

LEASE RATE: \$19.50/SF + ELECTRIC

PROPERTY HIGHLIGHTS

- Parking ratio: 3.7/1,000 SF
- Total building renovation includes brand new HVAC units with energy management system and energy efficient lighting (reduces cost), new lobby, restrooms, common areas, parking lot and landscaping.
- Fitness Center with new lockers and showers – equipped with state-of-the-art workout equipment available to tenants at both buildings at no cost.
- Shared Conference Facility – conference center that will allow for board room style meetings, presentations, and training sessions available to tenants of both buildings.
- Responsive local ownership.
- On-site property management.
- Excellent access to Route 8, Exit 11 and the Merritt Parkway.
- Fiber optics and sonnet-ring available.
- Major hotels, shopping centers, cafes and restaurants are all located within walking distance from the buildings.
- Medical Uses Welcome!


2 ARMSTRONG ROAD Total Available- 2,367 SF

1st Floor	Unit A- 2,367 SF
-----------------------------	------------------

4 ARMSTRONG ROAD Total Available- 2,820 SF

1st Floor	Unit A- 2,841 SF
	Unit B- 9,173 SF

2nd Floor	Unit A- 2,408 SF
-----------------------------	------------------

For more information, please contact:

Kevin Foley
 203 326 5814
 kevin.foley@cushwake.com

Michael Dillon
 203 326 5826
 michael.dillon@cushwake.com

Cushman & Wakefield of Connecticut, Inc.
 107 Elm Street, 8th floor
 Four Stamford Plaza
 Stamford, CT 06902
 203 326 5800
 cushwakefield.com



CAPITAL IMPROVEMENTS

- **Cosmetic Renovations to the Common Areas** - The lobbies and common areas of both buildings have been completely renovated with modern contemporary design and finishes. Completed in May 2016.
- **Fitness Center** - A new fitness center featuring Precor cardiovascular equipment was installed in March 2016 at 2 Armstrong Road, which is available to tenants of both buildings at no cost.
- **Shared Conference Facility** - A new Shared Conference Facility was installed in March 2016 at 2 Armstrong Road, which is available to tenants of both buildings at no cost. Modular furniture has been installed so that it can be arranged in a variety of configurations to allow for board room style meetings, presentations, and training sessions.
- **Shared Lounge Facility**- A new Shared Lounge Facility was installed in August 2016 at 4 Armstrong Road, which is available to tenants of both buildings at no cost.
- **2 Armstrong Parking Lot Repavement** - Completed in November 2015.
- **4 Armstrong Parking Lot Repavement** - Completed in July 2018.
- **Parking Deck Waterproofing** - Completed in Summer 2018.
- **Exterior Lighting Upgrades** - All parking lot lights and bollards were replaced with LED fixtures in January 2016.
- **Masonry** - Installation of new stone entrances and granite curbing at both buildings was completed in November 2015.
- **Landscape Installations** - Brand new landscape installations have been designed for planting areas throughout the grounds of both buildings. Completed in May 2016.
- **Signage** - Brand new exterior and interior sign package for both buildings; the exterior signage was installed in January 2016 and interior signage was installed in August 2016.
- **Roof Replacement** - The roofs of both buildings will be replaced in the summer of 2016.
- **HVAC Replacement** - All original mid-1980's RTUs of both buildings, six units in total, were replaced in January 2016.
- **Boiler Replacement** - The original mid-1980's boilers in both buildings were replaced with state-of-the-art, 93% efficient, dual boilers in December 2015.
- **Energy Management System** - A state-of-the-art digital energy management system with digital controls was installed along with the RTUs in January 2016. The EMS has vastly improved the comfort of the tenants while greatly increasing the efficiency of the system, thus reducing operating costs. These savings are passed through to the tenants.

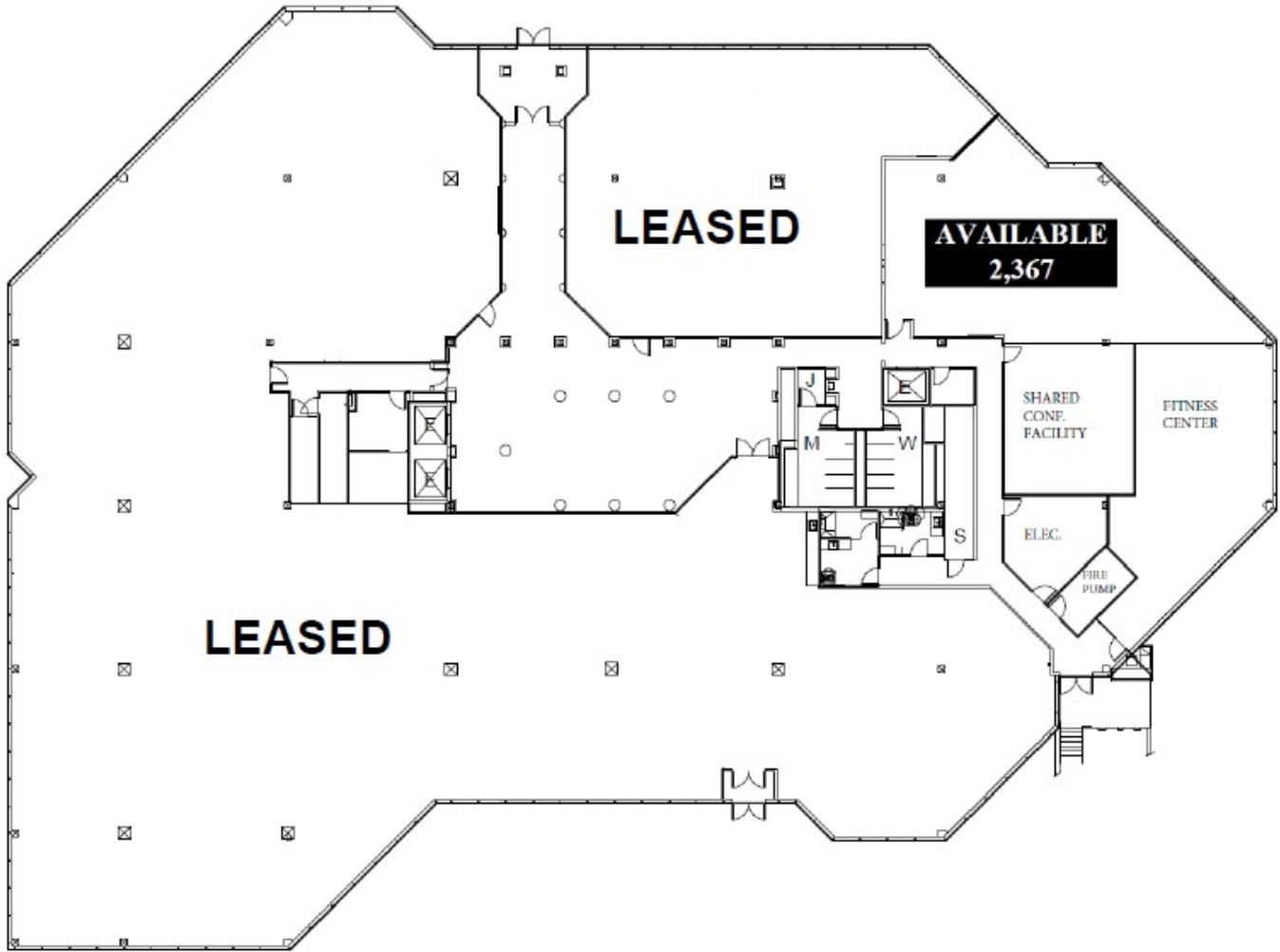
For more information, please contact:

Kevin Foley
203 326 5814
kevin.foley@cushwake.com

Michael Dillon
203 326 5826
michael.dillon@cushwake.com

Cushman & Wakefield of Connecticut, Inc.
107 Elm Street, 8th floor
Four Stamford Plaza
Stamford, CT 06902
203 326 5800
cushwakefield.com

FIRST FLOOR



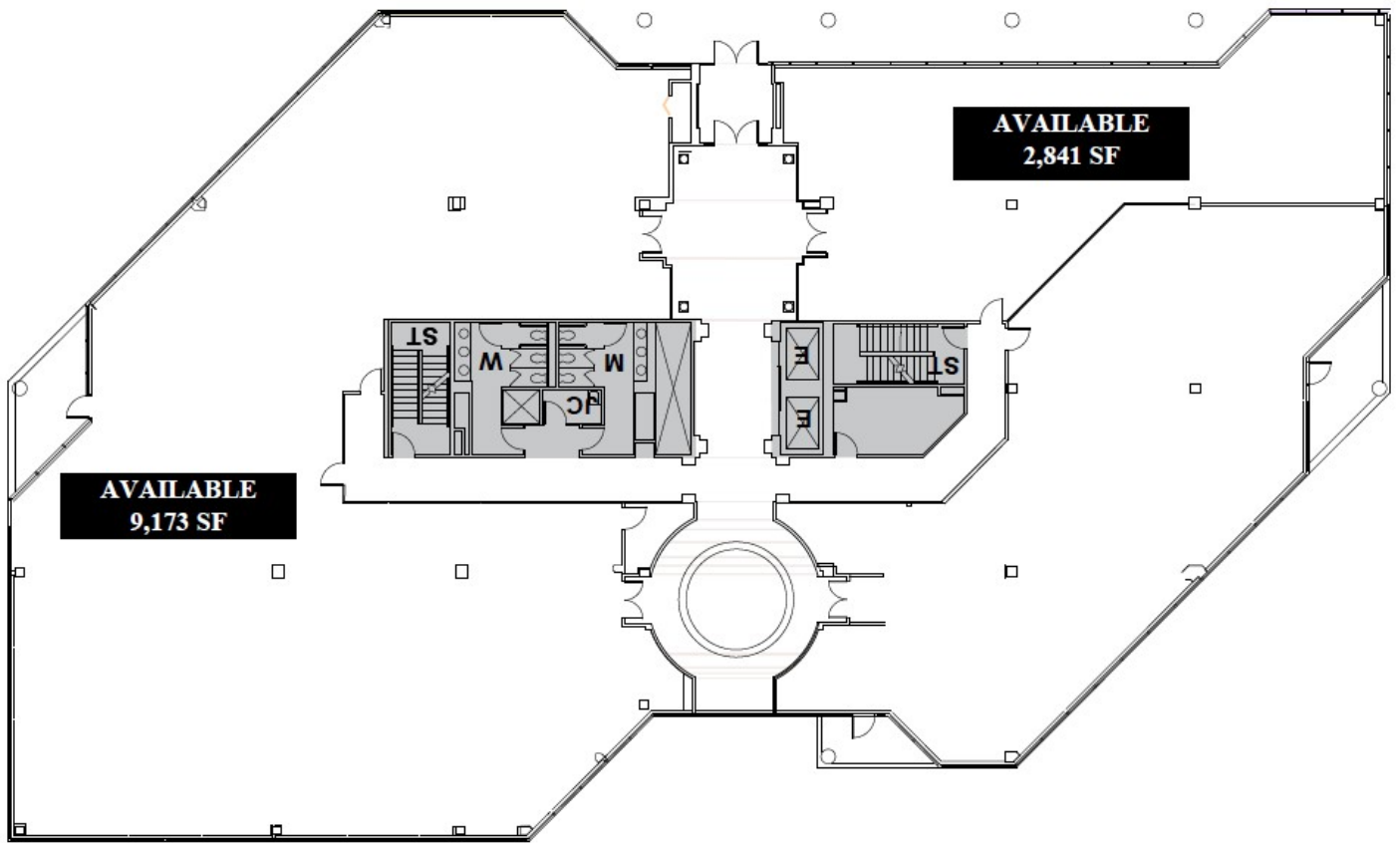
For more information, please contact:

Kevin Foley
203 326 5814
kevin.foley@cushwake.com

Michael Dillon
203 326 5826
michael.dillon@cushwake.com

Cushman & Wakefield of Connecticut, Inc.
107 Elm Street, 8th floor
Four Stamford Plaza
Stamford, CT 06902
203 326 5800
cushwakefield.com

FIRST FLOOR



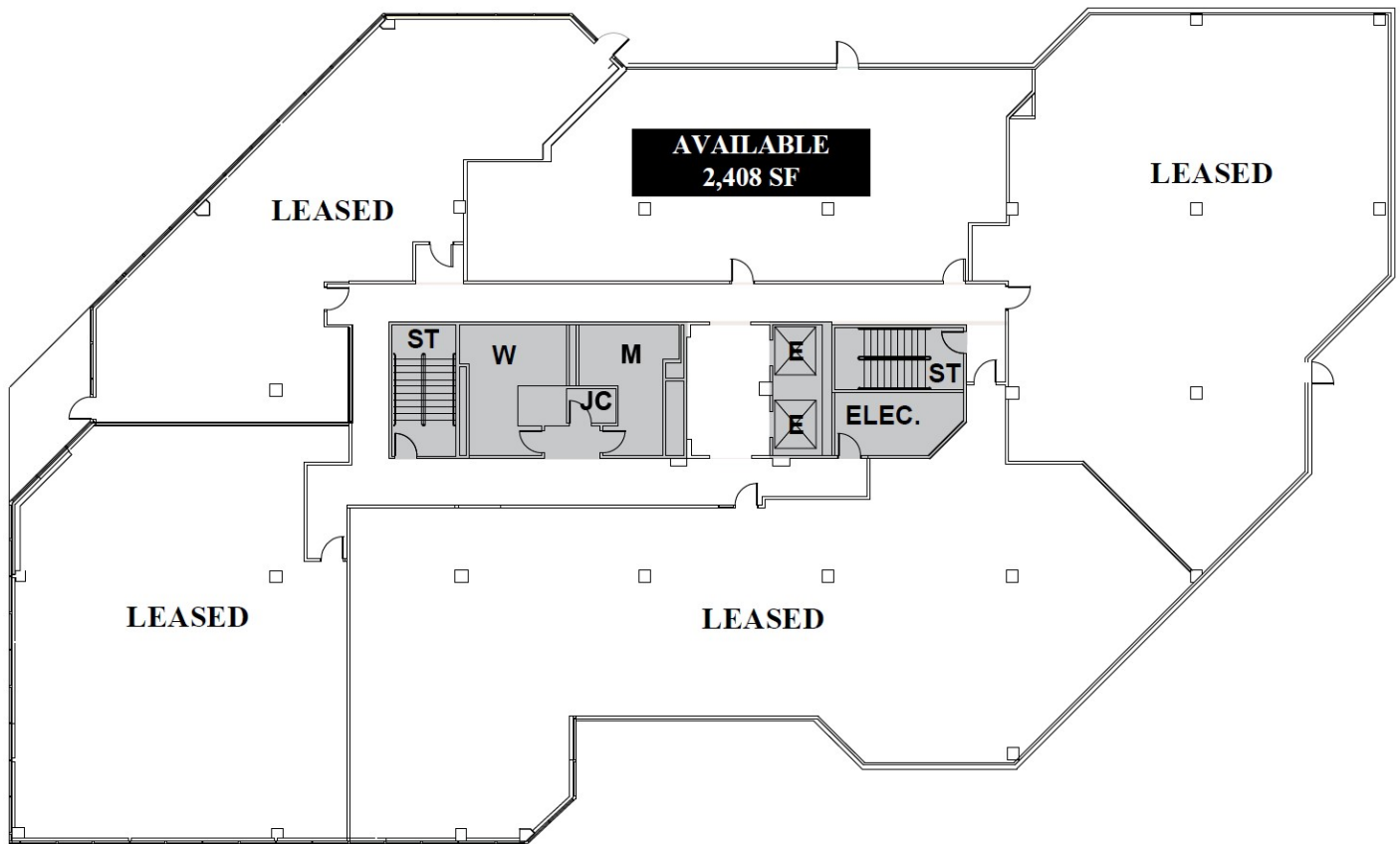
For more information, please contact:

Kevin Foley
203 326 5814
kevin.foley@cushwake.com

Michael Dillon
203 326 5826
michael.dillon@cushwake.com

Cushman & Wakefield of Connecticut, Inc.
107 Elm Street, 8th floor
Four Stamford Plaza
Stamford, CT 06902
203 326 5800
cushwakefield.com

SECOND FLOOR



For more information, please contact:

Kevin Foley
203 326 5814
kevin.foley@cushwake.com

Michael Dillon
203 326 5826
michael.dillon@cushwake.com

Cushman & Wakefield of Connecticut, Inc.
107 Elm Street, 8th floor
Four Stamford Plaza
Stamford, CT 06902
203 326 5800
cushwakefield.com