

~ **FOR LEASE** ~

CLASS A OFFICE SPACE



TOWER REALTY CORP.



**44 Old Ridgebury Road,
Danbury, CT**

Lease Price: \$22 Gross + Utilities

- Class A office located in the beautiful Ridgebury Corporate Center.
- Immaculate Grounds
- Renovated common area, lobby, and restrooms
- Conference Center
- Food/dining area
- Fitness Center
- On site Management
- Security Card Access



Sizes:

- Unit 135A +/- 2,546 Sq. Ft.
- Unit 140B +/- 2,613 Sq. Ft.
- Unit 140A +/- 3,356 Sq. Ft.
- Unit 135B +/- 3,702 Sq. Ft.
- Unit P130 +/- 4,161 Sq. Ft.
- Unit 140 - +/- 6,072 Sq. Ft.
- Unit 135 - +/- 6,248 Sq. Ft.

Zone: RMF-4

Parking: +/- 399

Year Built: 1988

Heating: Gas

Cooling: Central A/C

Utilities: City Water, Sewer and Gas

FULL COMMISSION TO LEASING AGENT



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com



Joe Dimyan
203.313-3920
jdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com

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 PHOTO* ~



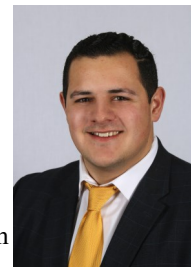
TOWER REALTY CORP.



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com



Joe Dimyan
203.313-3920
jdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com

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.

~ AERIAL PHOTO ~



TOWER REALTY CORP.



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com



Joe Dimyan
203.313-3920
jdimyan@towercorp.com

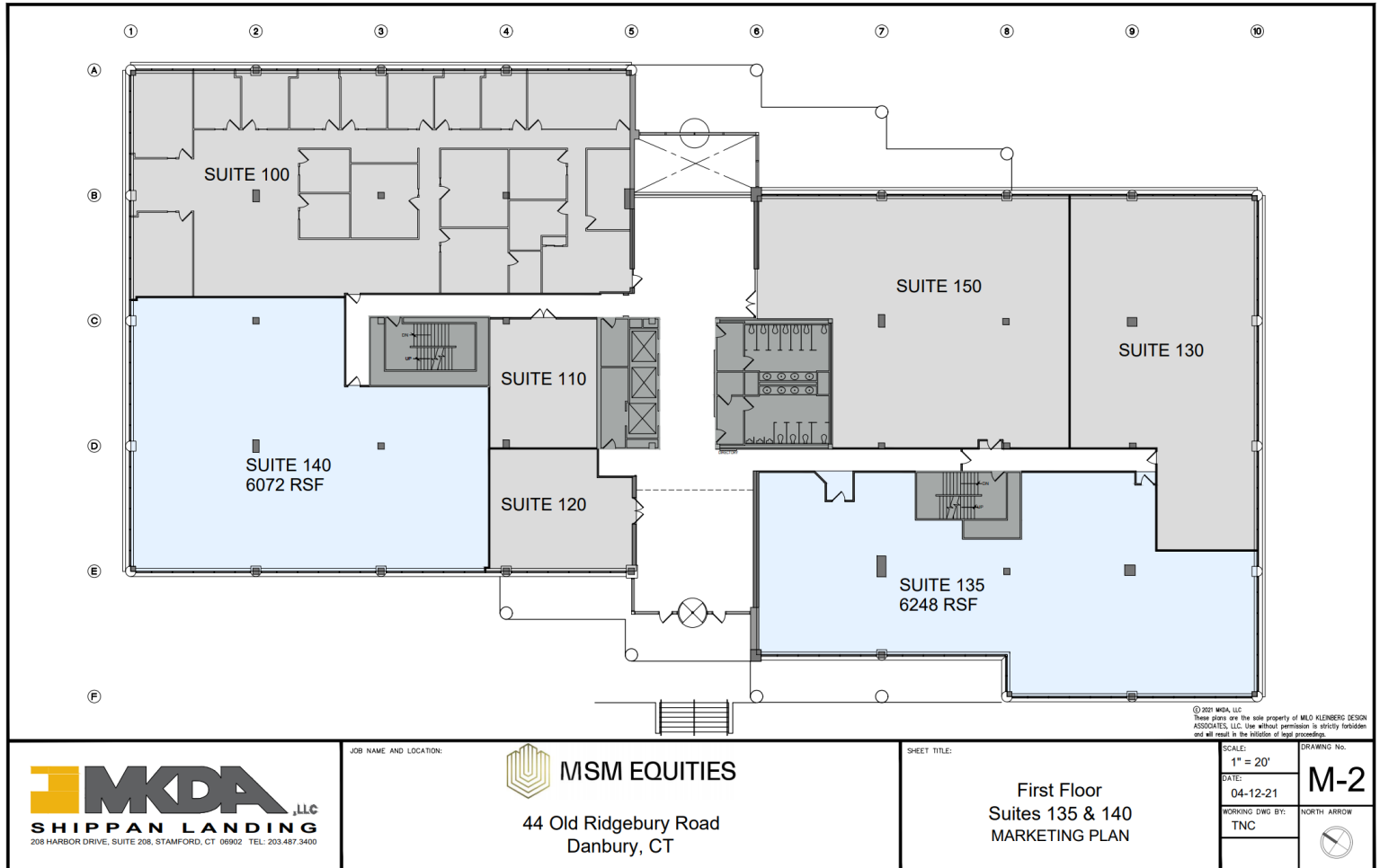
Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com

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.

~ FIRST FLOOR PLAN ~



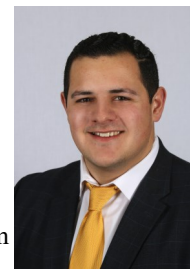
TOWER REALTY CORP.



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com



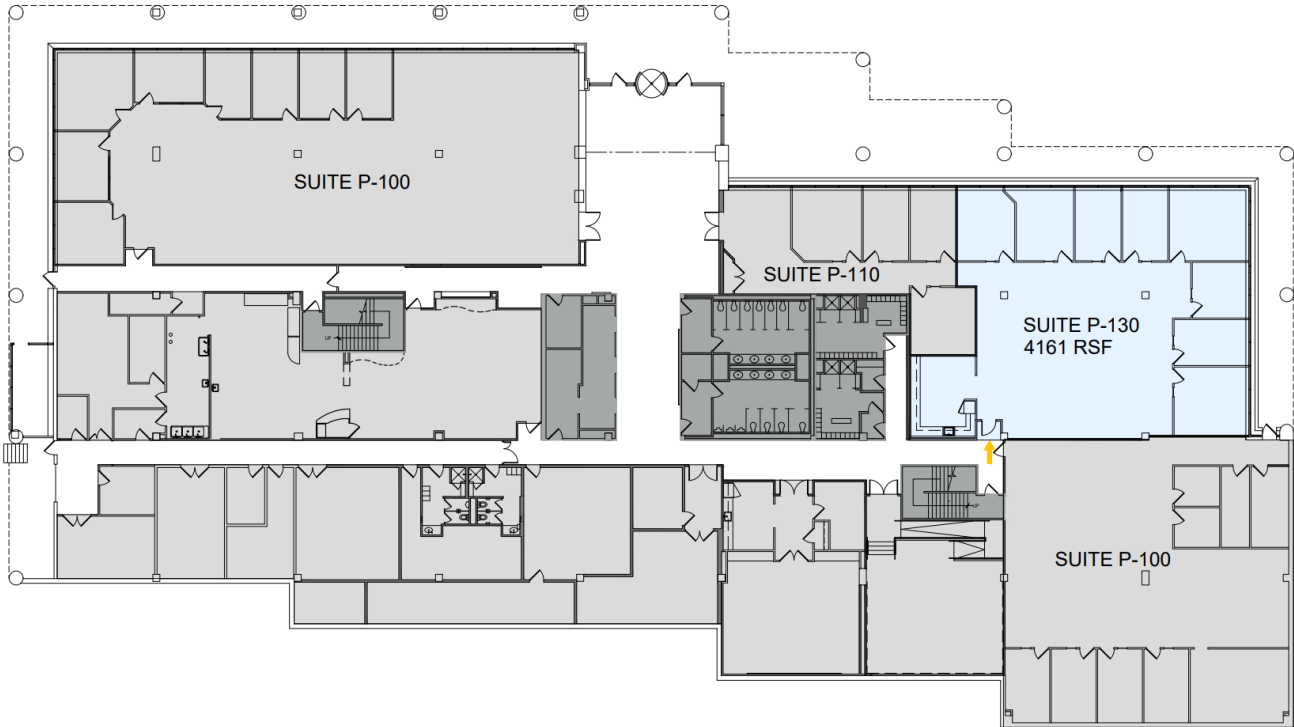
Joe Dimyan
203.313-3920
jdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com

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.

~PLAZA FLOOR PLAN~

4 MOUNTAINVIEW TERRACE, SUITE 202
DANBURY, CT



© 2021 MKDA, LLC
These plans are the sole property of MKDA KLEINBERG DESIGN ASSOCIATES, LLC. Use without permission is strictly prohibited and will result in the initiation of legal proceedings.



JOB NAME AND LOCATION:



MSM EQUITIES

44 Old Ridgebury Road
Danbury, CT

SHEET TITLE:

Plaza Level
Suite P-130
MARKETING PLAN

SCALE:
1" = 20'
DATE:
04-12-21
WORKING DWG BY:
TNC

DRAWING No.

M-1

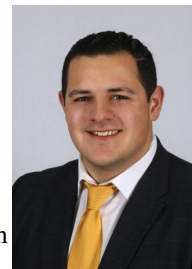
NORTH ARROW



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com



Joe Dimyan
203.313-3920
jdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com

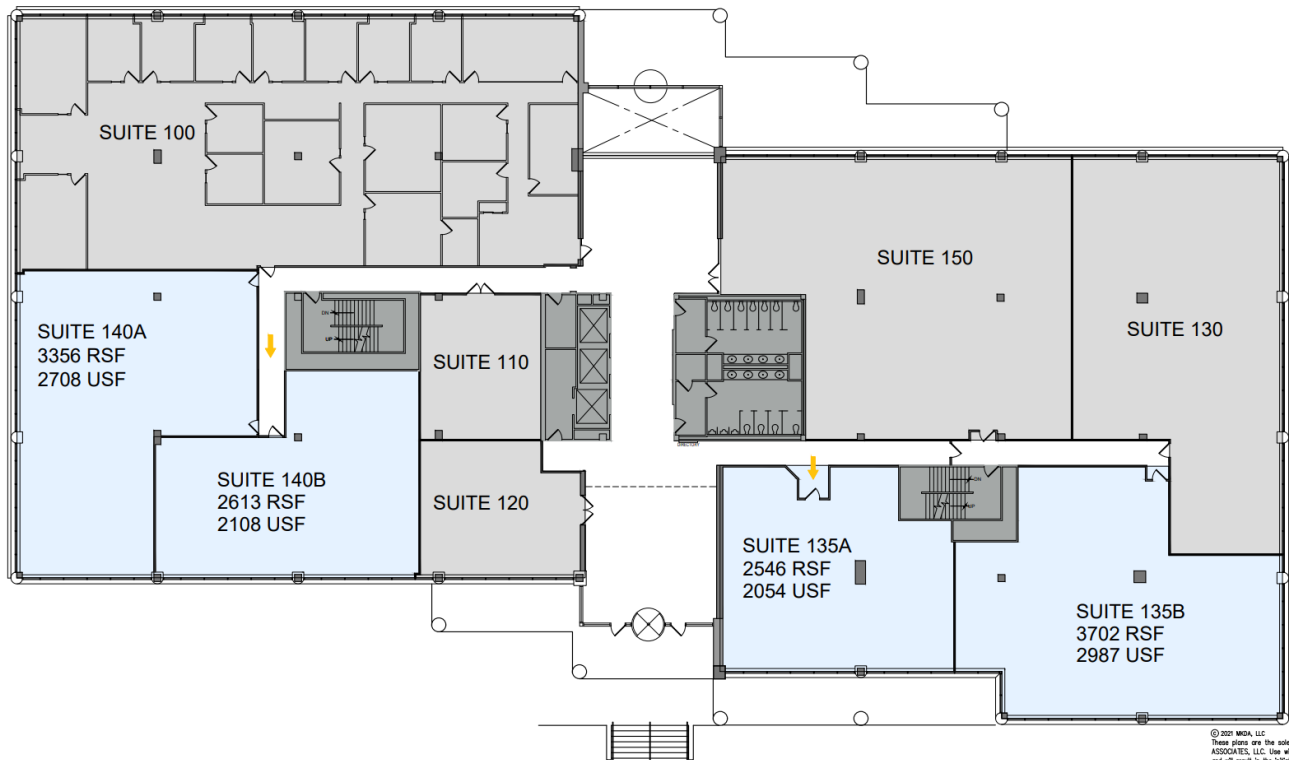
No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~SUBDIVIDE POTENTIAL~

4 MOUNTAINVIEW TERRACE, SUITE 202
DANBURY, CT



TOWER REALTY CORP.



© 2010 MKDA, LLC
These plans are the sole property of MKDA KLEINBERG DESIGN
ASSOCIATES, LLC. Use without permission is strictly forbidden
and will result in the initiation of legal proceedings.



JOB NAME AND LOCATION:



MSM EQUITIES

44 Old Ridgebury Road
Danbury, CT

SHEET TITLE:

First Floor
Suites 135 & 140
MARKETING PLAN

SCALE:

1" = 20'

DATE:

05-26-21

WORKING DWG BY:

TNC

DRAWING No.

M-2

NORTH ARROW



Mick Consalvo

203.241-5188

mconsalvo@towercorp.com



Michael Dimyan

203.948-2891

mdimyan@towercorp.com



Joe Dimyan

203.313-3920

jdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com

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.

~ LOCATION MAP ~

4 MOUNTAINVIEW TERRACE
DANBURY, CT



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com



Joe Dimyan
203.313-3920
jdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com

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.