

FOR LEASE // 246 FEDERAL ROAD, UNIT D25, BROOKFIELD CT



PROPERTY DESCRIPTION

Ground level office/medical space with lots of windows! Space offers 6 private offices, conference room, private bath, kitchenette, central a/c, and alarm system. Convenient location on Route 7 just north of Costco with easy access to I-84. Ideal for any professional office or medical use.

PROPERTY HIGHLIGHTS

- Reception
- 6 private offices
- Conference Room
- Kitchenette
- Built 1986
- Electric Forced Air Heat
- Central AC
- City Water, Sewer

OFFERING SUMMARY

Lease Rate:	\$1,650.00 + Util
Available SF:	1,353 SF

DEMOGRAPHICS	1.3 MILES	2.5 MILES	5 MILES
Total Households	2,507	8,549	36,259
Total Population	5,874	21,747	98,690
Average HH Income	\$159,403	\$165,166	\$140,352



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CRAIG OFFICE

DENNIS OFFICE

12'-0 1/2"

2'-4"

3'-4"

10'-5 1/2"

PLAN STORAGE

BLUEPRINT ROOM

COPIER

FAX

2'-6" COMPUTER AREA

CONFERENCE

16'

5'-3"

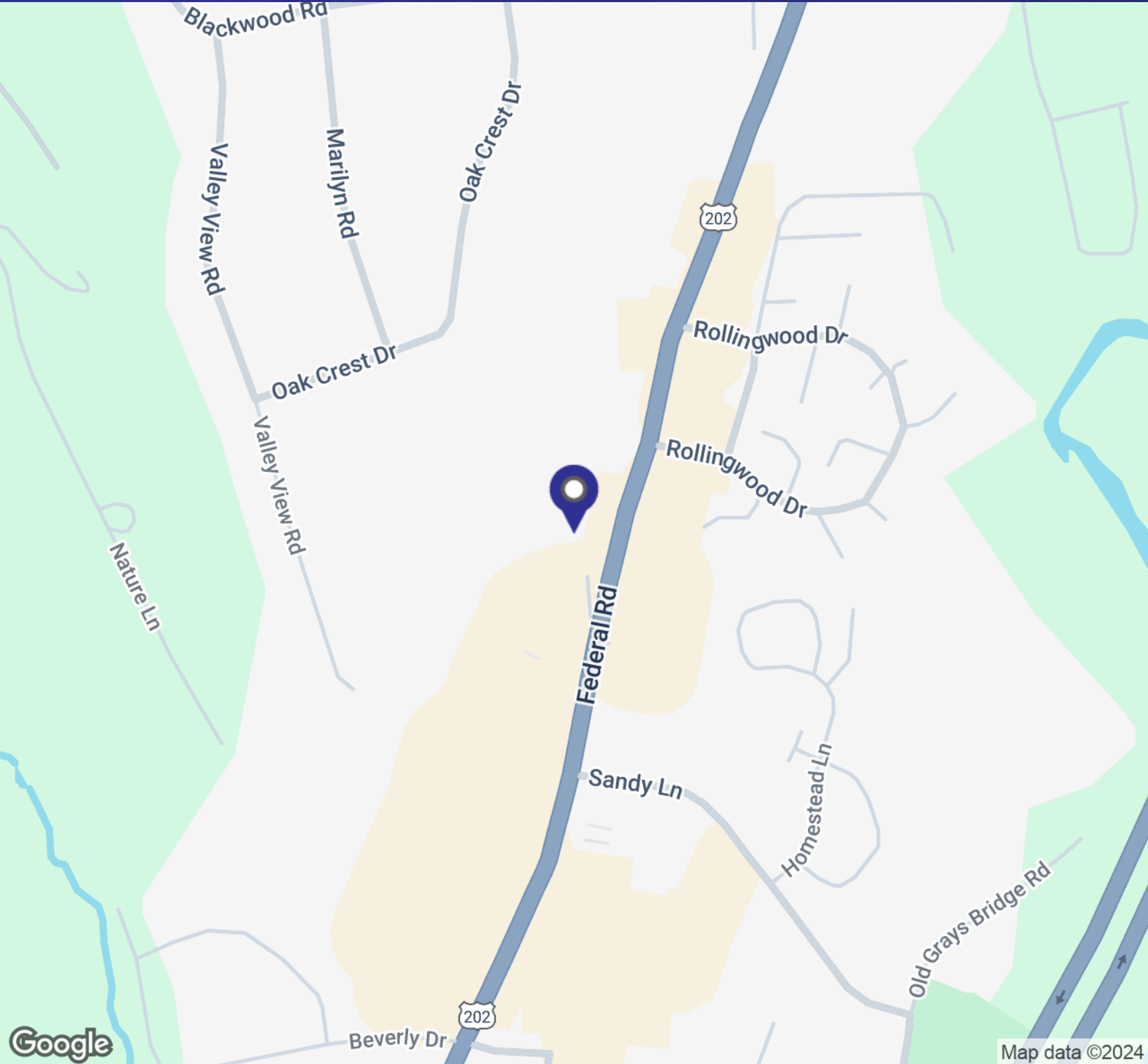


ELLEN OFFICE

BAGEL MAN

JEFF OFFICE

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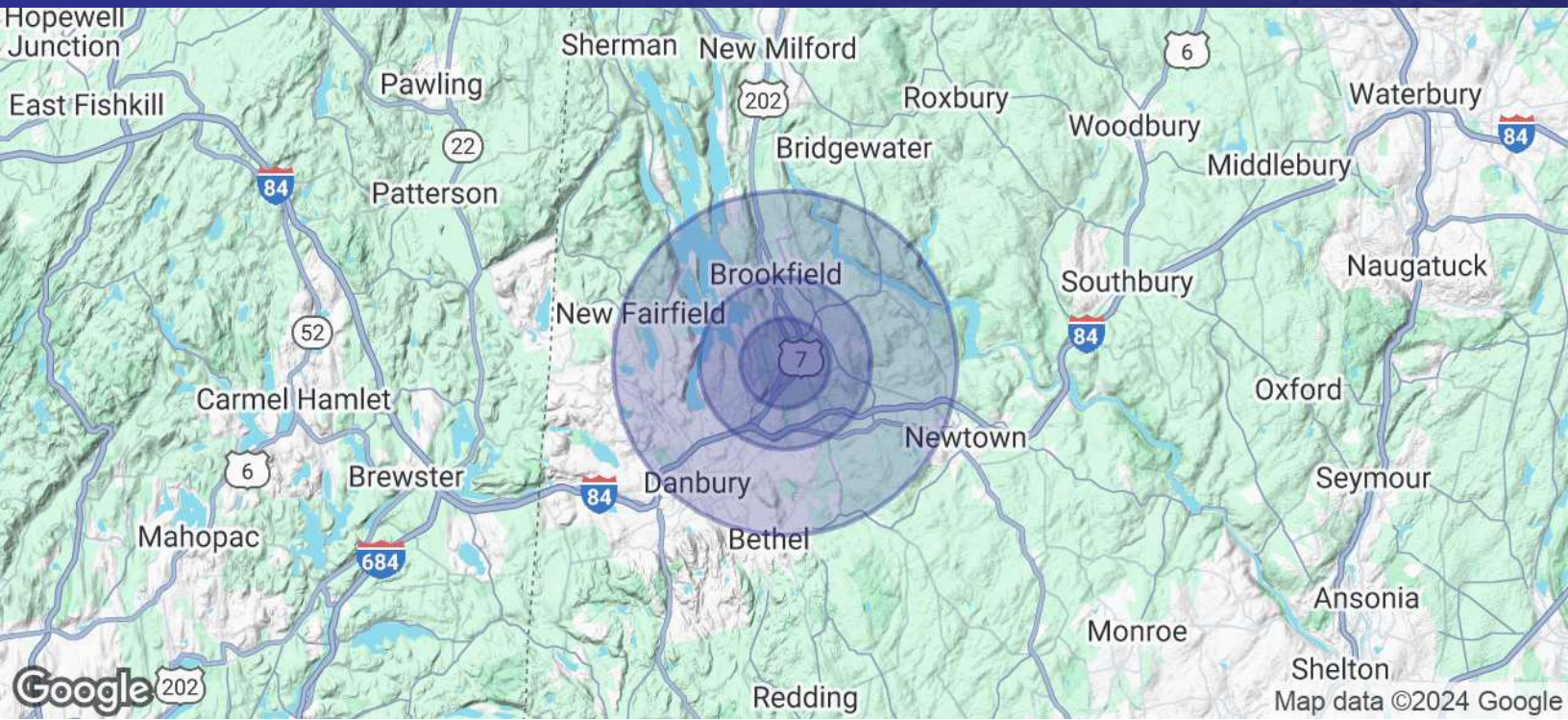
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POPULATION	1.3 MILES	2.5 MILES	5 MILES
Total Population	5,874	21,747	98,690
Average Age	45	45	42
Average Age (Male)	43	43	41
Average Age (Female)	47	46	43

HOUSEHOLDS & INCOME	1.3 MILES	2.5 MILES	5 MILES
Total Households	2,507	8,549	36,259
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$159,403	\$165,166	\$140,352
Average House Value	\$467,635	\$498,080	\$447,696

Demographics data derived from AlphaMap



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