

LEASE

FLEX/OFFICE SPACE

84 Payne Rd Danbury, CT 06810



PROPERTY DESCRIPTION

Coldwell Banker Commercial proudly presents 84 Payne Road in Danbury, CT. This 7,140 sf flex includes a bay door for deliveries, nine private offices, three bathrooms (two ADA compliant), key card access, tremendous visibility, ample parking and neighbors Hocon Gas. This space provides tremendous visibility and is conveniently located directly off of I-84.

PROPERTY HIGHLIGHTS

- Prime fully furnished flex office space
- 7,140 sf
- Includes loading dock
- 9 private offices
- Showroom opportunity
- Three bathrooms (Two ADA compliant)
- Key card access
- Signage with great visibility

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Number of Units:	1
Available SF:	7,140 SF
Building Size:	10,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,553	24,255	41,034
Total Population	4,387	64,390	112,126
Average HH Income	\$174,180	\$119,915	\$129,560

Kevin Coleman
(203) 837-7187

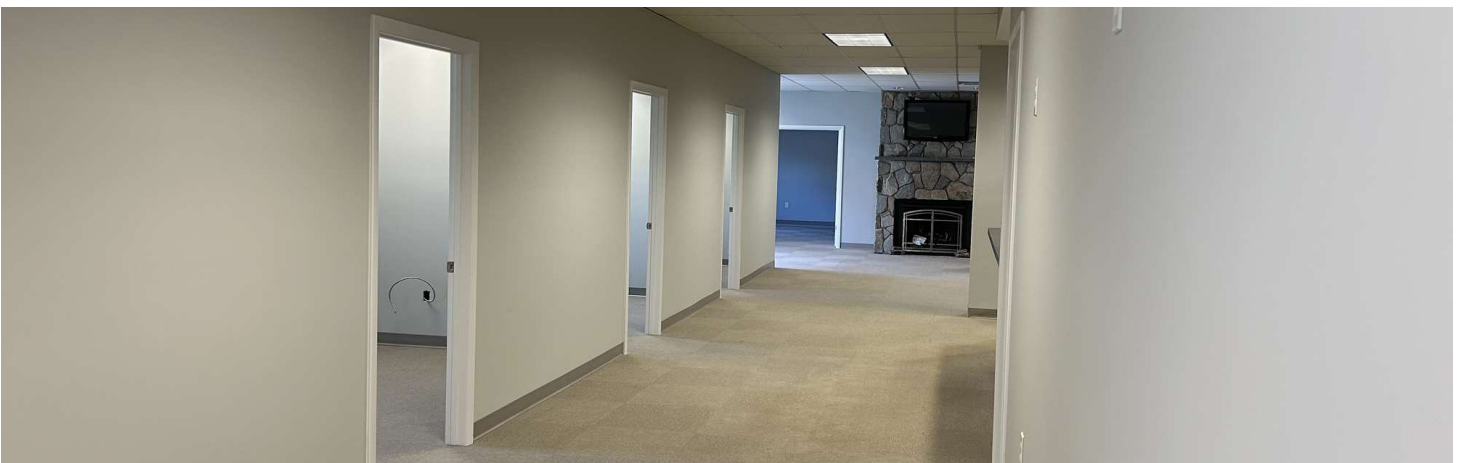
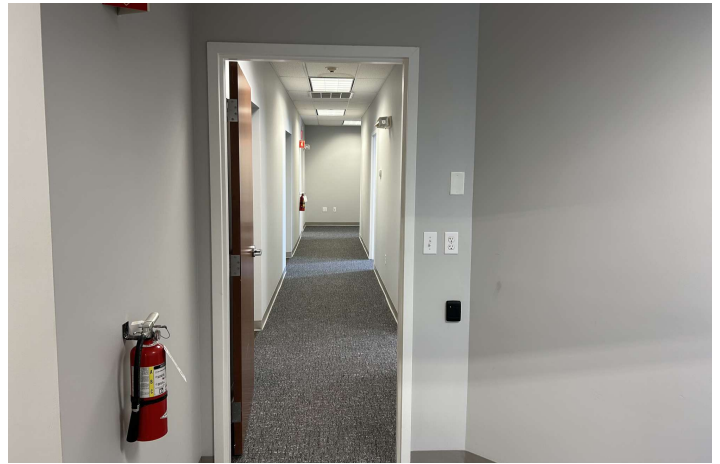


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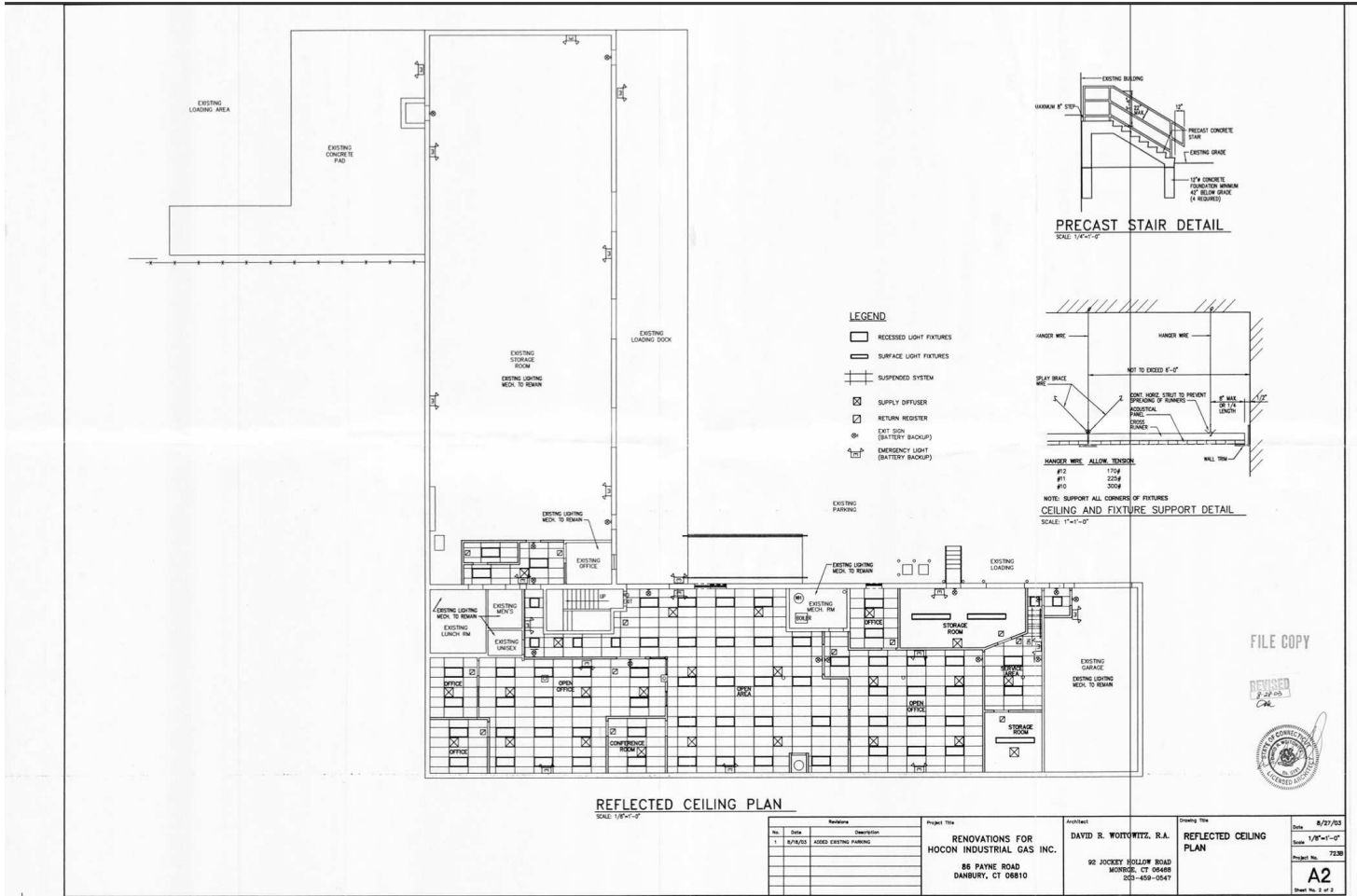
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FLOOR PLAN

84 Payne Rd Danbury, CT 06810



FILE COPY
REVISED
8-27-03
C.A.E.
SEAL OF THE STATE OF CONNECTICUT
REGISTERED ARCHITECT

No.	Date	Revisions	Description	Project Title	Architect	Contract Title	Date
1	8/27/03	ADDED	ADDED EXISTING PARKING	RENOVATIONS FOR HOCON INDUSTRIAL GAS INC. 88 BAINE ROAD DANBURY, CT 06810	DAVID R. WITKOWITZ, R.A. 92 JOCKEY HOLLOW ROAD MORRISSE, CT 06468 203-468-0547	REFLECTED CEILING PLAN	8/27/03
							Scale: 1/8"=1'-0"
							Project No. 7230
							A2
							Sheet No. 2 of 2

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LOCATION MAP

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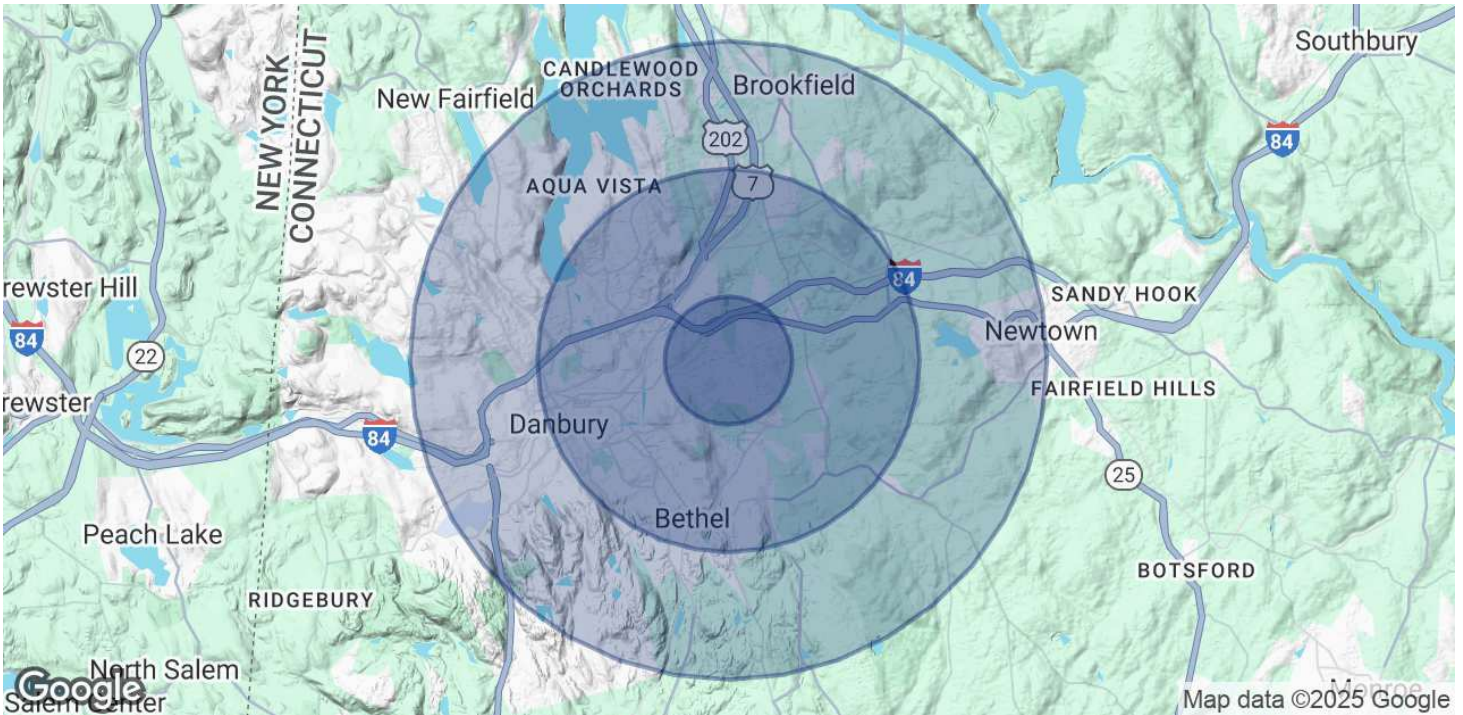
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DEMOGRAPHICS

84 Payne Rd Danbury, CT 06810



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,387	64,390	112,126
Average Age	42	41	41
Average Age (Male)	41	39	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,553	24,255	41,034
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$174,180	\$119,915	\$129,560
Average House Value	\$441,331	\$394,219	\$433,956

Demographics data derived from AlphaMap

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