

**FOR LEASE // CLASS A OFFICE SPACE // 60 BACKUS AVE, DANBURY CT**



**PROPERTY DESCRIPTION**

Location! Location! Location! Gorgeous Westside of Danbury office space. Featuring open ceilings, large offices, exposed duct work, conference / training rooms, excellent location with easy access to I-84.

**PROPERTY HIGHLIGHTS**

- IL-40 Zone
- Gas Heat
- Central A/C
- Private Baths
- City Water and Sewer
- Class A Office

**OFFERING SUMMARY**

Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	14,180 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	772	38,079	89,830
Total Population	1,882	104,114	247,709
Average HH Income	\$105,650	\$95,100	\$119,333



**MICK CONSALVO**  
*Broker*  
 203.241.5188  
 mconsalvo@towercorp.com

**MICHAEL DIMYAN**  
*Broker*  
 203.948.2891  
 mdimyan@towercorp.com

**FOR LEASE // CLASS A OFFICE SPACE // 60 BACKUS AVE, DANBURY CT**



**MICK CONSALVO**

*Broker*

203.241.5188

mconsalvo@towercorp.com

**MICHAEL DIMYAN**

*Broker*

203.948.2891

mdimyan@towercorp.com

FOR LEASE // CLASS A OFFICE SPACE // 60 BACKUS AVE, DANBURY CT



**MICK CONSALVO**

*Broker*

203.241.5188

[mconsalvo@towercorp.com](mailto:mconsalvo@towercorp.com)

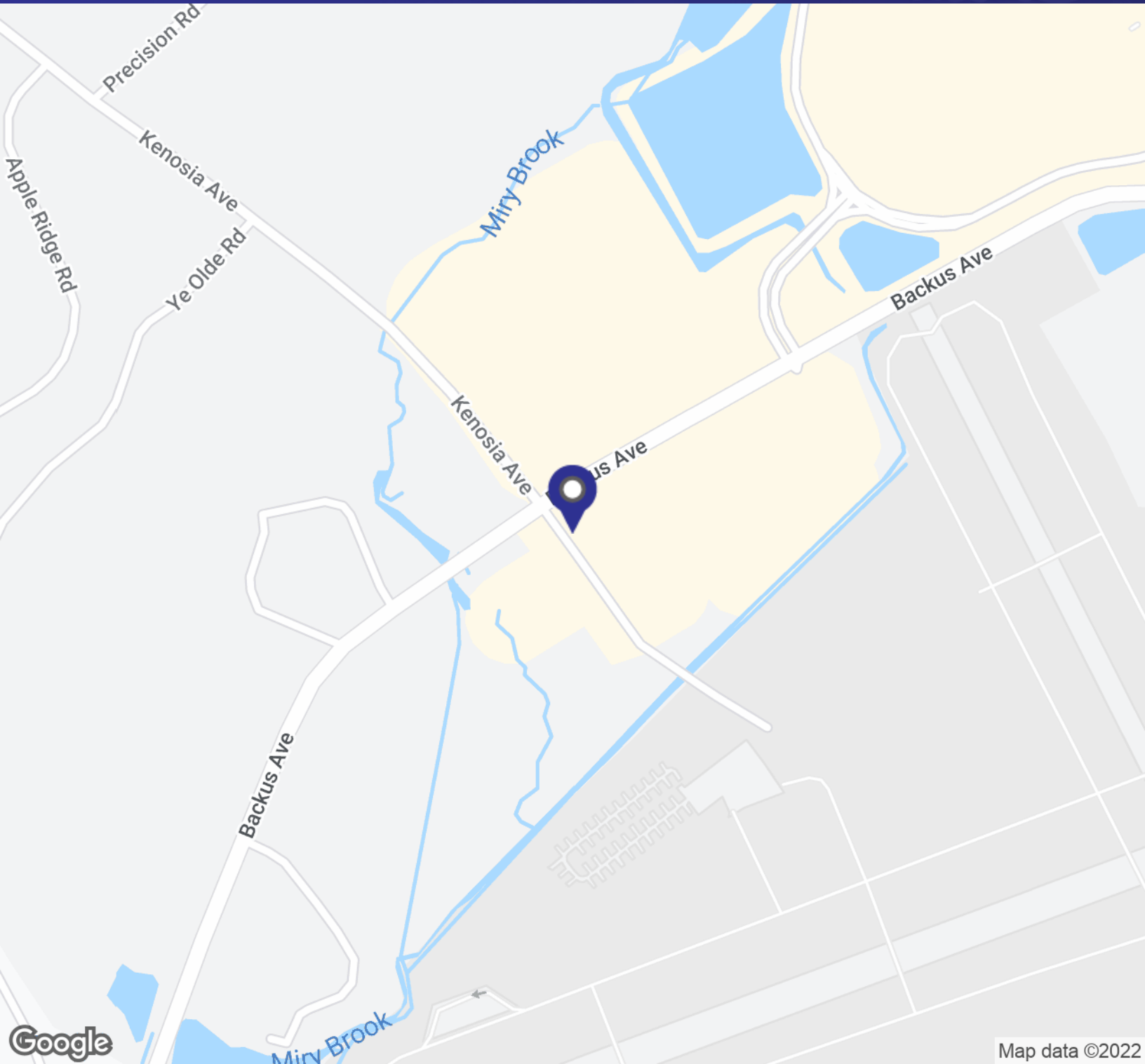
**MICHAEL DIMYAN**

*Broker*

203.948.2891

[mdimyan@towercorp.com](mailto:mdimyan@towercorp.com)

**FOR LEASE // CLASS A OFFICE SPACE // 60 BACKUS AVE, DANBURY CT**



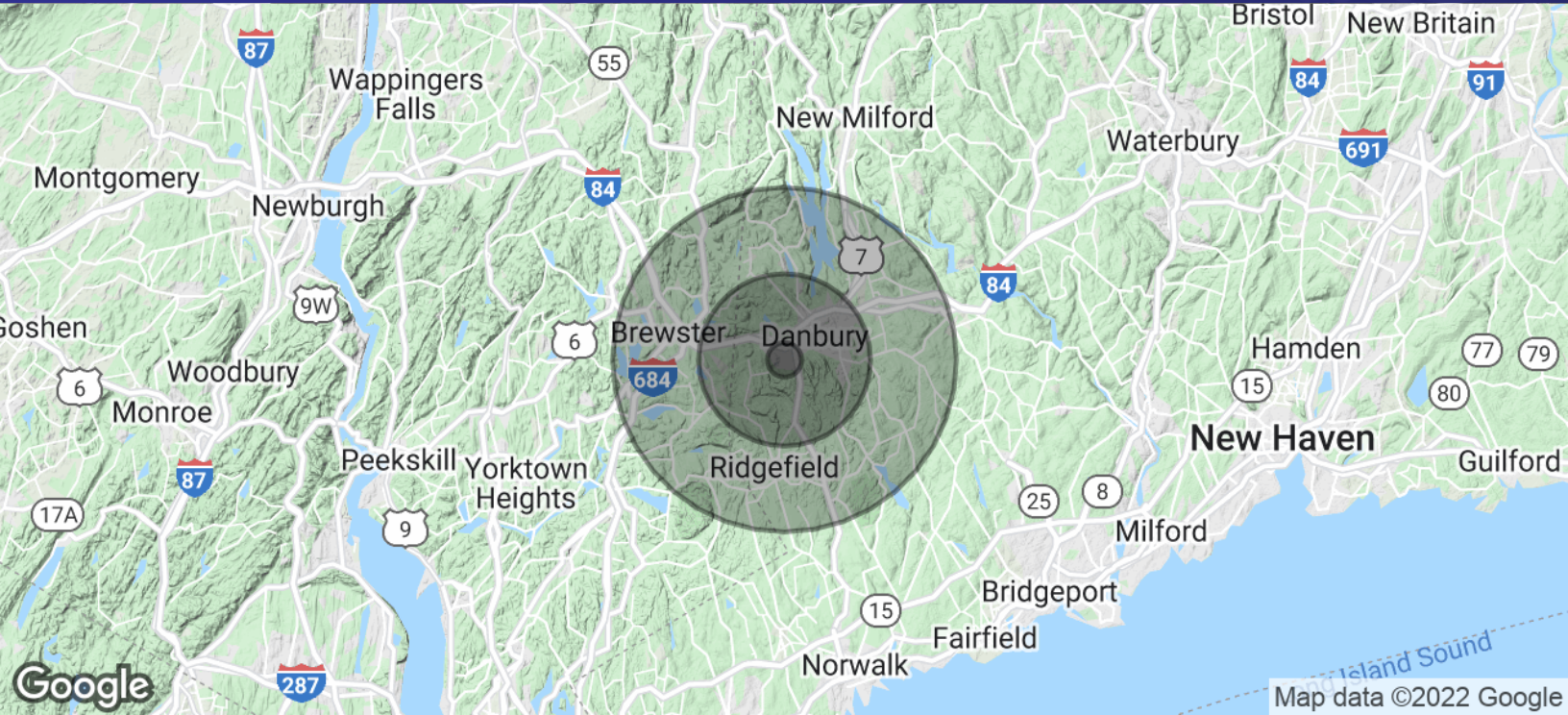
**MICK CONSALVO**

*Broker*  
203.241.5188  
mconsalvo@towercorp.com

**MICHAEL DIMYAN**

*Broker*  
203.948.2891  
mdimyan@towercorp.com

**FOR LEASE // CLASS A OFFICE SPACE // 60 BACKUS AVE, DANBURY CT**



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,882	104,114	247,709
Average Age	41.7	37.1	39.8
Average Age (Male)	39.4	36.5	38.8
Average Age (Female)	43.7	37.8	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	772	38,079	89,830
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$105,650	\$95,100	\$119,333
Average House Value	\$401,070	\$448,029	\$486,906

\* Demographic data derived from 2010 US Census



**MICK CONSALVO**  
*Broker*  
 203.241.5188  
 mconsalvo@towercorp.com

**MICHAEL DIMYAN**  
*Broker*  
 203.948.2891  
 mdimyan@towercorp.com