

~ FOR LEASE ~

**RETAIL, MEDICAL or OFFICE SPACE**



**67 Federal Road, Unit 102  
Brookfield, CT**

**Lease Price: \$20.00 NNN  
NNN = +/- \$5.75**

Ideal retail, medical or office location with amazing exposure in the heart of Federal Road. Be neighbors with BJs, Kohl's, Raymour & Flanigan, Bed Bath and Beyond, CVS, Michaels, Costco, Starbucks, and other major retailers. Easy access to Super 7 and I-84 Exit 7 on/off ramps.

Size: +/- 1,284Sq. Ft.  
Layout: Recreation area, open bull pen, 3 private offices, and kitchenette  
Year Built: 1989  
Zone: C-1 (Commercial)  
Traffic Count: +/- 31,744 Vehicles (2019)  
Parking: +/- 150 Spaces  
Heating: Propane Heat



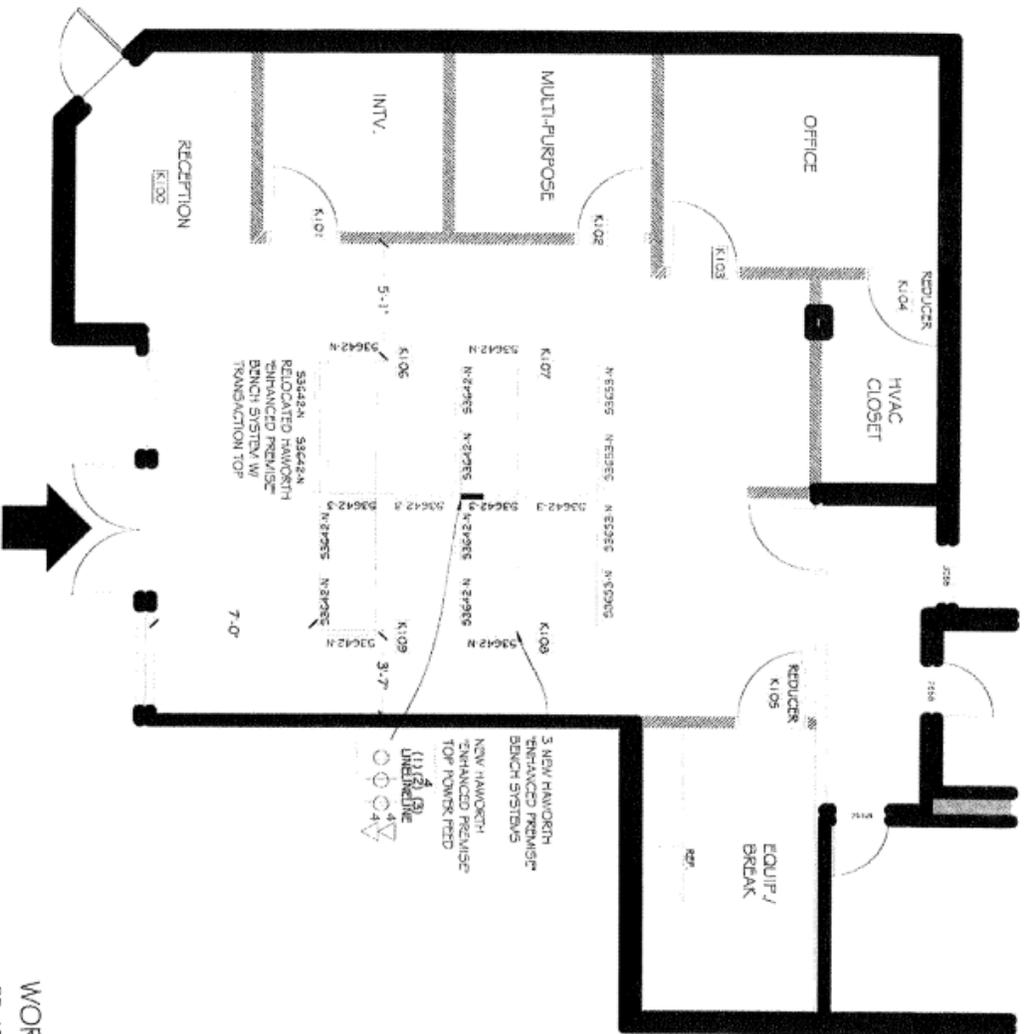
**Mick Consalvo**  
203.241-5188  
mconsalvo@towercorp.com



**Michael Dimyan**  
203.948-2891  
mdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / [www.towercorp.com](http://www.towercorp.com)  
203-775-5000 Office / 203-546-7793 Fax

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FURNITURE  
 NEW & EXISTING HAWORTH ENHANCED PREMISE PRODUCT  
 FABRIC, FINISH (WATER)  
 TRIMWORK/SURFACE: TRIMOR (BEIGE)

**BRANCH  
 ENTRANCE**

3 NEW HAWORTH  
 ENHANCED PREMISE  
 BENCH SYSTEMS  
 NEW HAWORTH  
 ENHANCED PREMISE  
 TOP POWER FEED  
 (1) 120V  
 (2) 208V  
 (3) 240V  
 (4) 480V  
 LINE/NEUTRAL

**WORKSTATION PLAN**

BR. 1727 DANBURY  
 FIRST FLOOR RETAIL SPACE  
 67 FEDERAL RD  
 BROOKFIELD, CT 06804  
 USF 1136, R9F 1224  
 PROJECT MANAGER FOR THIS PROJECT:  
 DOUG FARRIS - PROJECT MANAGER  
 TEL: 203.244.5544  
 FAX: 203.244.5544



~ LOCATION MAP ~

67 FEDERAL ROAD  
BROOKFIELD, CT



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