

~ **FOR LEASE** ~

**OFFICE or FLEX SPACE  
BERKSHIRE CORPORATE PARK**



**TOWER REALTY CORP.**



**1 Park Ridge Road, Suites 1 & 3  
Bethel, CT**

**Lease: Price: \$12.00 NNN**

+/- 9,121 sq. ft. of bright and clean office space / flex space. Space features:

Two private offices, conference room, reception area, breakroom, kitchen and large open bullpen area.

Ideal uses include office, lab, assembly or light manufacturing. Be neighbors with Duracell, Branson Ultrasonics, Linde, Memry Corporation, and many more. Great location with easy access to I84.

Size	+/- 9,121Sq. Ft.
Zone:	IP (Commercial)
Layout:	Two Private offices, Conference Room Reception, Break Room, Kitchen and Large open Bullpen
Year Built:	2000
Ceiling Height:	10 - 16 Ft.
Plumbing:	Two Baths
Loading:	A Drive In Door can be added. A shared Loading Dock is available.
Heating:	Gas Heat
Cooling:	Central A/C



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**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* ~

1 PARK RIDGE ROAD, SUITES 1 & 3  
BETHEL, CT



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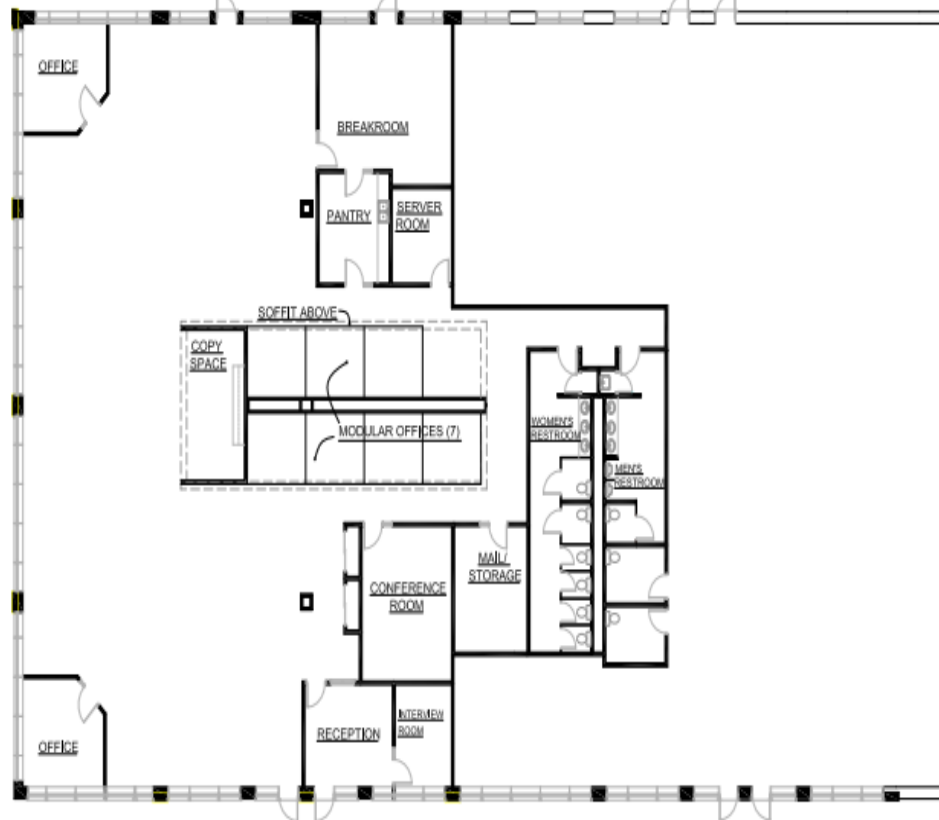
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~ LAYOUT ~

1 PARK RIDGE ROAD, SUITES 1 & 3  
BETHEL, CT



TOWER REALTY CORP.



FLOOR PLAN

9,121 +/- SQ. FT

DRAWING SUBJECT TO FIELD VERIFICATION AND BUILDING CODE COMPLIANCE

JAN. 27, 2021



**BERKSHIRE CORPORATE PARK**

ONE PARK RIDGE ROAD, SUITE 1, 3

BETHEL, CONNECTICUT

EXHIBIT B-1



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