

LEASE

OFFICE SUITES

158 Danbury Rd Ridgefield, CT 06877



PROPERTY DESCRIPTION

Nestled in the charming town of Ridgefield, this executive suite offers the perfect blend of convenience, tranquility and professionalism. Situated at 158 Danbury Road, this office is ideal for businesses seeking a prime location with a quiet, focused environment. The space is very versatile; suitable for a variety of professional uses, from small businesses to private practices. Make this your place of business today!

PROPERTY HIGHLIGHTS

- Prime Location
- Professional Setting
- Quiet Environment
- Versatile Space
- All Utilities Included

OFFERING SUMMARY

Lease Rate:	\$650.00 per month (Full Service)
Number of Units:	1
Available SF:	150 SF
Building Size:	11,700 SF

Chris Scatterday
(203) 461-1931



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COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	150 SF	Lease Rate:	\$650 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office C	Available	150 SF	Full Service	\$650 per month	Suitable for a variety of professional uses, from small businesses to private practices.
Office G	-	125 SF	Full Service	\$600 per month	Suitable for a variety of professional uses, from small businesses to private practices.

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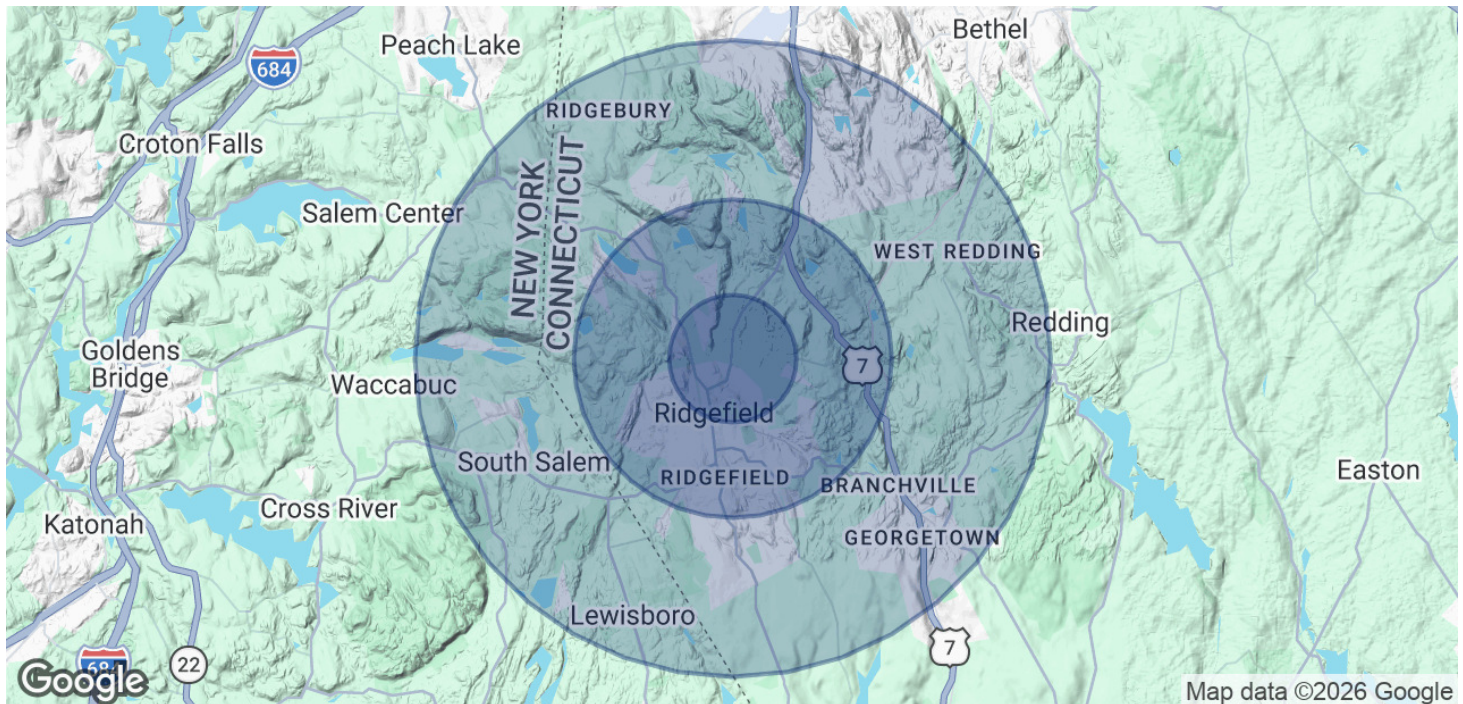
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POPULATION	1 MILE	2.5 MILES	5 MILES
Total Population	4,468	17,458	41,277
Average Age	45	43	43
Average Age (Male)	42	42	42
Average Age (Female)	47	44	44

HOUSEHOLDS & INCOME	1 MILE	2.5 MILES	5 MILES
Total Households	1,914	6,456	15,051
# of Persons per HH	2.3	2.7	2.7
Average HH Income	\$192,360	\$230,348	\$229,636
Average House Value	\$889,559	\$926,164	\$874,765

2020 American Community Survey (ACS)

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