

FOR LEASE

FLEX / OFFICE SPACE

IN WILTON'S MOST FLEXIBLE ZONE

644 DANBURY ROAD • WILTON, CT



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OFFICE SPACE

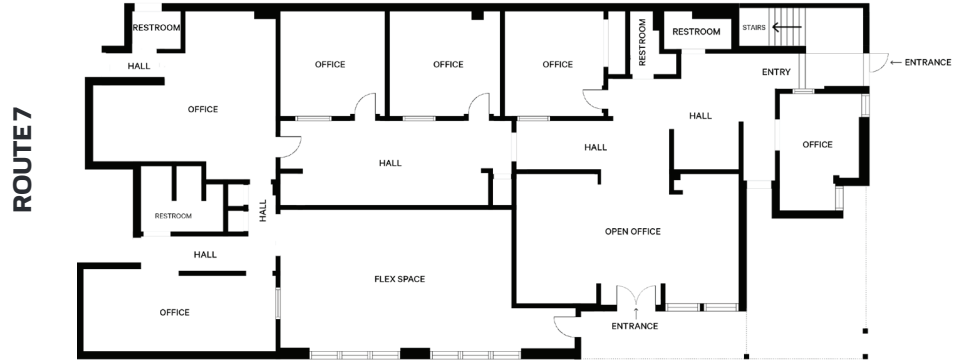
- 12,000 RSF Available
- Recent renovations include new restrooms, kitchens and flooring
- Three floors with private building entrance
- Double-door entry at lower level
- Signage opportunity
- Immediate occupancy
- \$14.50 per RSF plus utilities



AVAILABLE SPACE 12,000 RSF

1st Floor 3,200 RSF

- Recently renovated space with all new drywall and interior windows
- Ideal flex space
- Double door covered entrance off parking lot



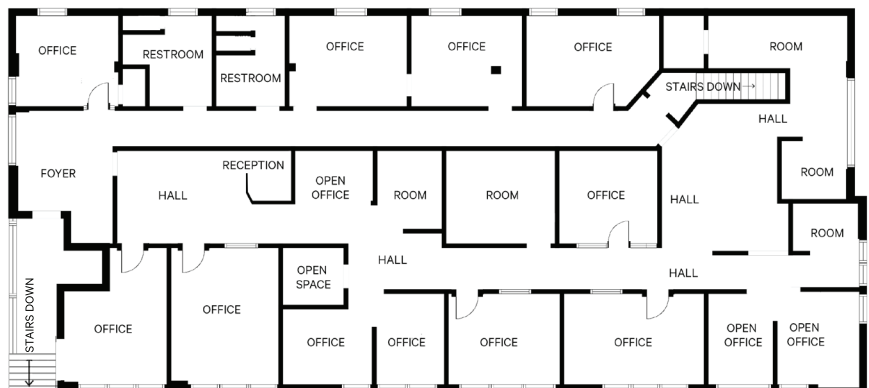
2nd Floor 4,400 RSF

- Completely renovated
- Stainless steel appliances and custom cabinetry in kitchen/pantry
- New restroom fixtures
- Steel and architectural glass-walled conference room



3rd Floor 4,400 RSF

- Recently renovated space with all new drywall and interior windows





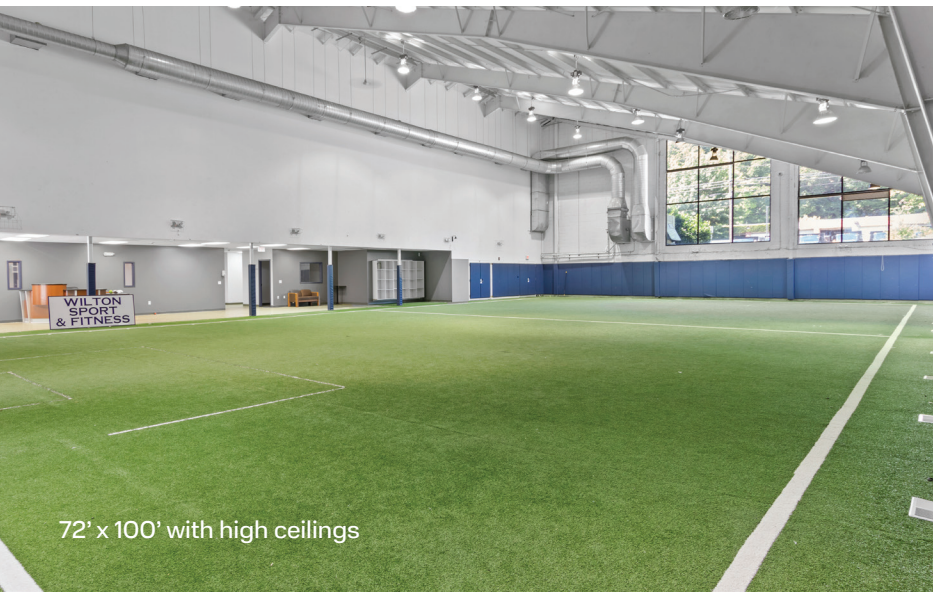
FLEX SPACE

Gym/Fitness Space Capabilities

- Move-in ready health/fitness use
- Studio/dance space with mirrored wall and 10'-0" ceilings
- Locker room with showers
- Generous parking ratio

Flex Space Capabilities

- Potential uses include: Box and ship facility, light assembly, fabrication studio
- 7,250 SF of column-free space with 16'-35' ceiling heights
- Well-lit and climate-controlled
- Locker room with showers
- Ample parking, can accommodate 30'-35' trailers
- Dedicated Drive-up, truck-height loading dock
- Drive-through lot with dedicated entrance and exit
- \$16.00 per RSF NNN



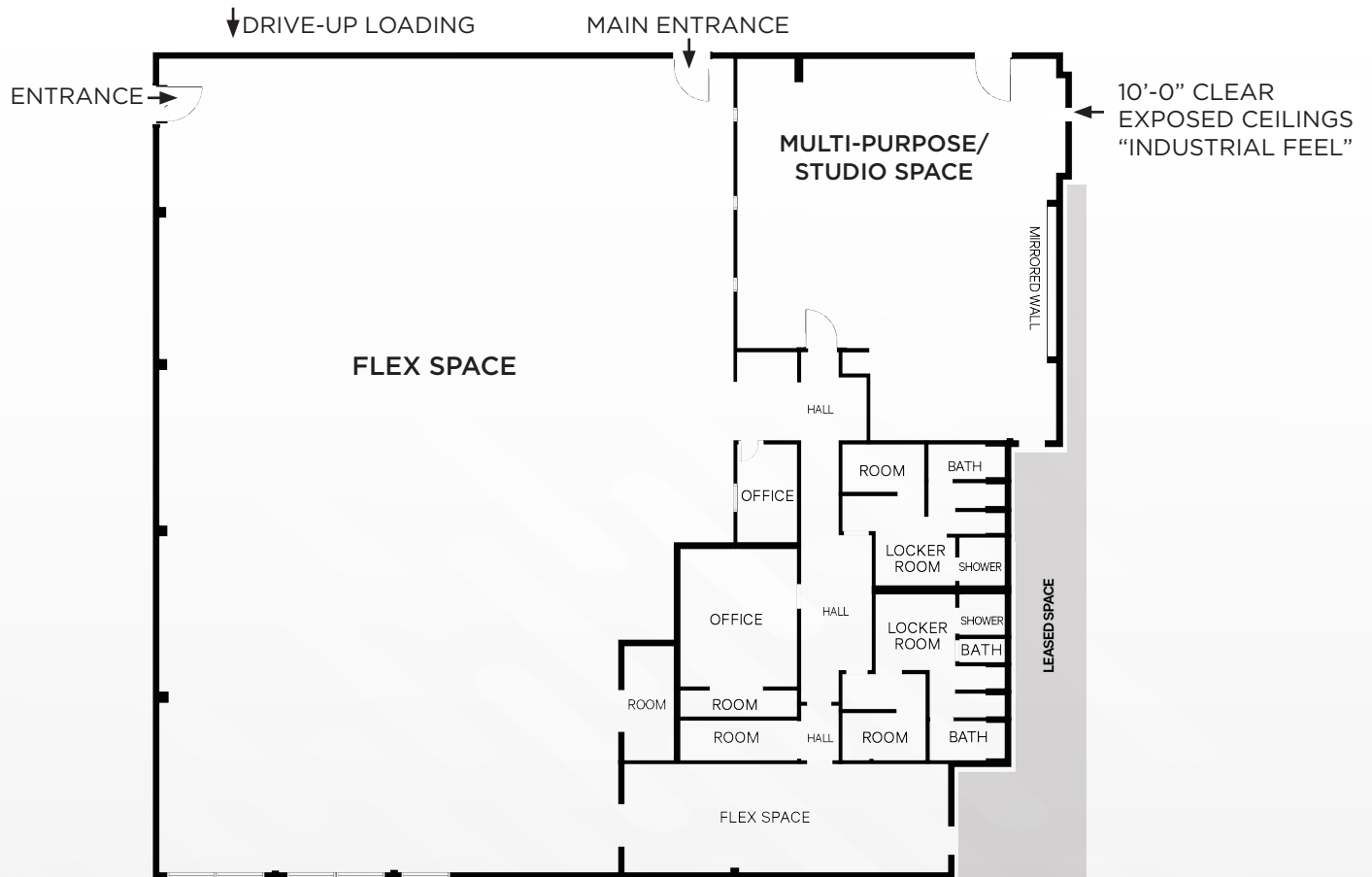
72' x 100' with high ceilings



1,700 SF of multipurpose space with separate entrance

AVAILABLE FLEX SPACE 12,132 RSF

WITH COLUMN FREE 30'-0" CEILINGS



ROUTE 7





WILTON'S MOST FLEXIBLE ZONE

Easy Location

- Adjacent to YMCA
- Located within the epicenter of the executive communities of Wilton, Weston, Westport, Ridgefield, Redding, New Canaan, and Norwalk
- 18.2 miles to Stamford, 23.6 miles to Greenwich
- Easy access to the Merritt Parkway, I-84 and I-95
- Within 1 mile of Wilton and Cannondale Metro-North stations



Leasing Contact

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