

FOR LEASE // 4 MOUNTAINVIEW TERRACE, DANBURY CT



PROPERTY DESCRIPTION

Office located in beautiful Mountainview Terrace building. Building has a newly refurbished lobby with two elevators. Landlord will build to suit to meet tenants needs. Easy access to I-84 and Route 6.

PROPERTY HIGHLIGHTS

- Full Commission to Leasing Broker
- Can Subdivide

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (Gross)
Available SF:	3,008 - 5,783 SF
Building Size:	58,618 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,643	21,248	45,727
Total Population	6,703	57,231	123,633
Average HH Income	\$83,833	\$84,894	\$87,506



MICK CONSALVO

Broker

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MICHAEL DIMYAN

Broker

203.948.2891

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LOCATION INFORMATION

Street Address	4 Mountainview Terrace
City, State, Zip	Danbury, CT 06811
County	Fairfield
Signal Intersection	No

BUILDING INFORMATION

Building Class	A
Year Built	1982
Free Standing	Yes

PROPERTY HIGHLIGHTS

- Full Commission to Leasing Agent
- Central A/C
- City Water, Sewer and Gas
- IG80 Zone
- 265 Parking Spaces
- Gas Heat



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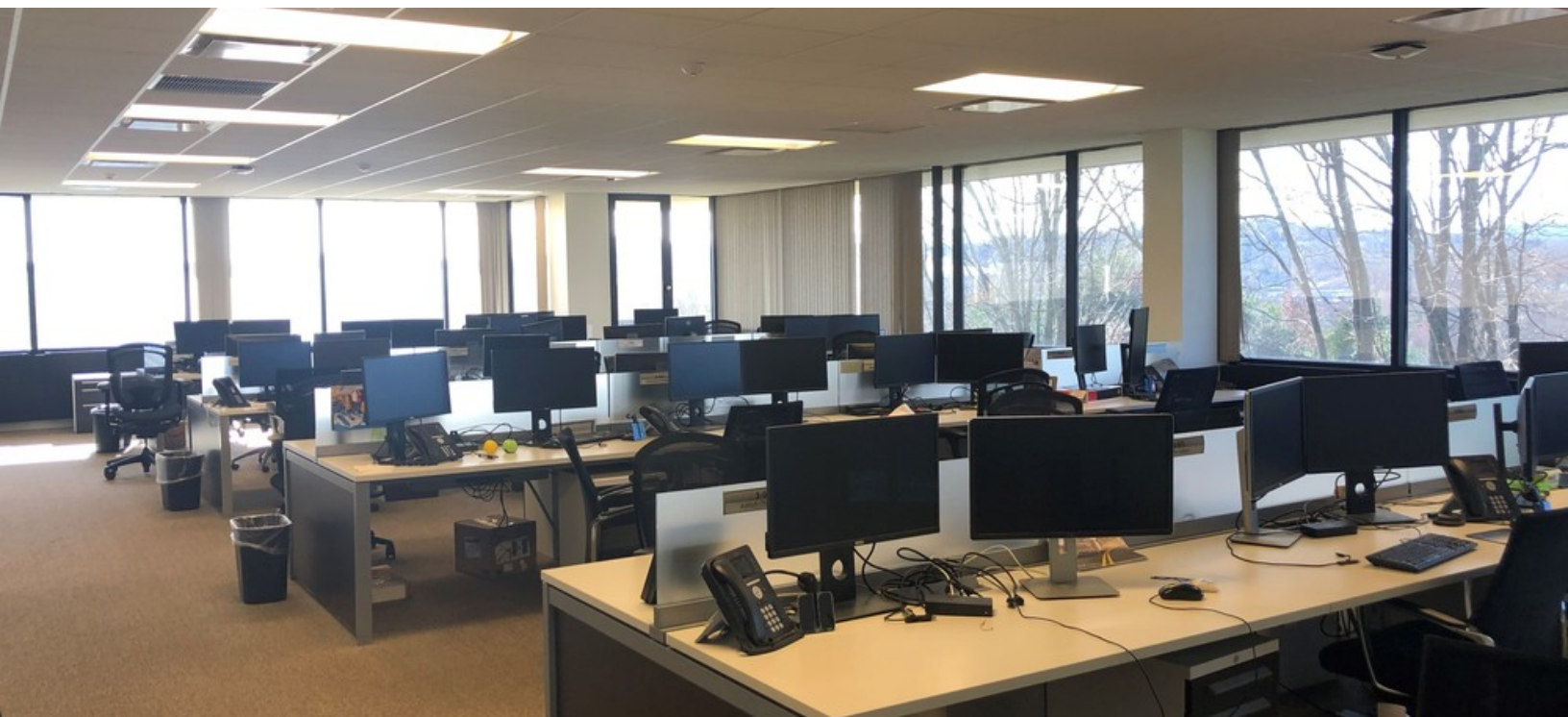
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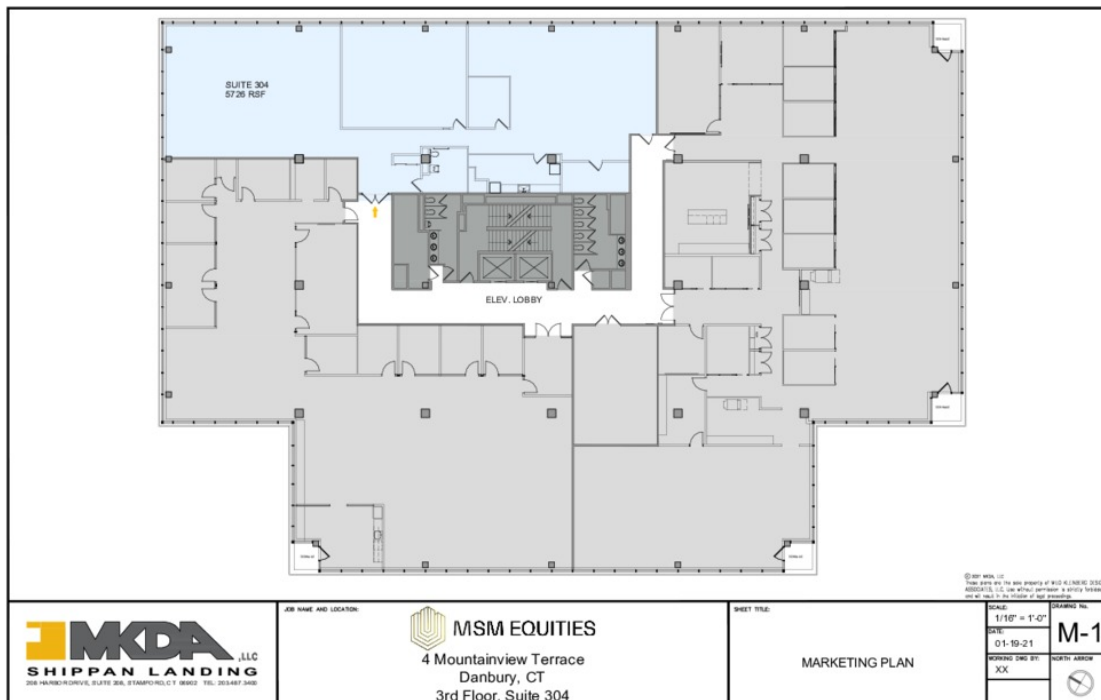
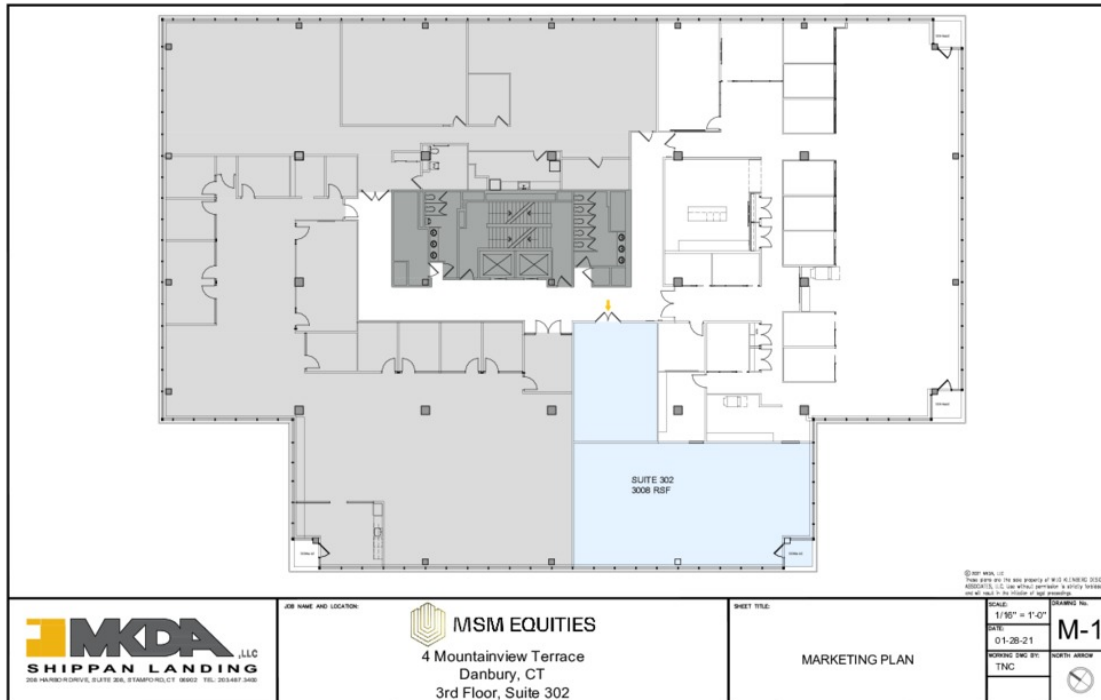
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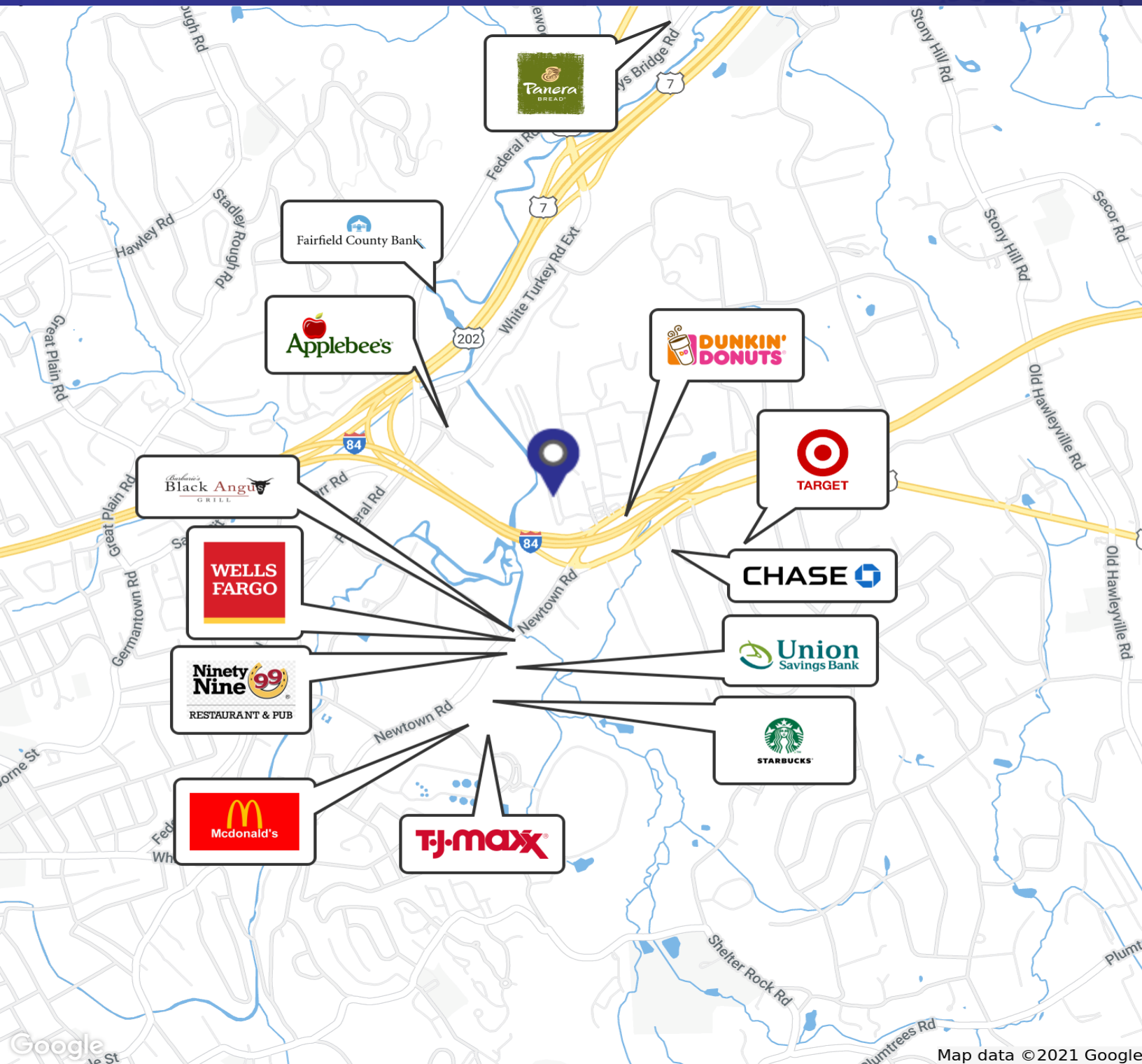
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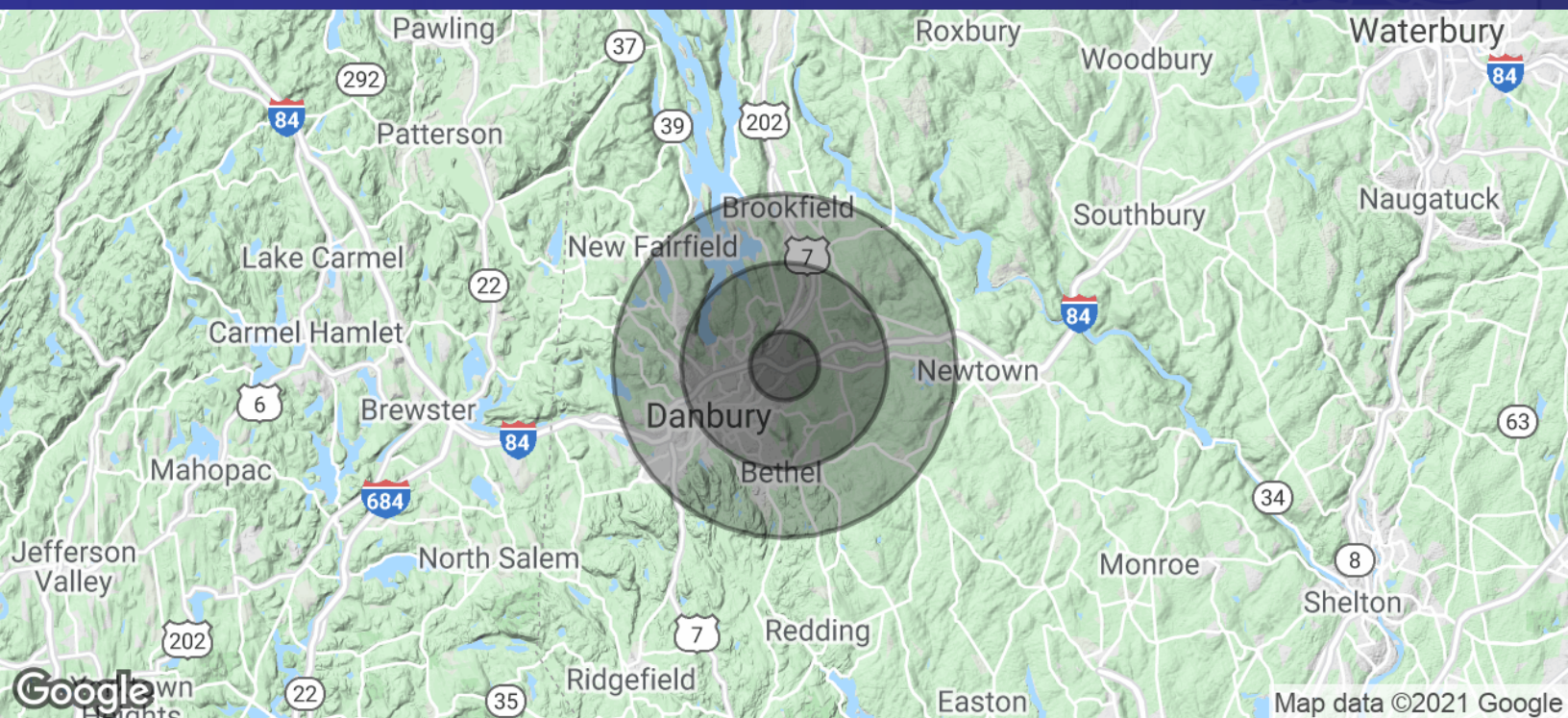
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,703	57,231	123,633
Average Age	38.1	37.2	37.8
Average Age (Male)	36.0	35.7	37.0
Average Age (Female)	40.4	38.6	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,643	21,248	45,727
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$83,833	\$84,894	\$87,506
Average House Value	\$346,179	\$368,184	\$397,621

* Demographic data derived from 2010 US Census



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