FOR LEASE / 14 FAIRFIELD DR, BROOKFIELD, CT

PROPERTY DESCRIPTION

+/- 6,500 Sq. Ft of Class A Office Space in Park Like Setting! Building features: 20 Windowed Offices, Conference Rooms, Lunch Room and +/- 39 Car Parking. All this on 1.9 Wooded Acres with Easy access to Rt.6, Rt. 7, and I84!

OFFERING SUMMARY	
Lease Price:	$12NNN (Nets +/- $4.00 PSF)
Lot Size:	+/- 1.9 Acres
Available Space:	+/- 6,500 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	210	894	2,107
Total Population	555	2,300	5,671
Average HH Income	$133,455	$123,641	$127,836

MICK CONSALVO
Broker
203.241.5188
mconsalvo@towercorp.com

TOMMY CONSALVO
Broker
203.482.5792
tconsalvo@towercorp.com

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PROPERTY HIGHLIGHTS

- Size: +/- 13,000 Sq. Ft. Freestanding
- Land: +/- 1.9 Acres
- Features: 20 Windowed Offices
- Cat-5 Wiring
- T1 Line
- Skylight
- Conference Rooms
- Lunch Room
- Fully Alarmed
- 2-Zone Heating/Cooling System (External Offices Have Individual Heat & A/C Units)
- DSL & Cable Available
- Zone: I-1 (Commercial)
- Heating/Cooling: Gas & Electric Heat, Fully Air Conditioned
- Utilities: Well; Septic
- Baths: 1 Men's and 1 Ladies
- Parking: +/- 39 Spaces

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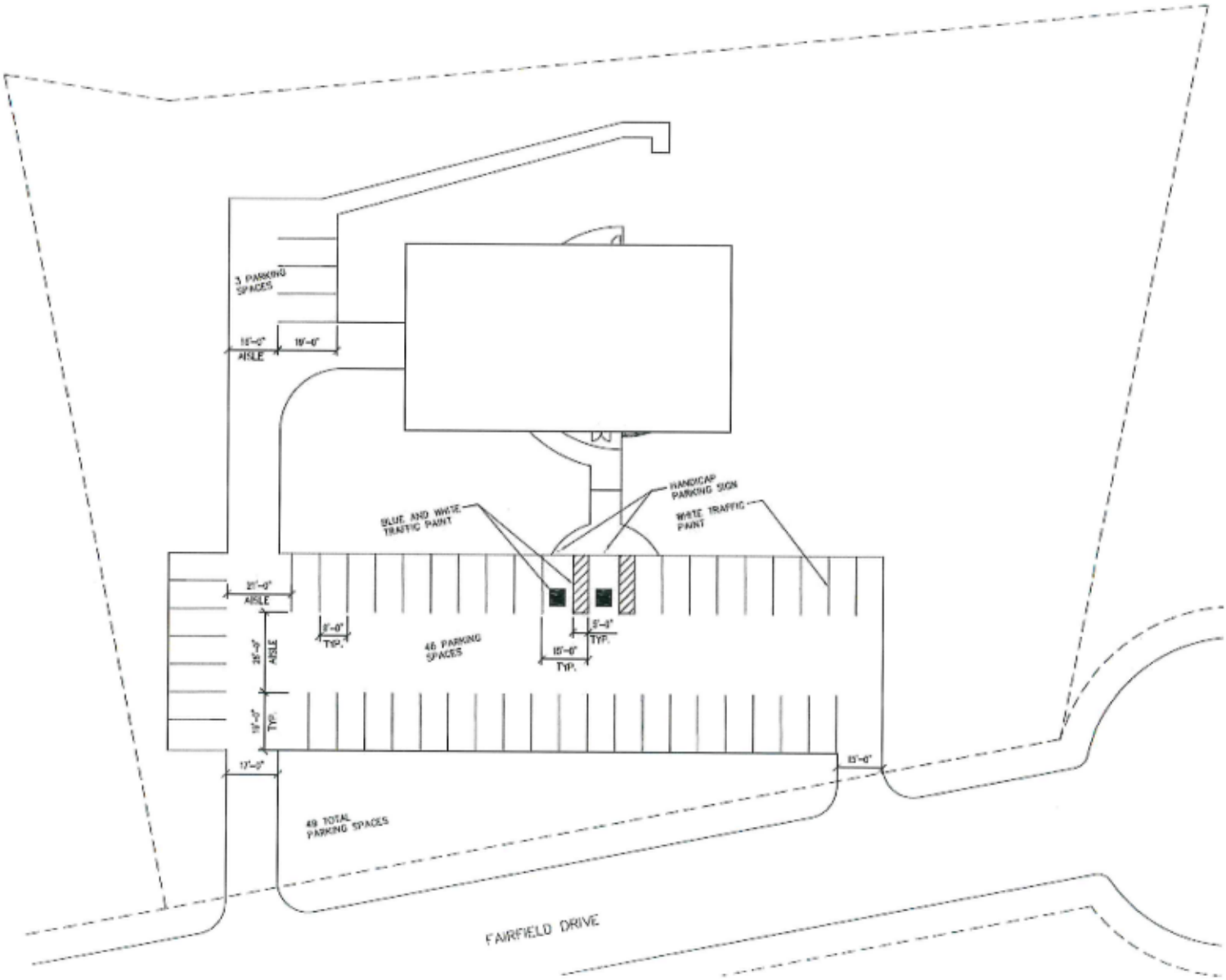

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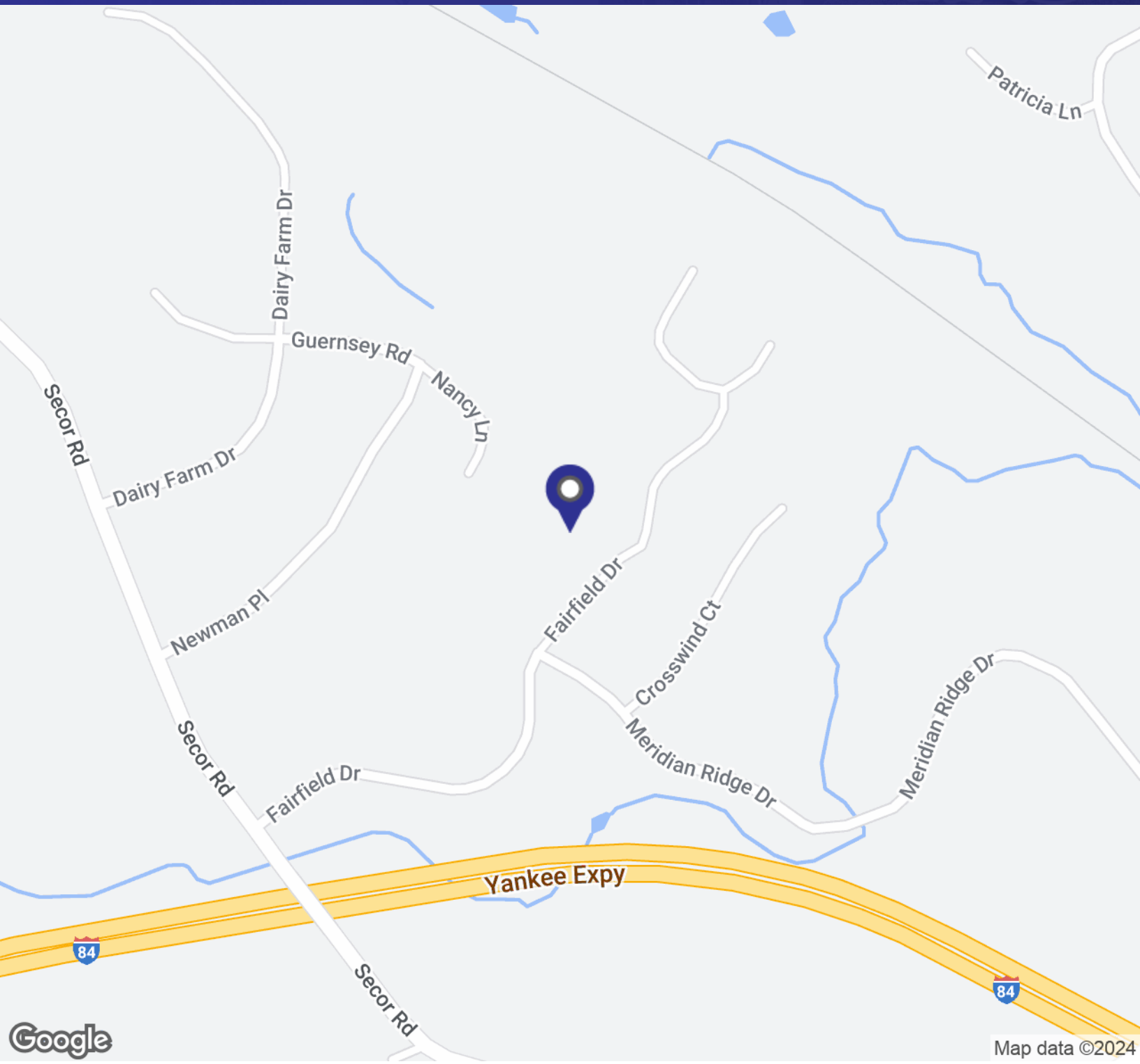

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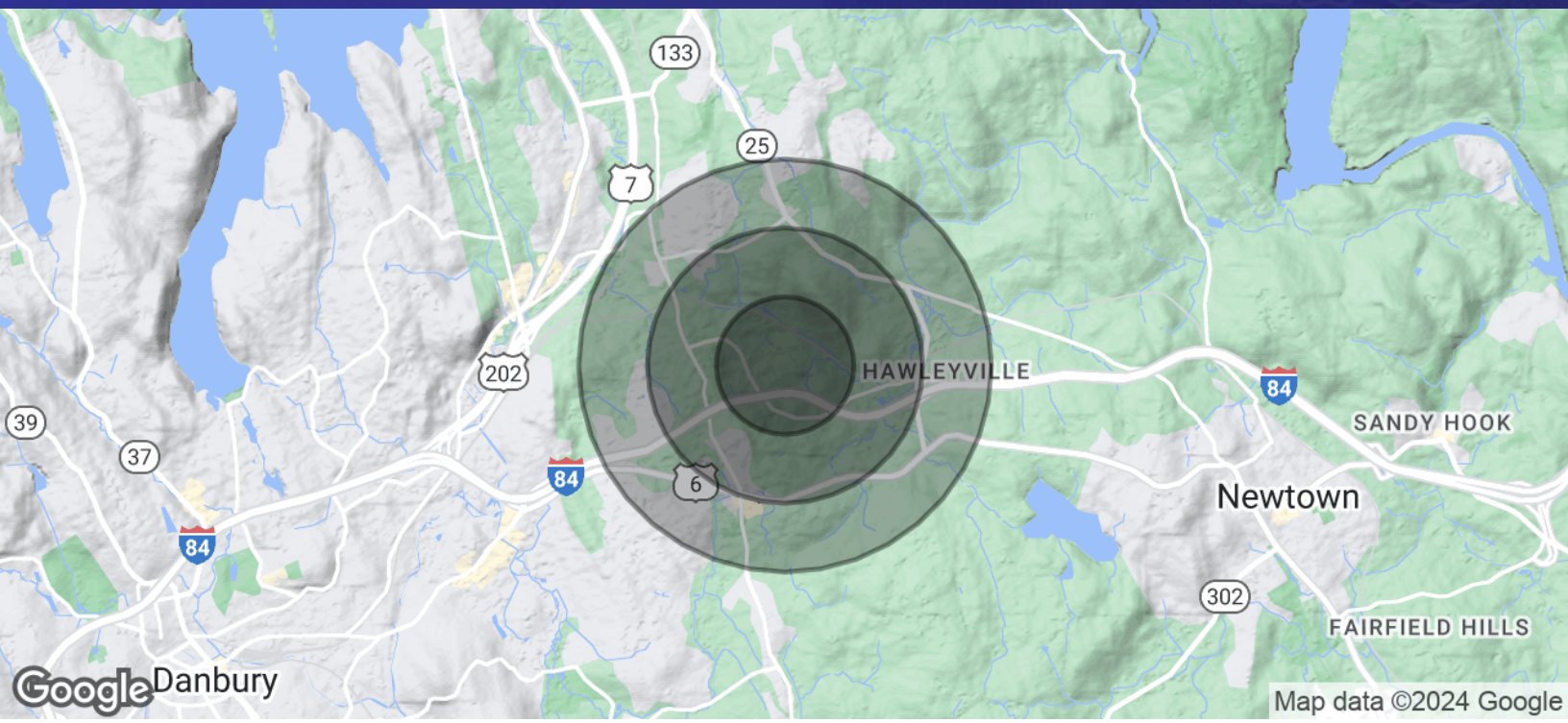

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	555	2,300	5,671
Average Age	48.5	48.5	46.2
Average Age (Male)	47.3	47.9	45.7
Average Age (Female)	49.0	48.8	47.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	210	894	2,107
# of Persons per HH	2.6	2.6	2.7
Average HH Income	$133,455	$123,641	$127,836
Average House Value	$472,874	$424,468	$392,461

** Demographic data derived from 2020 ACS - US Census*

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