

~ FOR SALE OR LEASE ~



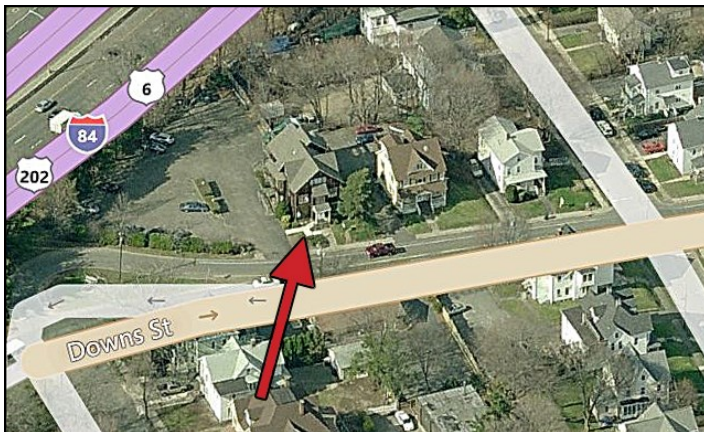
~ FOR SALE OR LEASE ~  
FREESTANDING OFFICE BUILDING

TOWER REALTY CORP.

17 Downs Street, Danbury, CT



**Building Size:** +/- 4,800 Sq. Ft.  
(3 Levels)  
**Land Size:** +/- 0.26 Acres  
**Layout:** Reception, Private Offices,  
Conference Rooms,  
Kitchenette and Outside Deck  
**Basement:** +/- 1,591 sq. Ft. for Storage  
**Parking:** +/- 25 Cars  
**Zone:** R3  
**Year Built:** 1900  
**Heating:** Gas Heat  
**Cooling:** Central A/C  
**Utilities:** City Water, Sewer and Gas  
**Lease Price:** \$12.00 NNN  
**Sale Price:** \$699,900



**Location! Location! Gorgeous freestanding office building with incredible charm and grace. Large reception area with waiting area, private offices with large windows for beautiful natural light, conference rooms, private bathrooms, kitchenette, ample parking and tremendous exposure make this building a must see.**



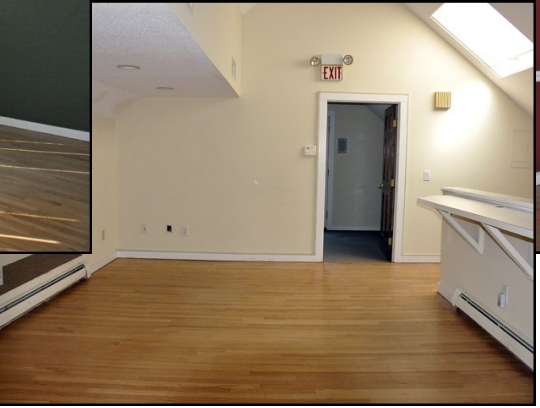
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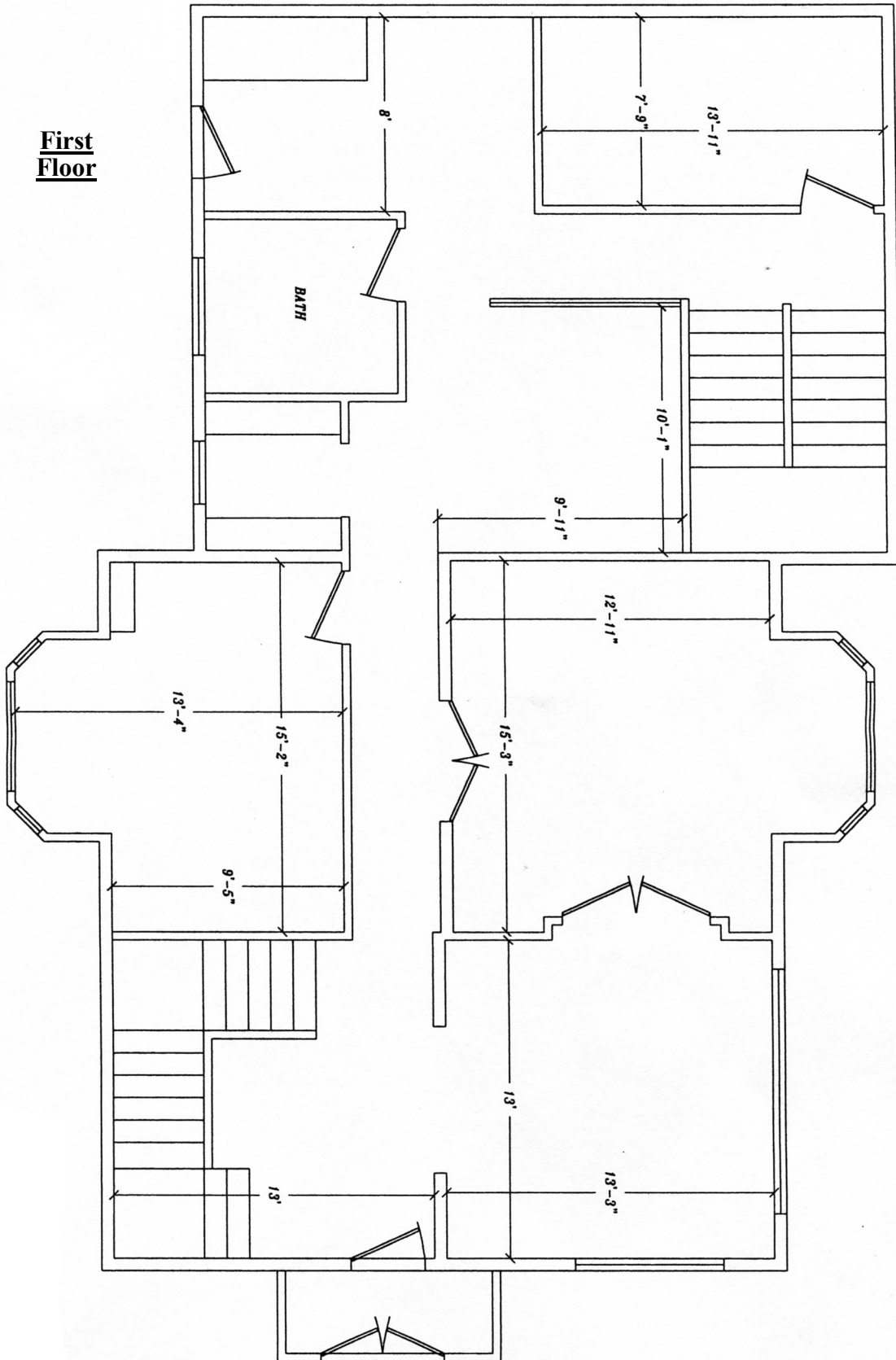
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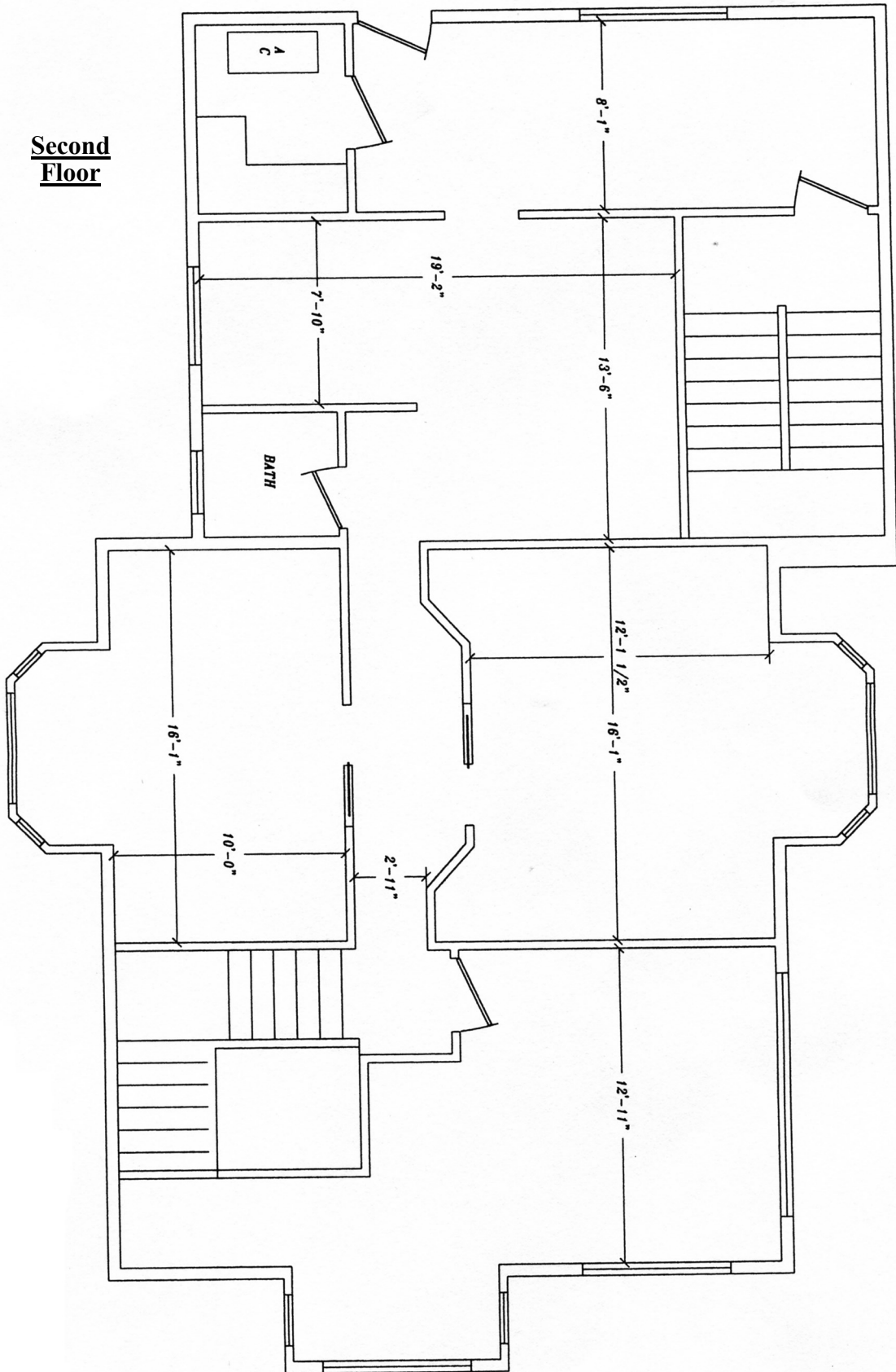
~ LAYOUT ~

First Floor



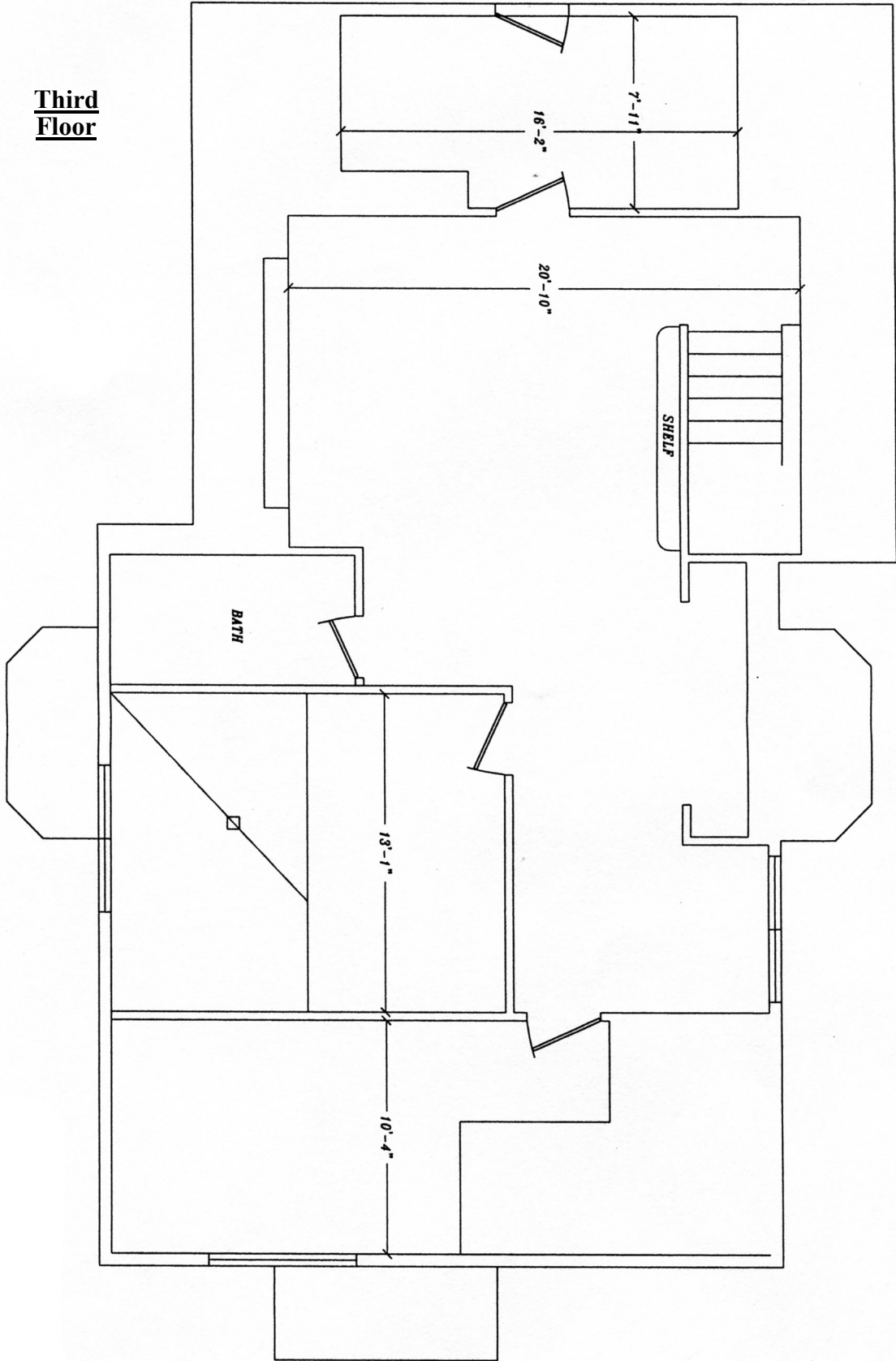
~ LAYOUT ~

Second Floor



*~ LAYOUT ~*

Third Floor





*~AERIAL VIEW~*

*17 Downs Street, Danbury, CT*

