

~ FOR SALE OR LEASE ~



TOWER REALTY CORP.

CLASS A OFFICE SPACE
3 CORPORATE DRIVE, UNIT D, DANBURY, CT



Size: 12,900 Sq. Ft. Second Floor End Unit
Totally Renovated in 2011

Features: Elevator
8 Windowed Offices
Cat 5 Wiring
T1 Line
Sprinklers
Board Room
+/- 140 Cubicles
Kitchen
Fully Alarmed
5 Zone Heating and Cooling
Existing Furniture is Available

Zone: IG - 80

Heating : Gas Heat

Cooling: Fully Air Conditioned

Utilities: City Water, Sewer and Gas

Baths: 1 Mens, 1 Ladies, and 1 Handicap

Parking: 32 Allocated Spaces,
16 Non-Allocated Spaces

Lease Price: \$9 NNN

Sale Price: \$1,200,000

Taxes: +/- \$28,000 per year

Common Charges: +/- \$16,000 per year



Ideal for any professional office use. Beautiful light and bright office space in great Commerce Park location near shopping, restaurants, and hotels. Easy access to Route 6, Route 7 and I84.



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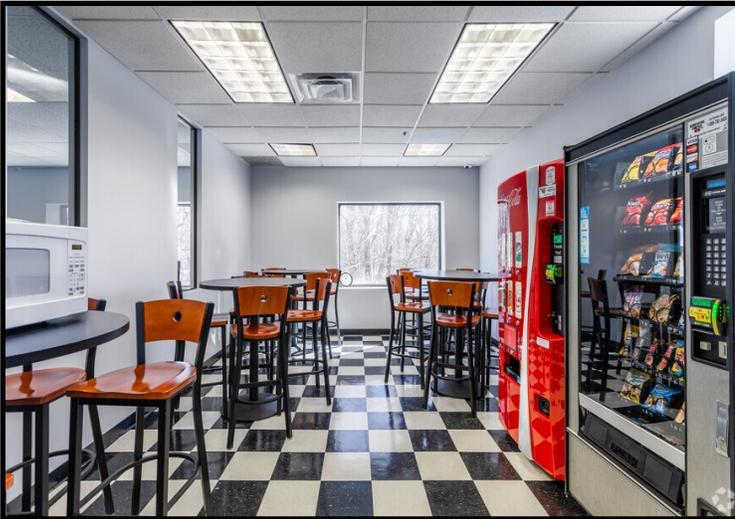
No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ PHOTOS ~



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~ LOCATION MAPS ~

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