

# 3 CORPORATE DRIVE

3 Corporate Drive  
Shelton, Connecticut

**ALL REASONABLE OFFERS CONSIDERED**



**Fully Furnished, Class A Office Space**  
~~89,358 SF Available~~ **39,414 SF Remaining for Sublease**

For more information, please contact:

JAY HRUSKA  
203 326 5809  
[jay.hruska@cushwake.com](mailto:jay.hruska@cushwake.com)

KEVIN FOLEY  
203 326 5814  
[kevin.foley@cushwake.com](mailto:kevin.foley@cushwake.com)



107 Elm Street, 8th Floor  
Stamford, CT 06902  
203 326 5800

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# AVAILABLE FOR SUBLEASE

**Square Feet** ~~89,358 SF~~ 39,414 SF Remaining  
(Floor can be divided)

**Floors** Entire 3rd Floor - 29,786 SF  
Partial 4th Floor - 9,628 SF  
~~Entire 5th Floor - SUBLEASED~~

**Parking Ratio** 6/1,000

**Sublease Term** Through 12/31/2025

- Full service cafeteria
- Day care center
- 4-star restaurant
- Walk-in medical center
- Outdoor courts
- Easy access to Exit 12 on Route 8
- 200 seat conference center
- Dry cleaner, hair salon and bank



## CLASS A BUILDING

5 Stories / 143,180 Total SF  
2 Floors Available for Sublease  
Built in 1999



**APPROXIMATELY 29,538 SF FLOORPLATES**



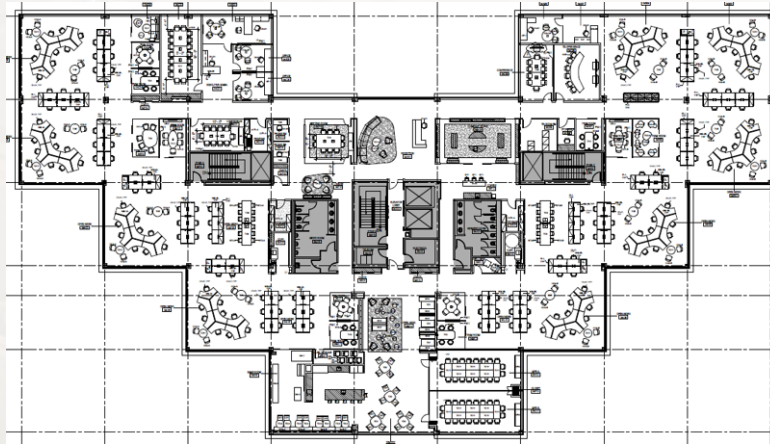
**FULL CORPORATE HEALTH CLUB**



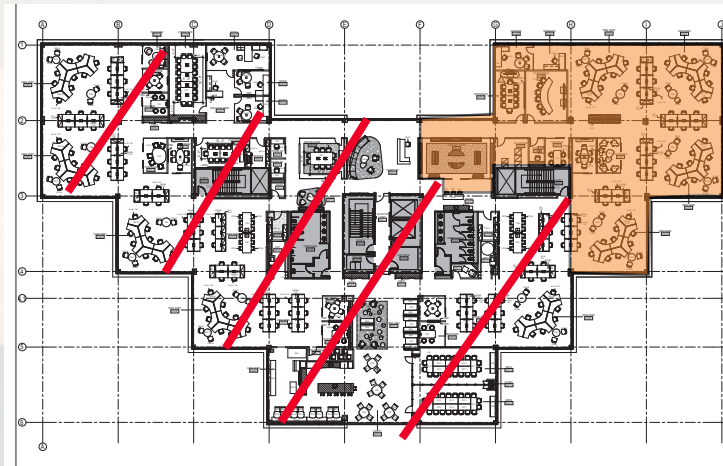
**PARKING**  
6/1,000 Ratio

# FLOOR PLANS

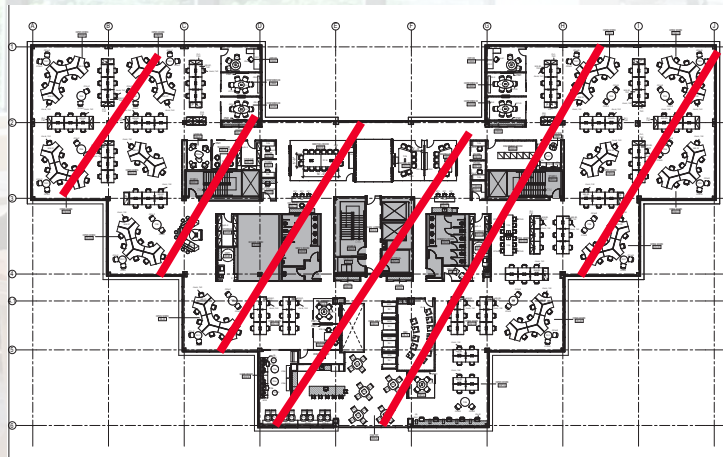
3RD FLOOR  
29,786 SF



4TH FLOOR  
~~30,034 SF~~  
SUBLEASED  
9,628 SF  
REMAINING



~~5TH FLOOR~~  
SUBLEASED  
29,538 SF



# AMENITIES

4 MILES  
TO ROUTE 8



FRONTS



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