

FOR LEASE // THE BROOKFIELD SUITES



PROPERTY DESCRIPTION

Recently updated office suite on RT. 7 with fresh paint and new carpet. Individual offices with elevator access and easy on/off to I84. Building has restaurant and gym on site.

PROPERTY HIGHLIGHTS

- Gas Heat
- Central AC
- City Water, Sewer and Gas
- C-1 Zone (Neighborhood Commercial)
- Common Baths
- Elevator Access

195 FEDERAL ROAD, BROOKFIELD CT

Suite 221:	\$600 Incl. Util
Suite 223:	\$500 Incl. Util
Suite 224:	\$500 Incl. Util
Suite 225:	\$500 Incl. Util
Suite 226:	\$500 Incl. Util

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,056	38,072	83,387
Total Population	2,745	103,527	229,424
Average HH Income	\$130,655	\$92,939	\$104,093



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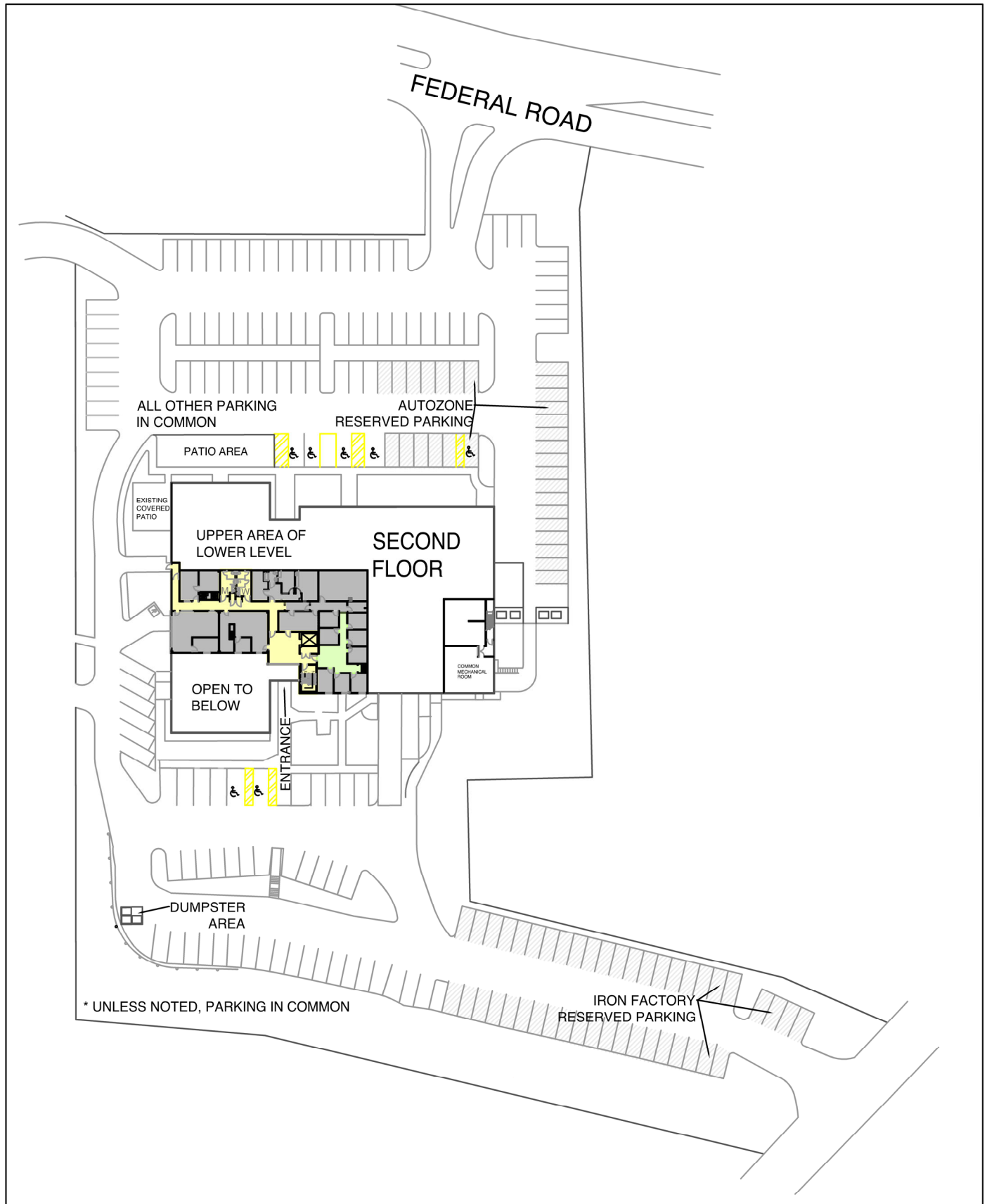
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EXHIBIT A



DRAWING SUBJECT TO FIELD VERIFICATION AND CODE COMPLIANCE

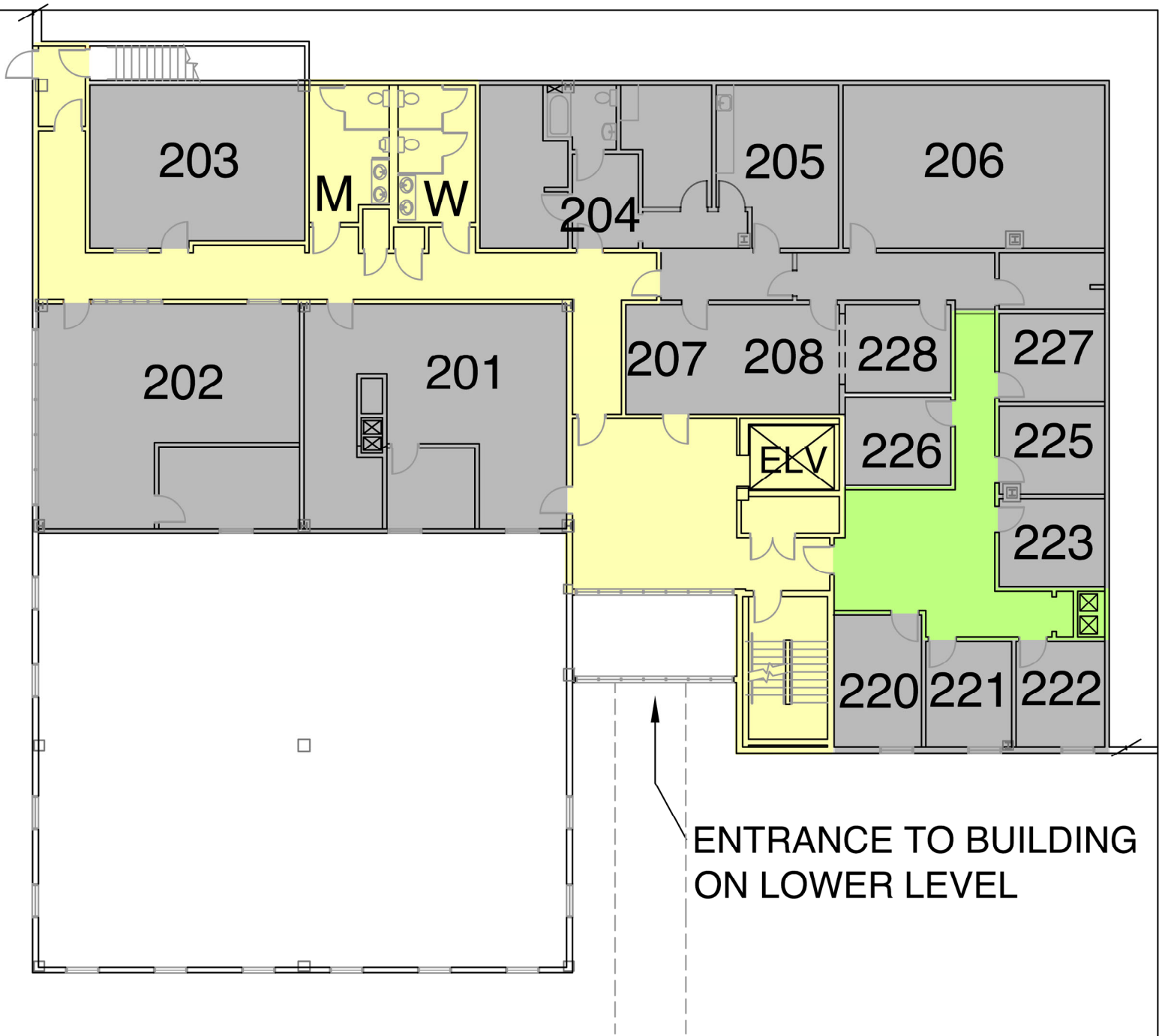
AUGUST 15, 2022



195 FEDERAL ROAD, LLC

SITE PLAN
195 FEDERAL ROAD
BROOKFIELD, CT

EXHIBIT B



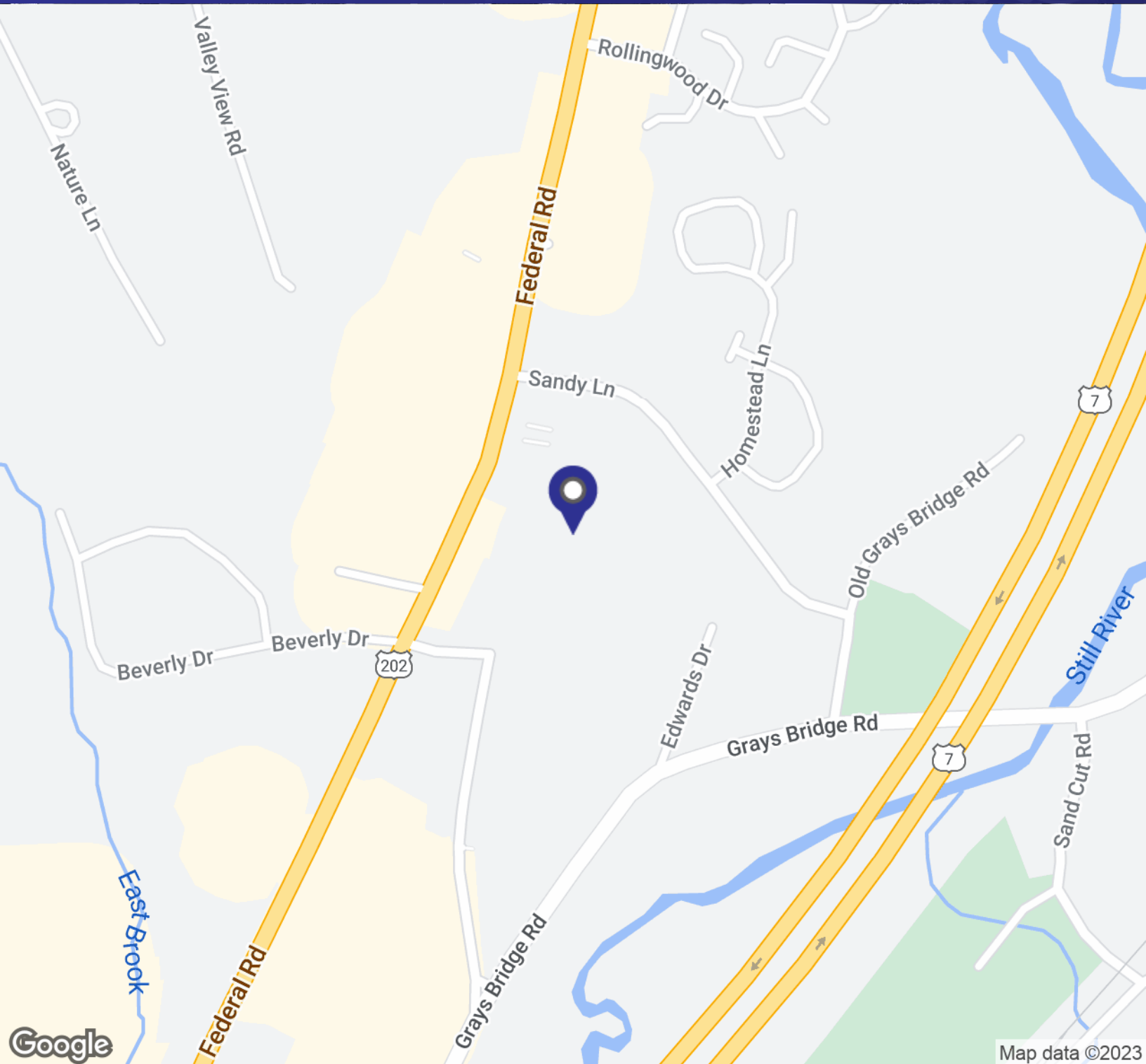
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AUGUST 15, 2022



195 FEDERAL ROAD, LLC
SECOND FLOOR PLAN
195 FEDERAL ROAD
BROOKFIELD, CT

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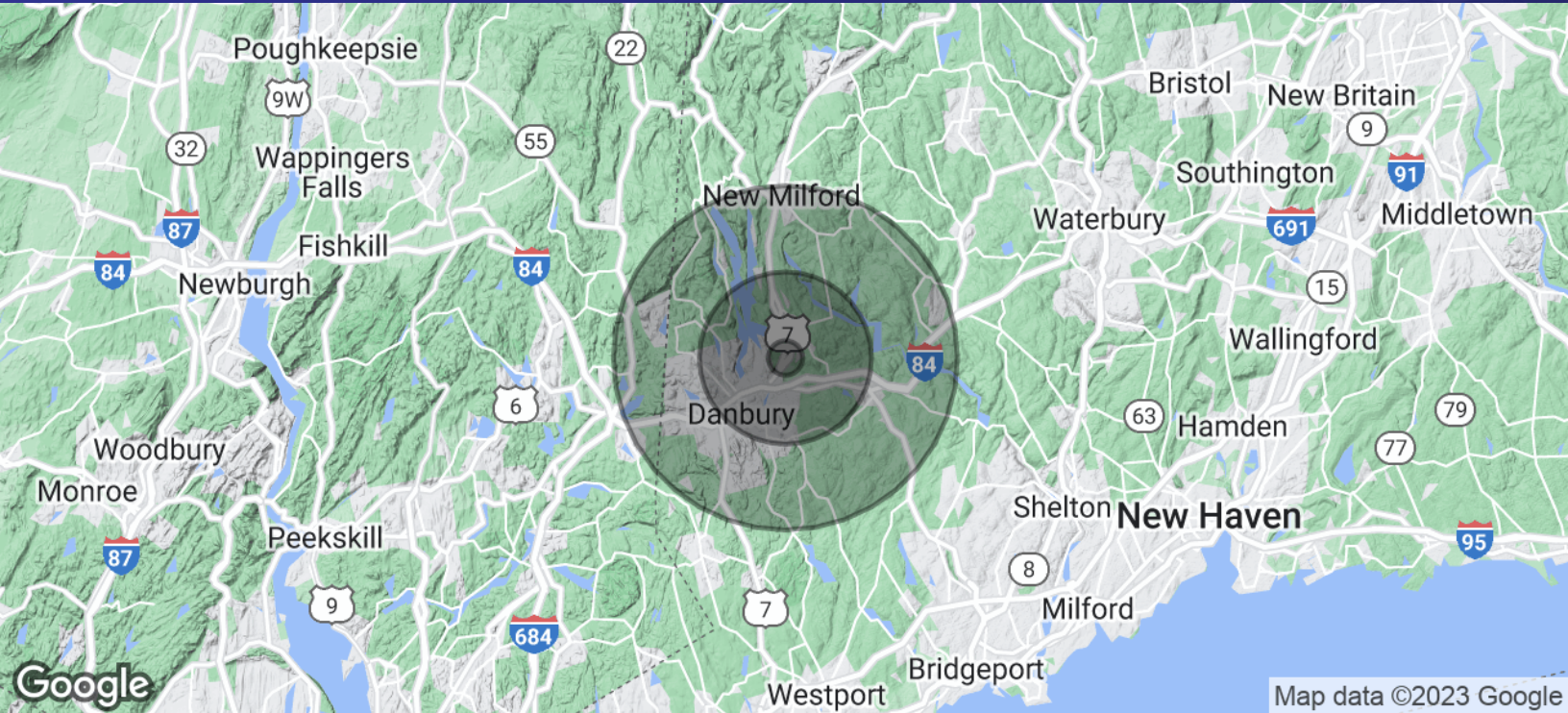
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,745	103,527	229,424
Average Age	41.1	38.6	39.7
Average Age (Male)	37.3	37.7	38.8
Average Age (Female)	44.0	39.3	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,056	38,072	83,387
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$130,655	\$92,939	\$104,093
Average House Value	\$422,554	\$418,386	\$443,399

* Demographic data derived from 2020 ACS - US Census



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