



**92,857 RSF of office space available**

**1<sup>st</sup> Floor**  
Unit A- 3,394 SF  
Unit B- 3,068 SF  
Unit C- 13,443 SF  
Unit D- 7,000 SF

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**2<sup>nd</sup> Floor**  
13,850 SF  
8,378 SF  
1,946 SF  
1,752 SF

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**3<sup>rd</sup> Floor** 6,703 SF

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**5<sup>th</sup> Floor** 33,323 SF

# For Lease

## Reservoir Corporate Centre

4 Research Drive, Shelton, CT

### Space attributes

- On-Site property management
- Full-service cafeteria
- Fitness Center with renovated locker rooms
- Covered parking, parking ratio 4.64/1,000 SF
- Fiber optics and sonnet-ring available
- Medical use welcome
- Building signage available

### Location

- Easy access to Route 8 and Merritt Parkway
- Close proximity to Shelton restaurants and shopping
- Major hotels, shopping centers, cafes and restaurants all located within walking distance

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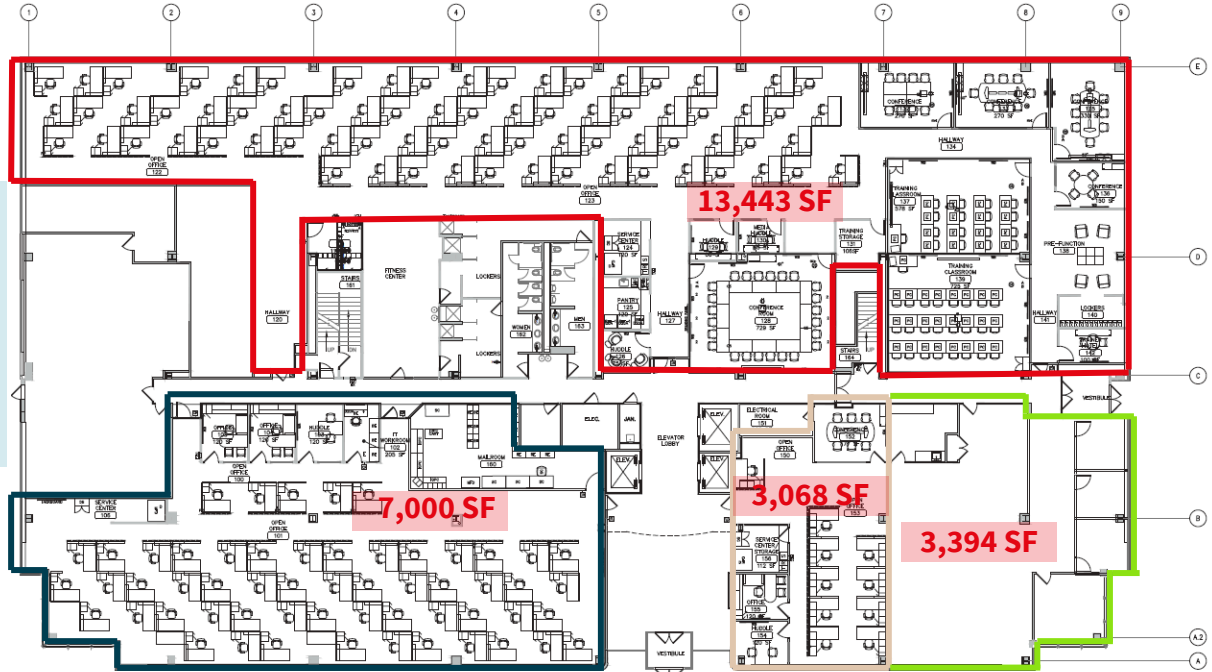
[jll.com](http://jll.com)

Jones Lang LaSalle Brokerage, Inc.

## 4 RESEARCH - 1ST FLOOR

### Availabilities

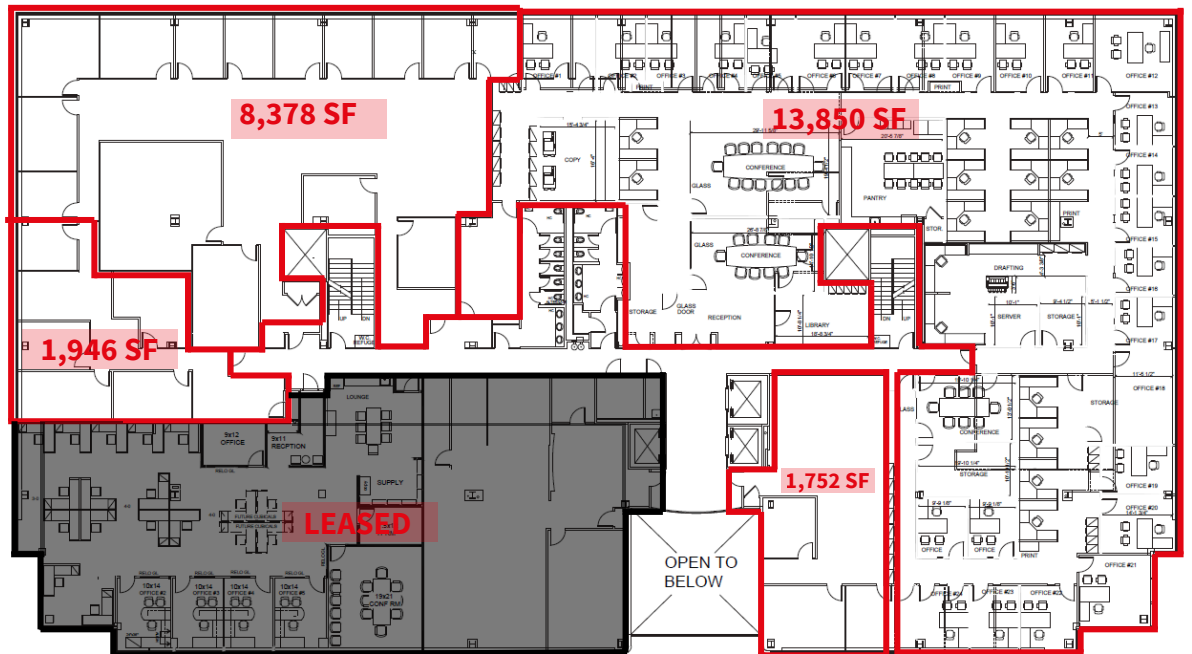
- Unit A- 3,394 SF
- Unit B- 3,068 SF
- Unit C- 13,443 SF
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## 4 RESEARCH - 2ND FLOOR

### Availabilities

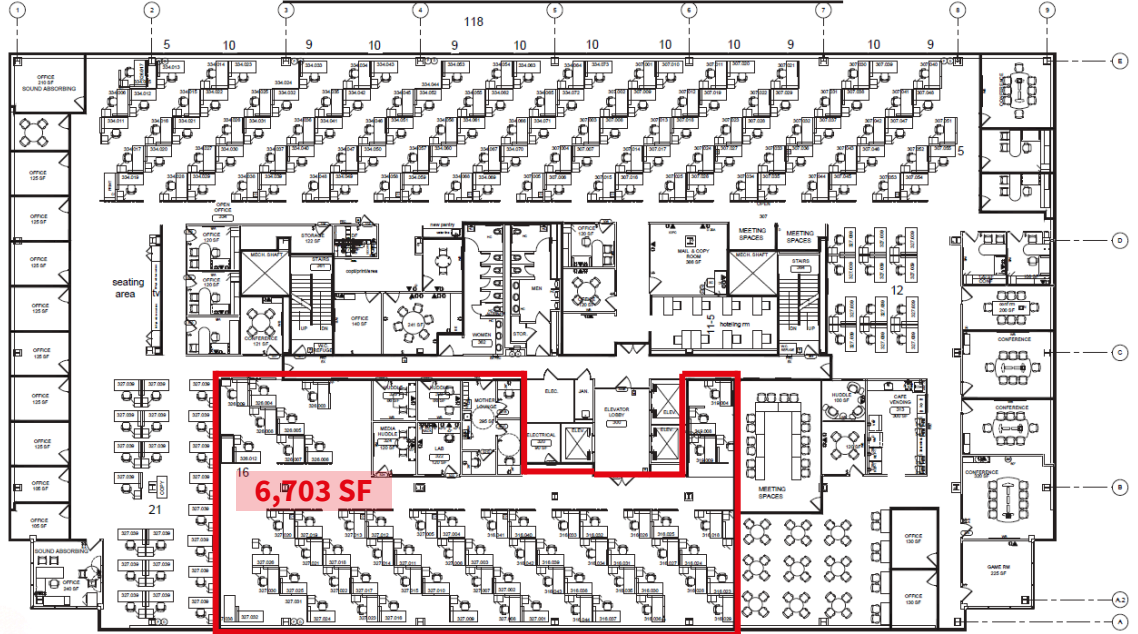
- 13,850 SF
- 8,378 SF
- 1,946 SF
- 1,752 SF



## 4 RESEARCH - 3RD FLOOR

Availabilities

- 6,703 SF



## 4 RESEARCH - 5TH FLOOR

Availabilities

- 33,323 SF

