

FOR LEASE // 1 PARK RIDGE ROAD, SUITE 11, BETHEL CT



PROPERTY DESCRIPTION

Located in Berkshire Corporate Park +/- 2,693 sq. ft. state of the art bright and clean office space / flex space. Ideal uses include office, lab, assembly or light manufacturing. Be neighbors with Duracell, Branson Ultrasonics, Linde, Resonetics, and many more. Great location with easy access to I84.

PROPERTY HIGHLIGHTS

- Corner Office, Glass Partitions & Lots of Windows
- Open Bullpen Area
- Kitchenette
- Two Baths
- Full A/C/Gas Heat
- Built 2000

OFFERING SUMMARY

Lease Rate:	\$12.75 SF/yr (NNN)
Available SF:	2,693 SF
Nets:	+/- \$5.07

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,362	6,720	16,169
Total Population	3,200	16,759	41,884
Average HH Income	\$107,232	\$111,949	\$104,757



MICK CONSALVO

Broker

203.241.5188

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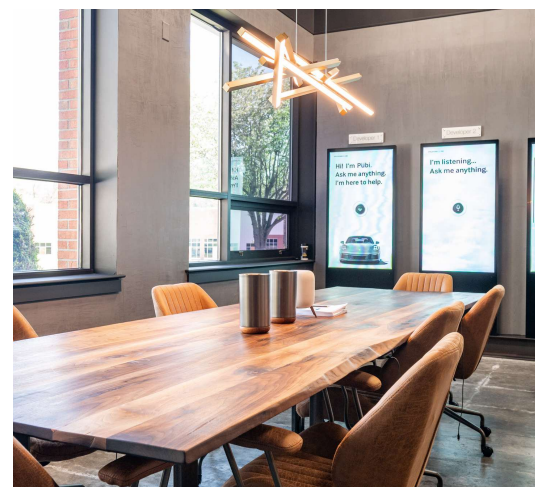
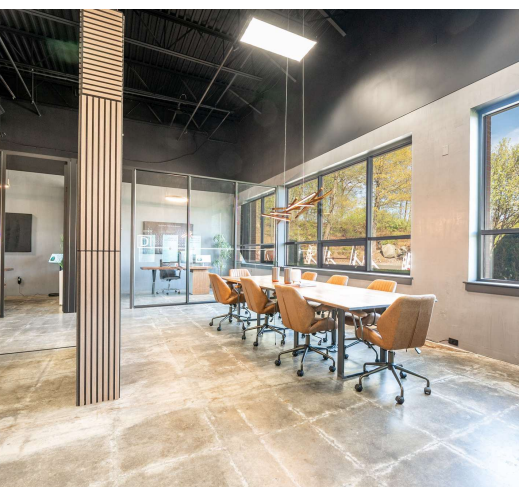
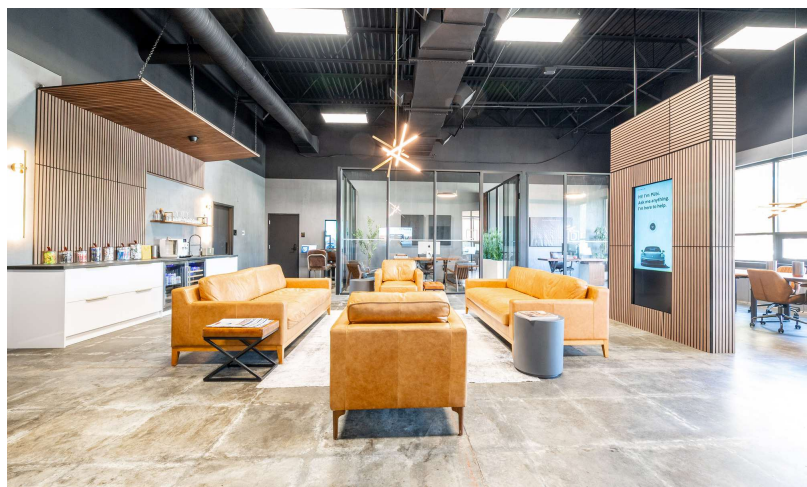
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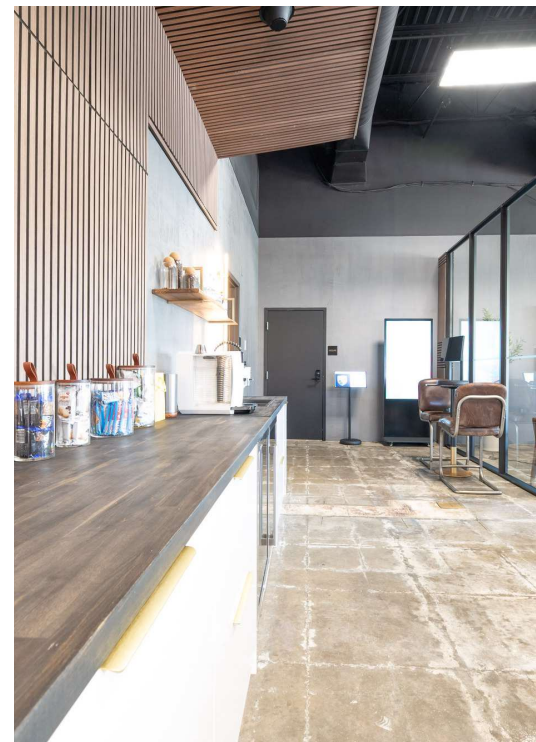
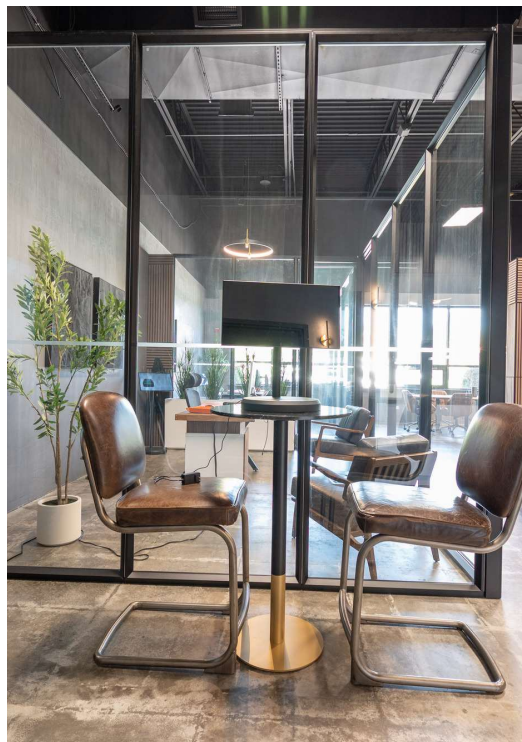
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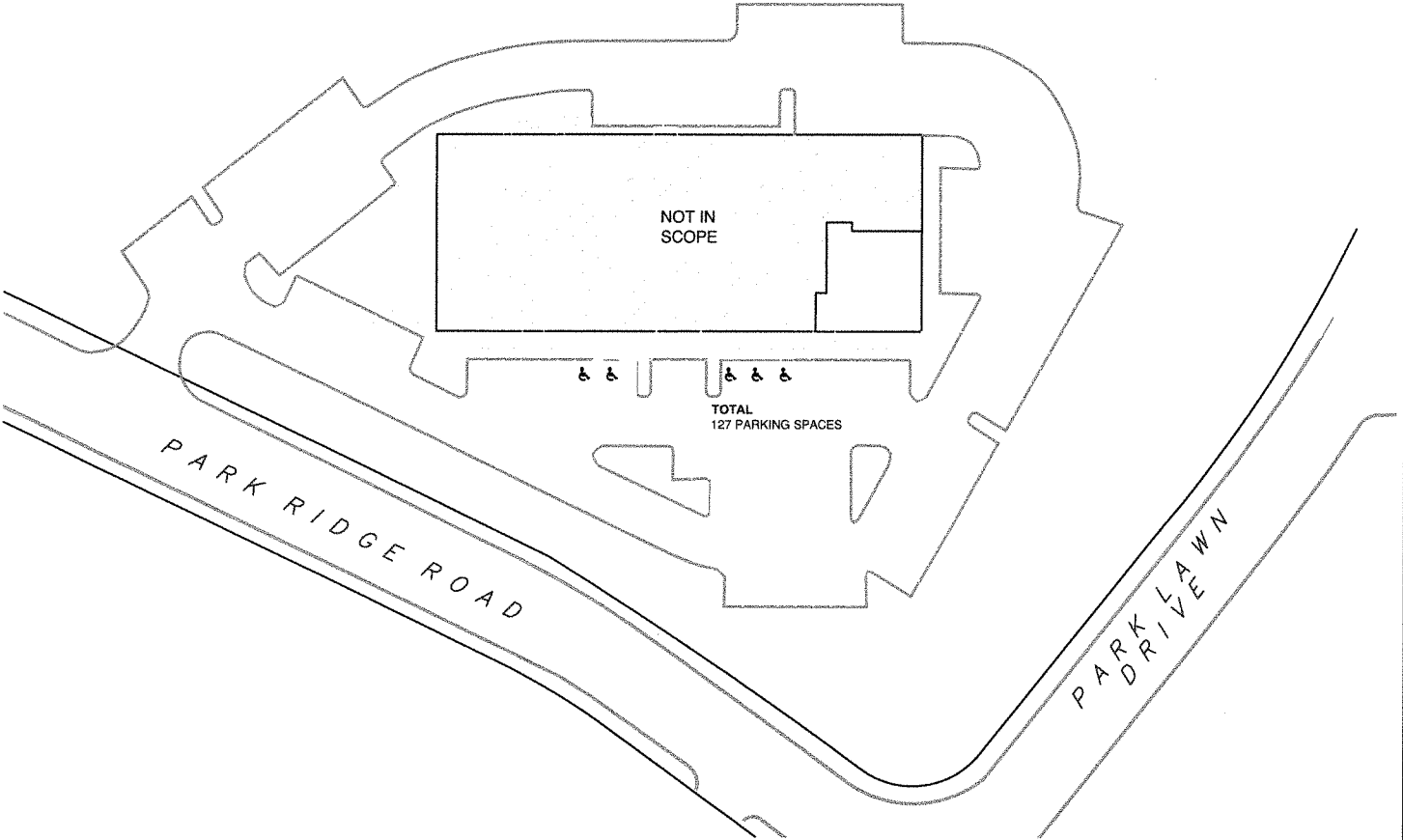


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EXHIBIT A



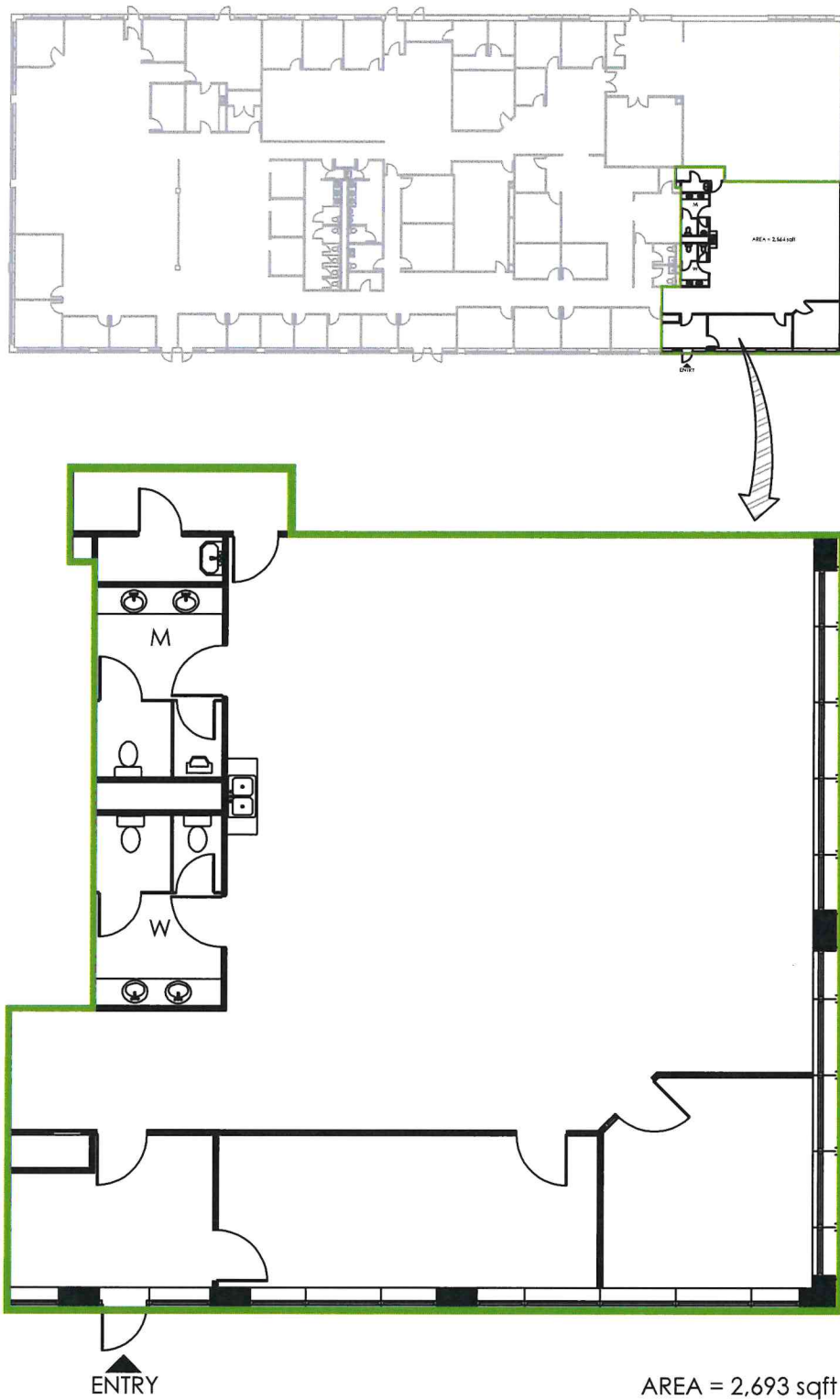
-  = SUITE 11
-  = NOT IN SCOPE

DRAWING SUBJECT TO FIELD VERIFICATION AND CODE COMPLIANCE

 BERKSHIRE CORPORATE PARK

SITE PLAN
SUITE 11
1 PARK RIDGE ROAD
BETHEL, CONNECTICUT

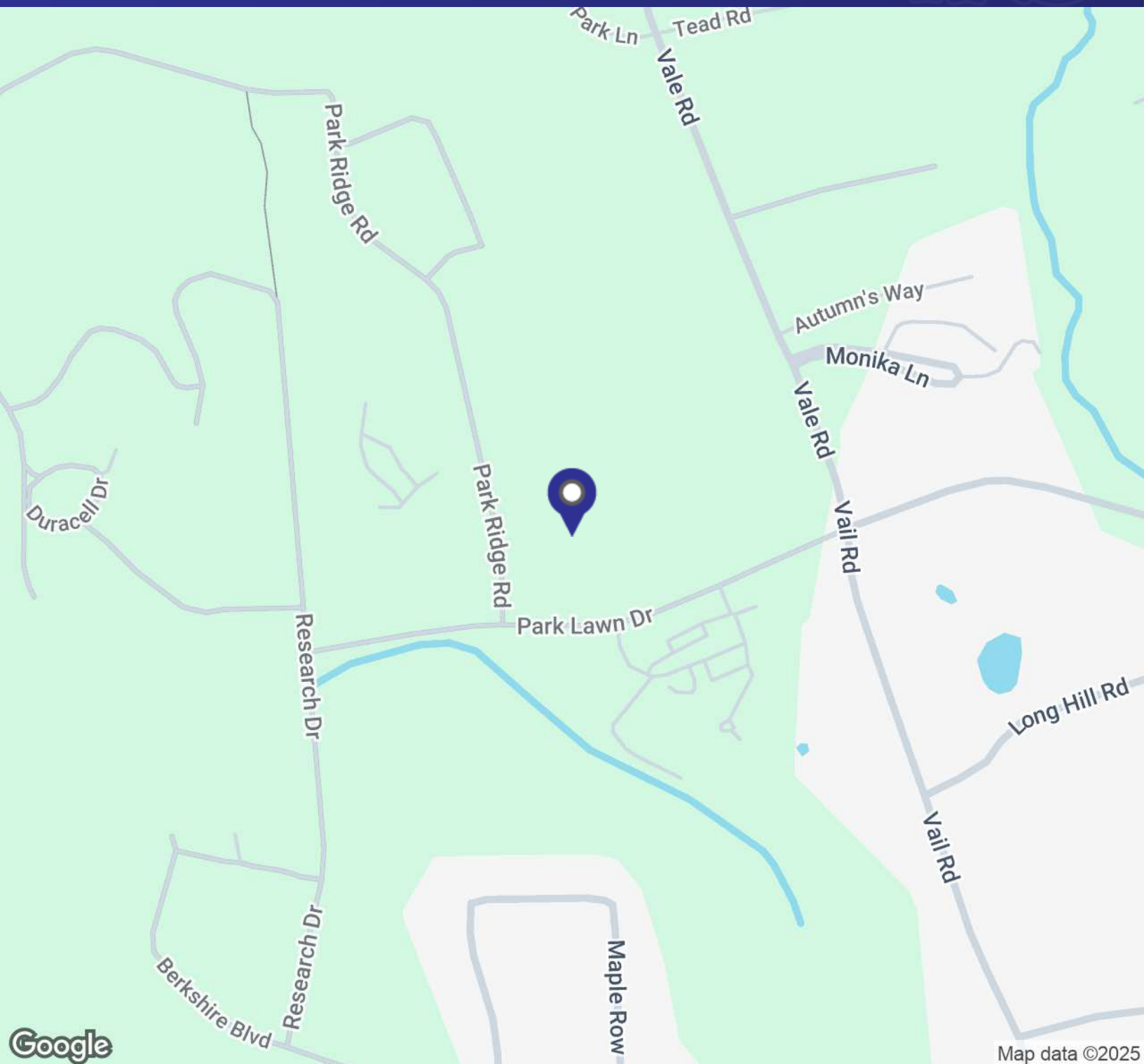
EXHIBIT B



BERKSHIRE CORPORATE PARK

FLOOR PLAN
SUITE 11
1 PARK RIDGE ROAD
BETHEL, CONNECTICUT

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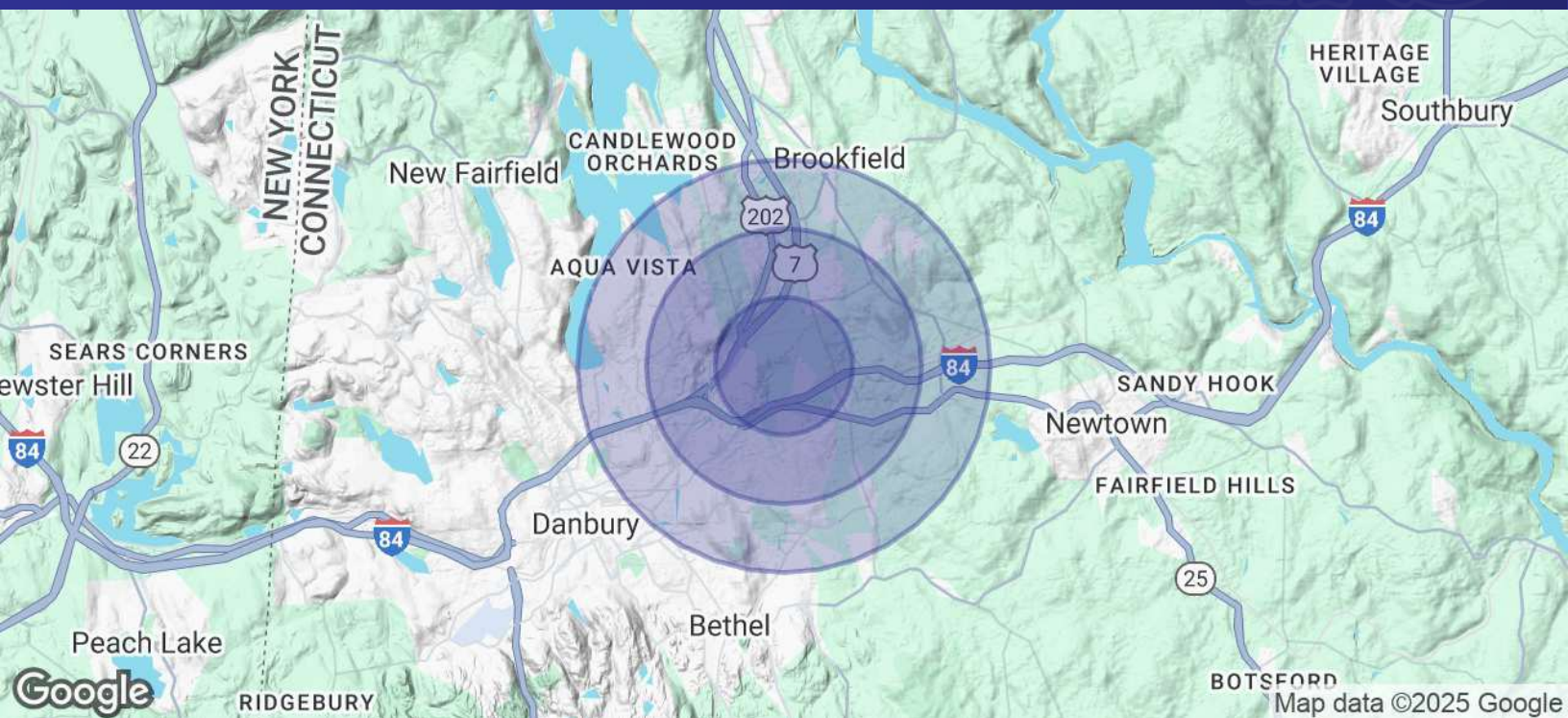
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,200	16,759	41,884
Average Age	46.2	42.3	41.9
Average Age (Male)	44.6	39.4	38.8
Average Age (Female)	47.1	44.1	43.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,362	6,720	16,169
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$107,232	\$111,949	\$104,757
Average House Value	\$310,541	\$324,005	\$311,215

2020 American Community Survey (ACS)



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