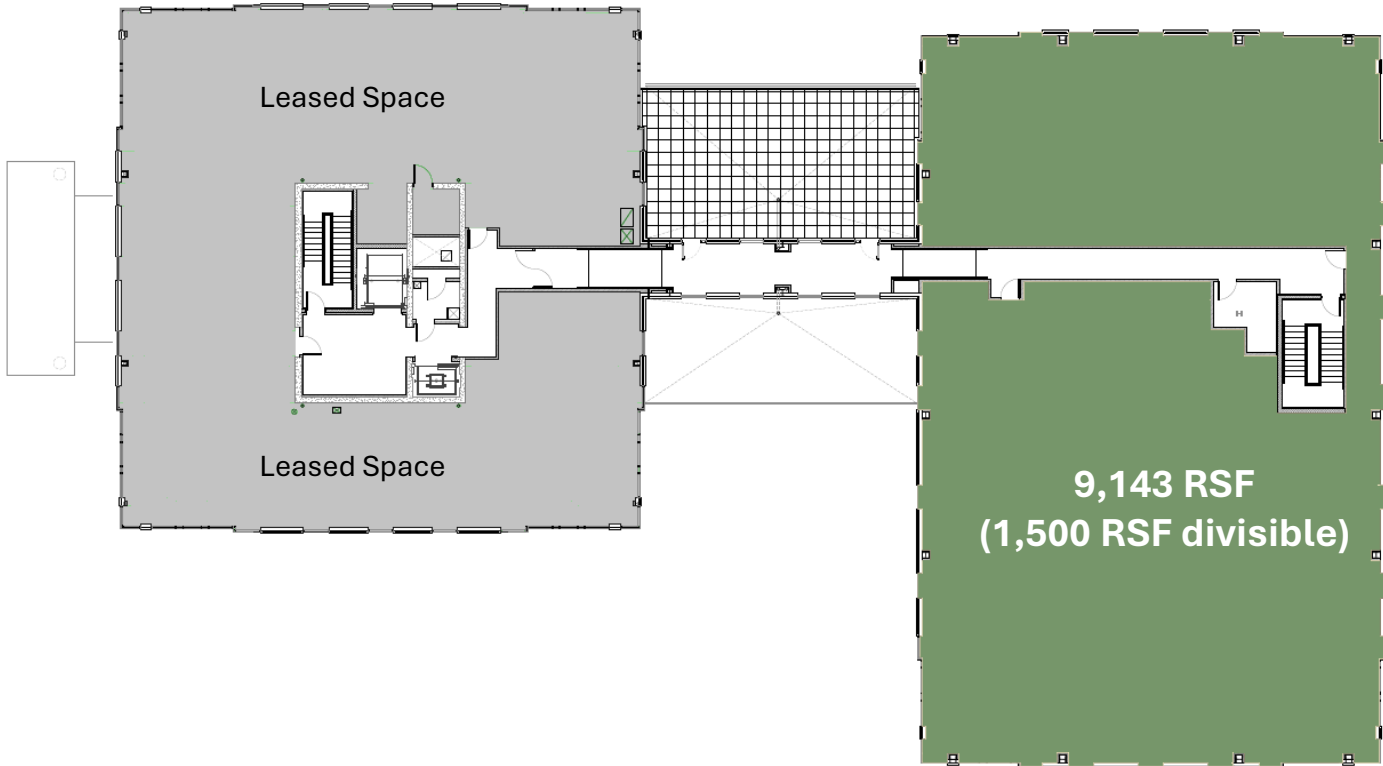
Common roof terrace on second floor



Walk to Wilton Center and Metro North Railroad

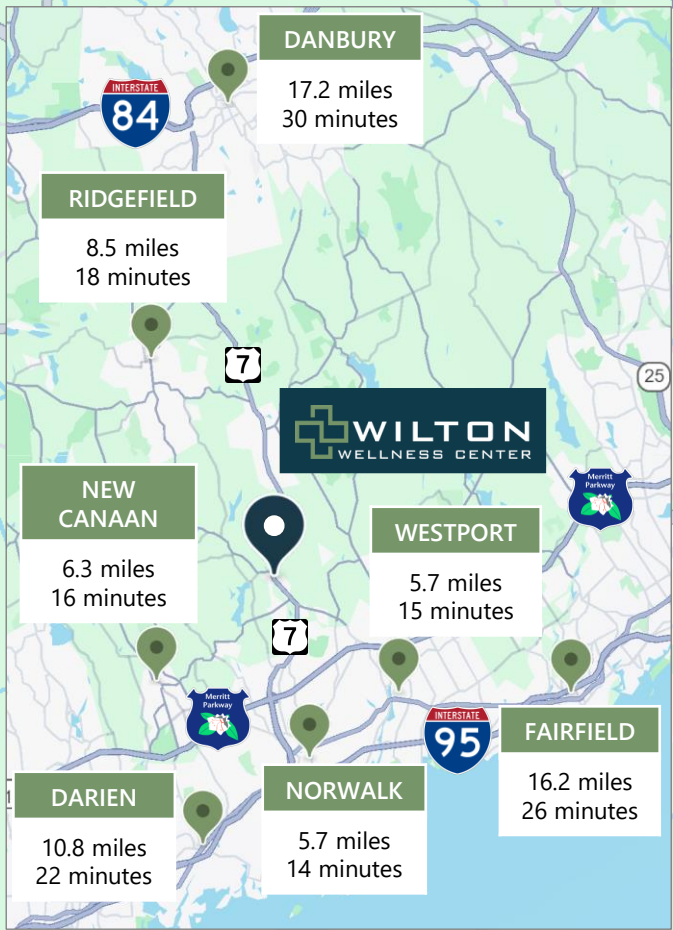
FLOOR PLAN

Available Space – Second Floor



Sample Floor Plans





372 DANBURY ROAD

WILTON WELLNESS CENTER
249 DANBURY ROAD

IONS Orthopaedic & Neurosurgery Specialists

195 DANBURY ROAD

AMSURG

DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population	2,385	24,191	88,283
Households	1,011	8,791	32,672
2023 Avg HH Income	\$241,935	\$279,856	\$237,855

106

33

50 DANBURY ROAD

Soundview Medical Associates, LLC

761 MAIN AVENUE

ctENT

60 DANBURY ROAD

TYLER GILSENAN
 (203) 966-1858
 tgilsenan@cambridgehanover.com

