

# Lake Ave Plaza

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11 Lake Ave Ext  
Danbury, Connecticut



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



## THE OFFERING

Coldwell Banker Commercial Realty is proud to offer office spaces for lease at Lake Avenue Plaza, located at 11 Lake Avenue Ext, Danbury, Connecticut.

This recently updated office building features a wide range of suite sizes, with flexible layouts that can be divided or customized to meet your specific needs. Building amenities include 24/7 key card access, covered parking, and central air conditioning.

### PROPERTY SUMMARY

Lease Rate:	\$16 PSF + ELEC
RBA:	21,000 SF
Zoning:	CA-80
Year Renovated:	2023
Stories:	4

### AVAILABLE SUITES

Suite 3B:	3,850 - 6,500 SF
Suite 3C:	1,250 – 6,500 SF
Suite 3D:	1,400 – 6,500 SF
Suite 2W:	3,850 SF

# PROPERTY HIGHLIGHTS

## ▶ Prime Office Space Available for Lease

Lake Ave Plaza offers high-quality office suites with flexible layouts, ranging from 1,250 SF to 6,500 SF, at a competitive rate. Spaces can be customized to meet tenant needs.

## ▶ Modern, Upgraded Office Building

Recently renovated with a refreshed lobby, hallways, and office suites, plus a state-of-the-art UV light HVAC system for enhanced air quality and workplace wellness.

## ▶ Exceptional Location & Accessibility

Strategically positioned off I-84 in Danbury, providing seamless highway access and proximity to New York State line, Danbury Fair Mall, restaurants, hotels, and major retailers, ensuring convenience for businesses and clients.

## ▶ Tenant-Focused Amenities & Security

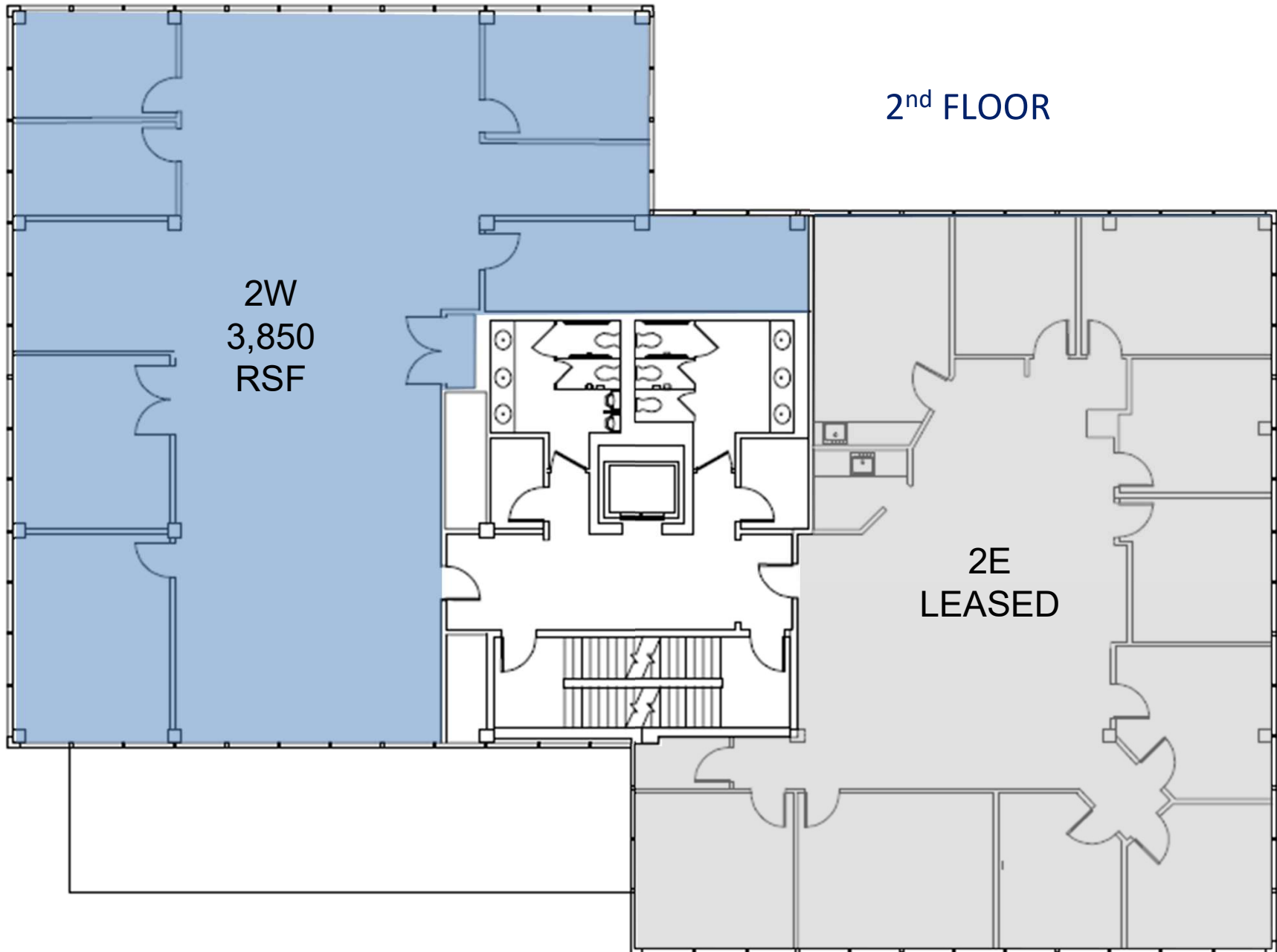
The building features 24/7 key card access, covered parking, central air conditioning, and modern infrastructure, creating a secure and professional environment.

## ▶ Strong Business Environment

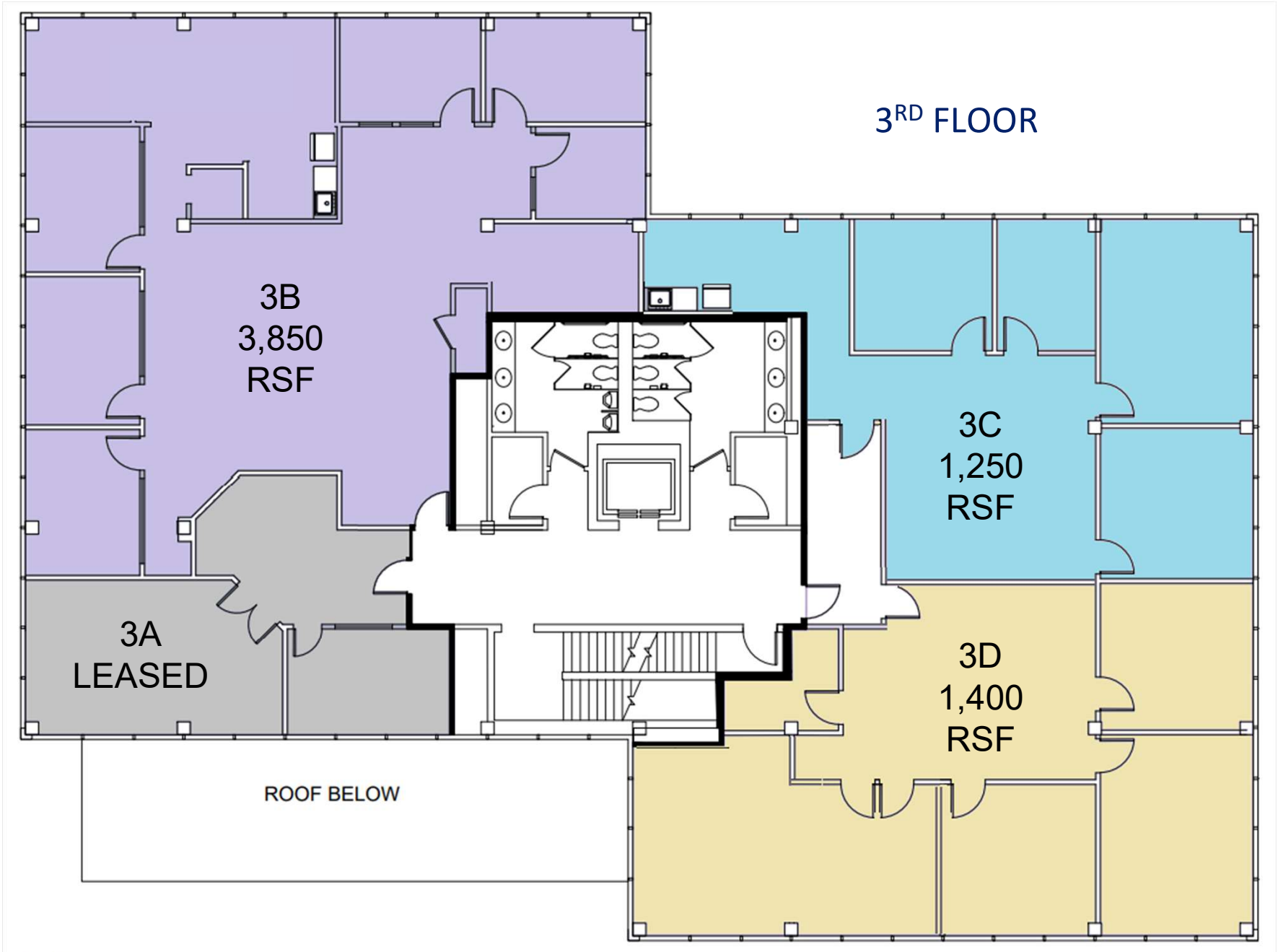
The property is located in a high-visibility commercial area, attracting professional tenants which benefit from steady traffic flow and nearby corporate activity.



# FLOOR PLANS



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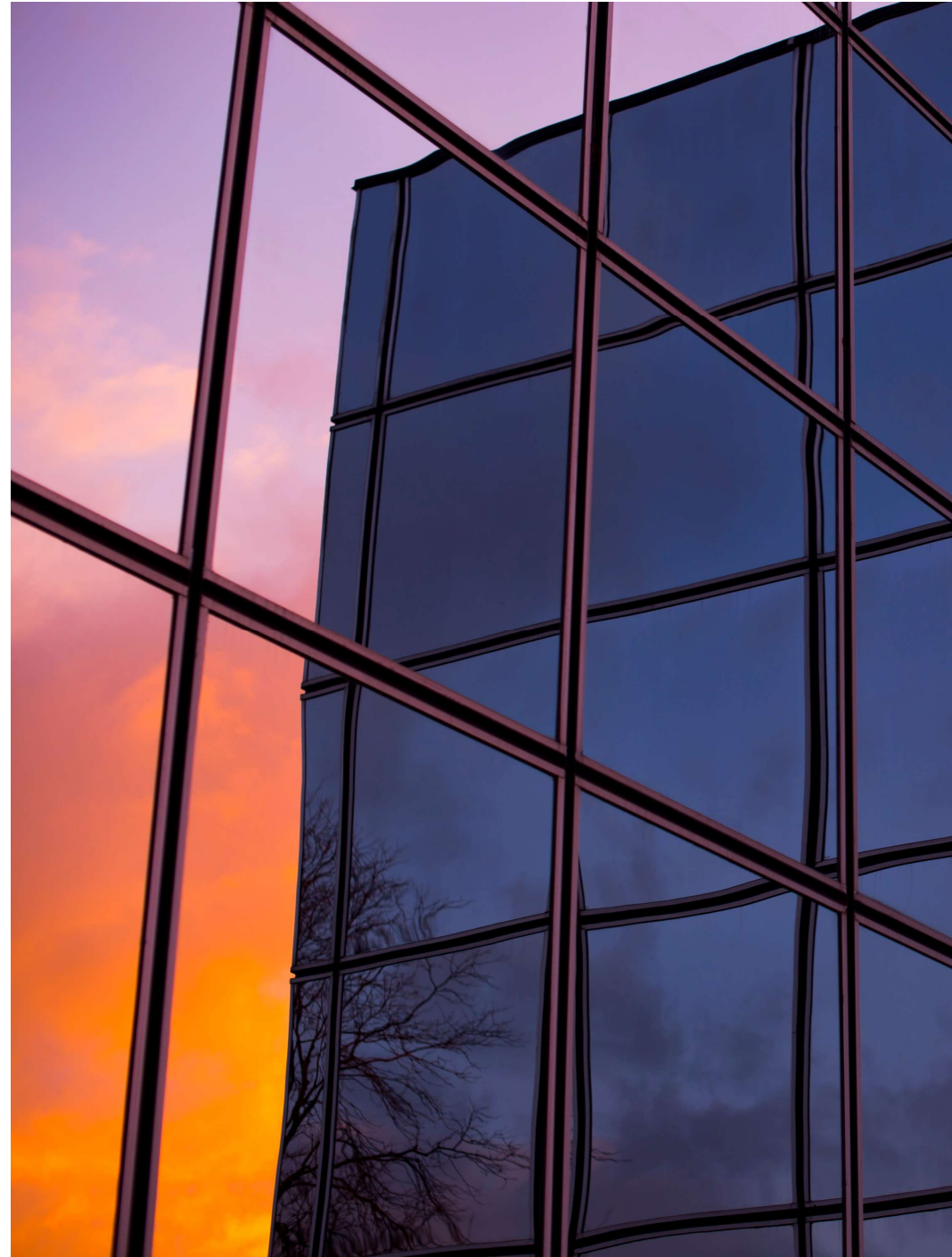
# BUILDING DETAILS

## SITE DETAILS

Property Address	11 Lake Ave Ext, Danbury Ct 06811
Site Area	0.49 acres
Zoning	CA-80
Elevators	1
Parking	3 / 1000

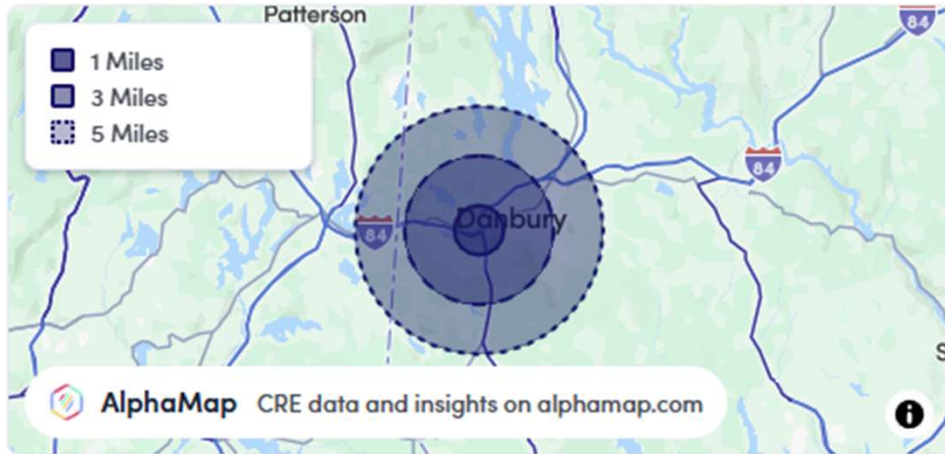
## CONSTRUCTION & MECHANICAL DETAILS

Building Area	22,100 ± SF
Year Built	1981
Year Renovated	2023
Floors	4
Type of Construction	Steel
Exterior Walls	Glass / Metal
Elevator	1
HVAC	Central A/C
Security	24/7 Access



# LOCATION & DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,667	67,592	113,626
Average Age	37	39	41
Average Age (Male)	36	38	40
Average Age (Female)	38	40	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,741	24,558	41,756
Persons per HH	3.1	2.8	2.7
Average HH Income	\$94,297	\$104,185	\$128,564



# LEASE CONTACTS

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## GLOBAL POWER

Coldwell Banker Commercial® is one of the most recognized and well-respected names in real estate, commanding a global geographical footprint with representation in primary, secondary and tertiary markets in North America and around the globe. ■

**39**  
COUNTRIES/  
TERRITORIES

**500+**  
MARKETS<sup>2</sup>

**3,100+**  
AFFILIATED  
PROFESSIONALS<sup>3</sup>

### COLDWELL BANKER COMMERCIAL IS:

- One of the top 20 firms in the U.S. for sales transaction market share in 2022 by MSCI Real Capital Analytics
- One of the top 15 firms in the U.S. based on transaction volume during the first half of 2023 by Green Street Advisors
- In the top 15 on the Lipsey Company's "Top 25 Commercial Real Estate Brands" in 2023
- Ranked third in number of Certified Commercial Investment Member (CCIM) company designees in 2022, CCIM Preferred Education Partner

**1.4M**  
CBCWORLDWIDE.COM  
PAGE VIEWS ANNUALLY

TOTAL 2022  
SALES VOLUME  
**\$9.82B\***

1. Source: CBC Consumer Research 2021. 2. Marketing with a population over 100,000 with a local Coldwell Banker Commercial affiliated office. 3. Based upon sales professionals appearing on CBCWORLDWIDE.COM as of December 31, 2022.



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