

~ FOR LEASE ~



TOWER REALTY CORP.

OFFICE/RETAIL or FLEX SPACE ON FEDERAL ROAD



**36 Federal Road
Danbury, CT**

Lease Prices:

Unit A: \$1,100 + Util.
Unit B: \$1,600 + Util.
Units Combined: \$2,400 + Util.

Subdividable 2,200 sq. ft. commercial space with great exposure and signage on Federal Road (Rt.7), plenty of parking. Ideal for any retail or professional office use. Great location near I-84.

Size Options:

**Unit A: +/- 900 Sq. Ft.
With Shared Kitchenette and Bath**
**Unit B: +/- 1,300 Sq. Ft.
With Shared Kitchenette and Bath**
Units Combined: +/- 2,200 Sq. Ft.

Zone: CG-20
Traffic Count: +/- 11,000 Vehicles Daily (2013)
Year Built: 1929
Heating: Electric
Cooling: Wall Unit
Utilities: Septic and Well



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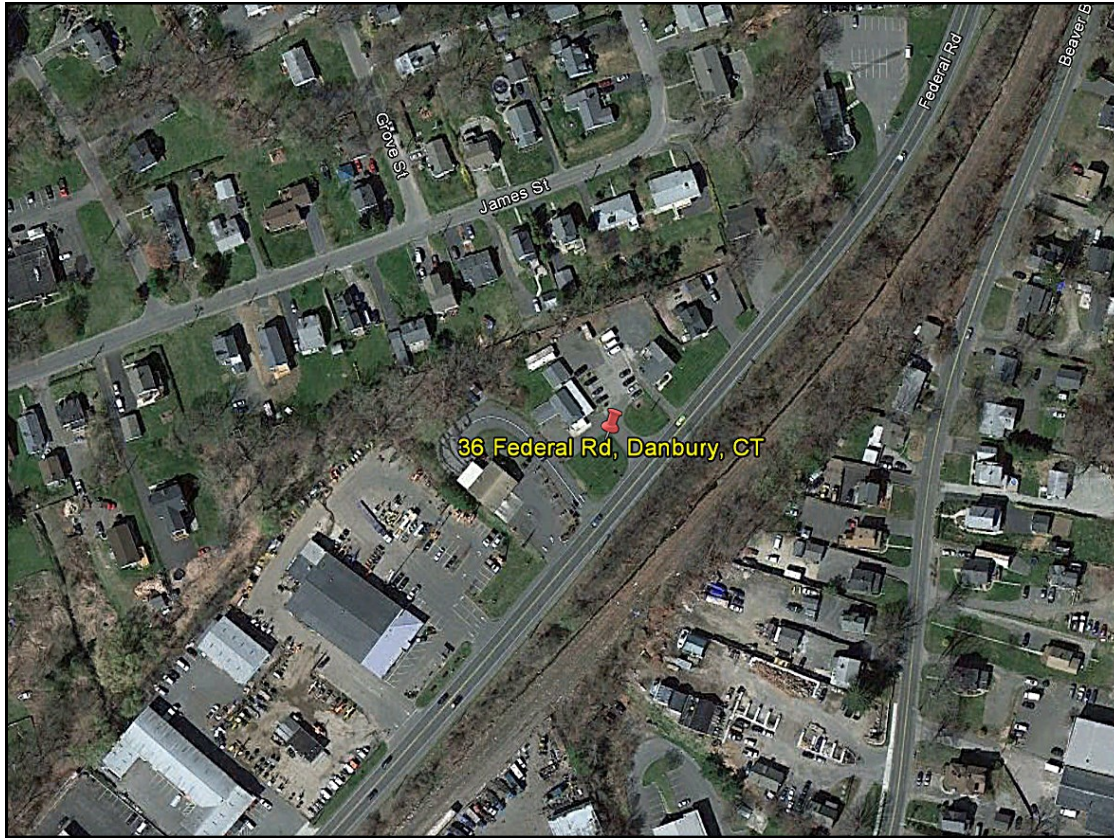
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~ LOCATION MAPS ~

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