

~ FOR SALE or LEASE ~

**OFFICE or MEDICAL CONDOMINIUM  
BERKSHIRE CORPORATE PARK**



**TOWER REALTY CORP.**



**6 Berkshire Blvd., Unit 306  
Bethel, CT**

**Sale Price: \$449,000**

**Lease Price: \$12.00 NNN**

Great opportunity to own an office condominium in the prestigious Berkshire Corporate Park. This 300-acre park has immaculate grounds and easy access to I-84 and local shopping in Bethel and Danbury. Ideal space for any medical or professional office use.

Size	+/- 4,490 Sq. Ft.
Zone:	IP (Commercial)
Power:	400 Amp/3 Phase
Layout:	7 Private Offices, Large Bull Pen Area, Conference Room and Break Room
Year Built:	1975
Year Renovated:	2014
Plumbing:	Shared Bath
Heating:	Oil Heat
Cooling:	Central A/C
Sprinkler:	Yes
Utilities:	City Water and Sewer
Common Charges:	\$875 Monthly
Taxes:	\$10,290 Yearly



**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com



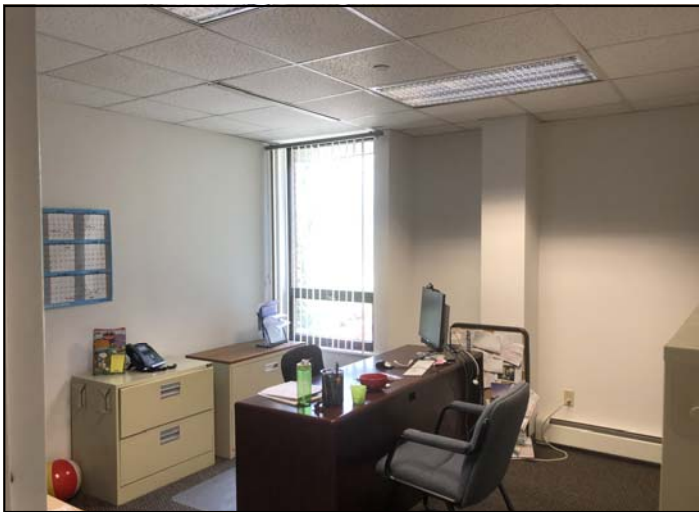
**Michael Dimyan**  
203.948-2891  
mdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / [www.towercorp.com](http://www.towercorp.com)  
203-775-5000 Office / 203-546-7793 Fax

No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ *ADDITIONAL PHOTOS* ~

6 BERKSHIRE BLVD., UNIT 306  
BETHEL, CT



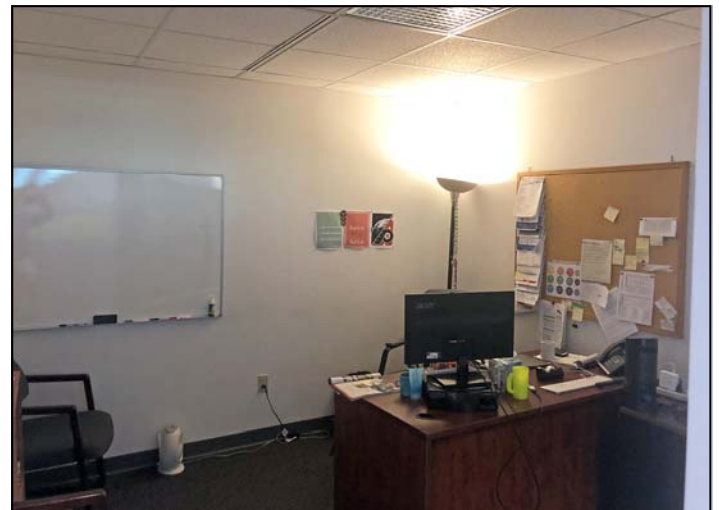
**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com



**Michael Dimyan**  
203.948-2891  
mdimyan@towercorp.com

~ *ADDITIONAL PHOTOS* ~

6 BERKSHIRE BLVD., UNIT 306  
BETHEL, CT



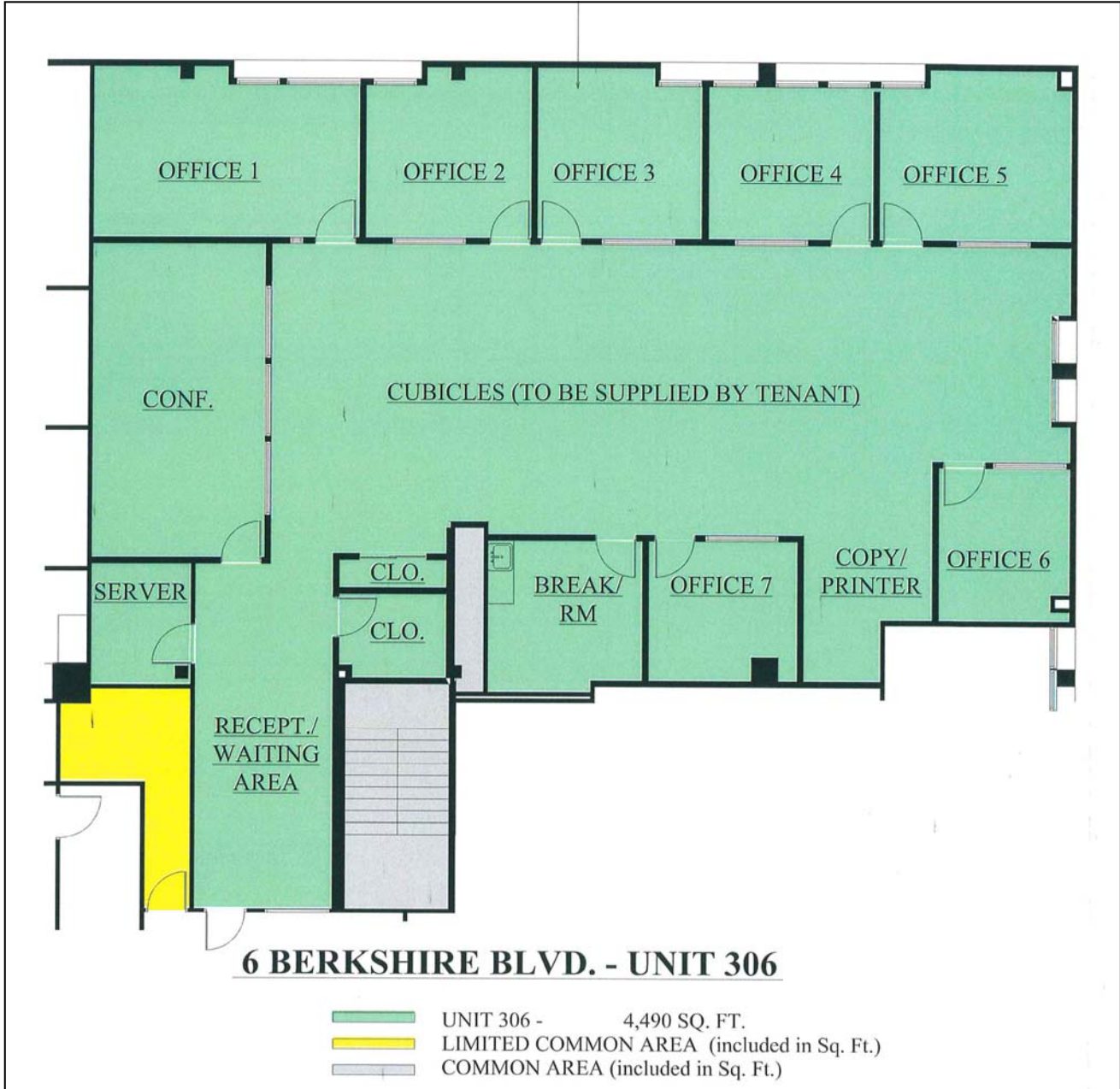
**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com



**Michael Dimyan**  
203.948-2891  
mdimyan@towercorp.com

~ LAYOUT ~

6 BERKSHIRE BLVD., UNIT 306  
BETHEL, CT



**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com



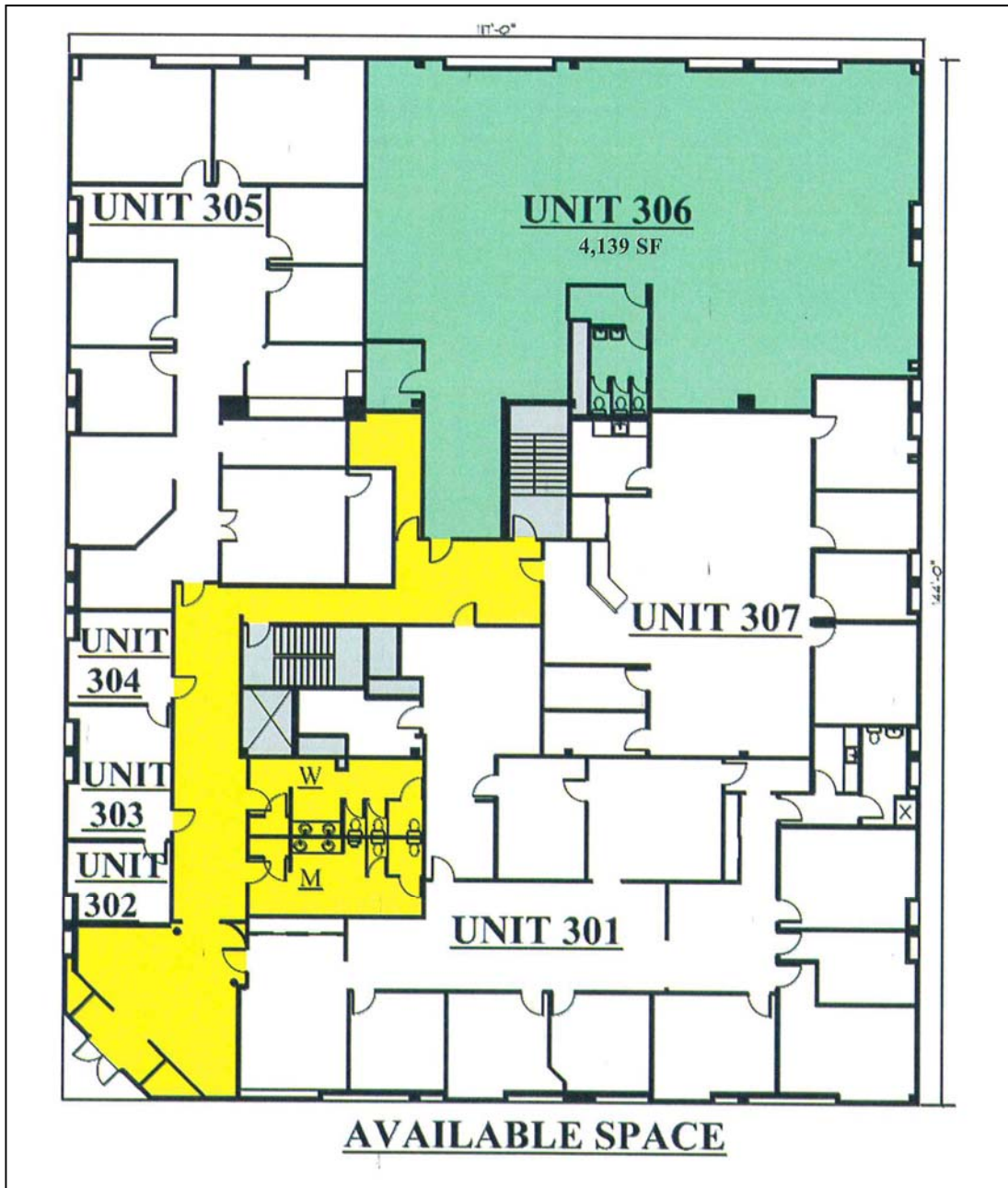
**Michael Dimyan**  
203.948-2891  
mdimyan@towercorp.com

~ FLOOR PLAN ~

6 BERKSHIRE BLVD., UNIT 306  
BETHEL, CT



TOWER REALTY CORP.



**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com



**Michael Dimyan**  
203.948-2891  
mdimyan@towercorp.com

~ LOCATION MAP ~

6 BERKSHIRE BLVD.,  
BETHEL, CT



**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com



**Michael Dimyan**  
203.948-2891  
mdimyan@towercorp.com