

FOR LEASE // REMODELED QUIET CORNER OFFICE

304 Federal Rd, Suite 301, Brookfield, CT



PROPERTY DESCRIPTION

Totally remodeled quiet corner office suite! Unit has large reception area, private office, kitchenette, and common baths. All new in 2018: HVAC, hardwood flooring, paint, lighting, and kitchenette. Ideal for any professional or medical office use. Great location just north of Costco with easy access to I-84. Includes refrigeration and microwave.

PROPERTY HIGHLIGHTS

- Layout: Large Reception Area,
- Private Office, and
- Kitchenette
- Year Built: 1974
- Plumbing: Common Baths on
- Each Floor
- Utilities: Well/City Sewer
- Heating: Electric Heat Pump
- Cooling: Central A/C

OFFERING SUMMARY

Lease Rate:	\$750/month + utilities
Available SF:	450 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	82	325	1,296
Total Population	185	711	2,978
Average HH Income	\$163,610	\$157,337	\$164,345



TOMMY CONSALVO

Broker

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MICK CONSALVO

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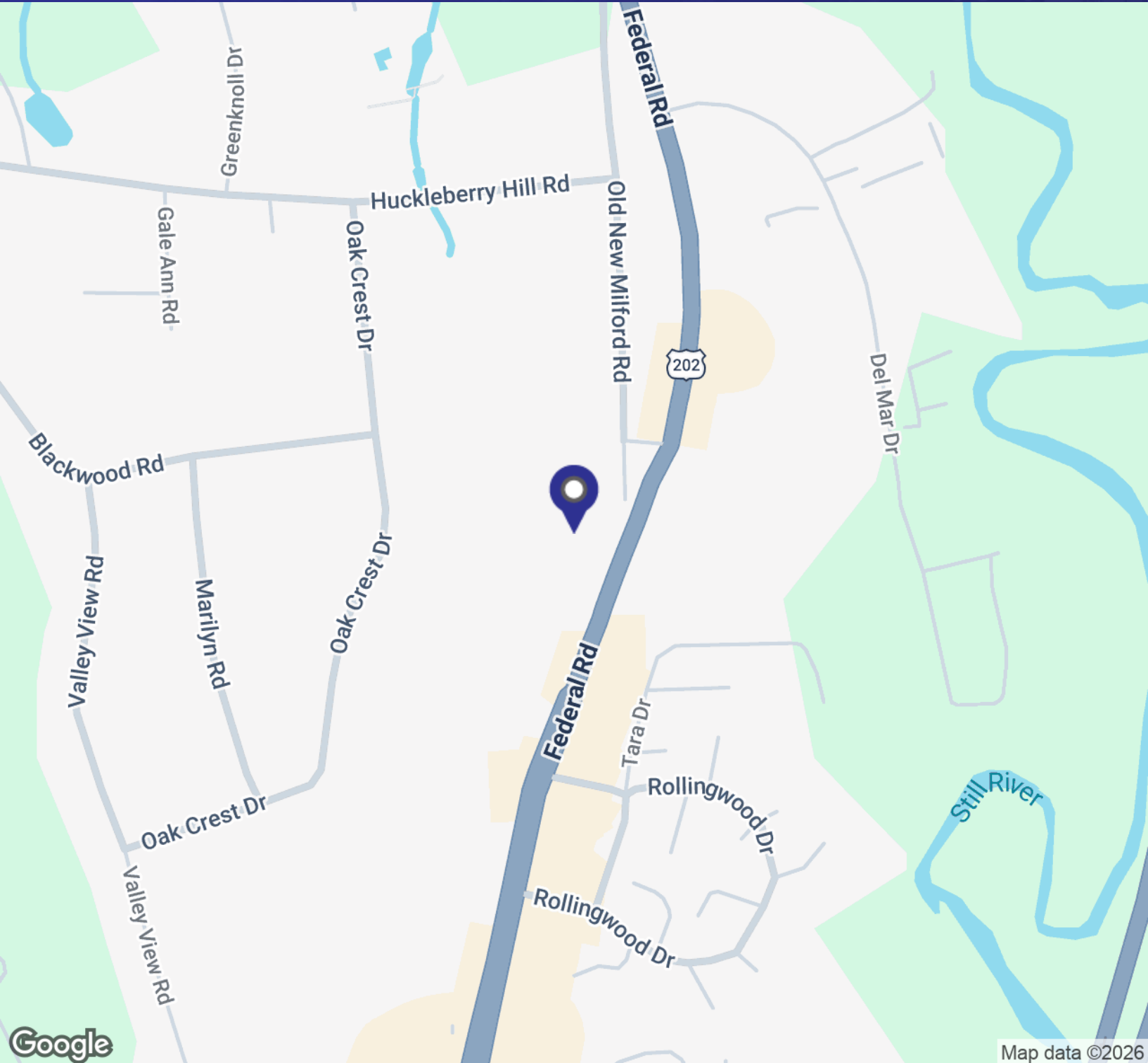
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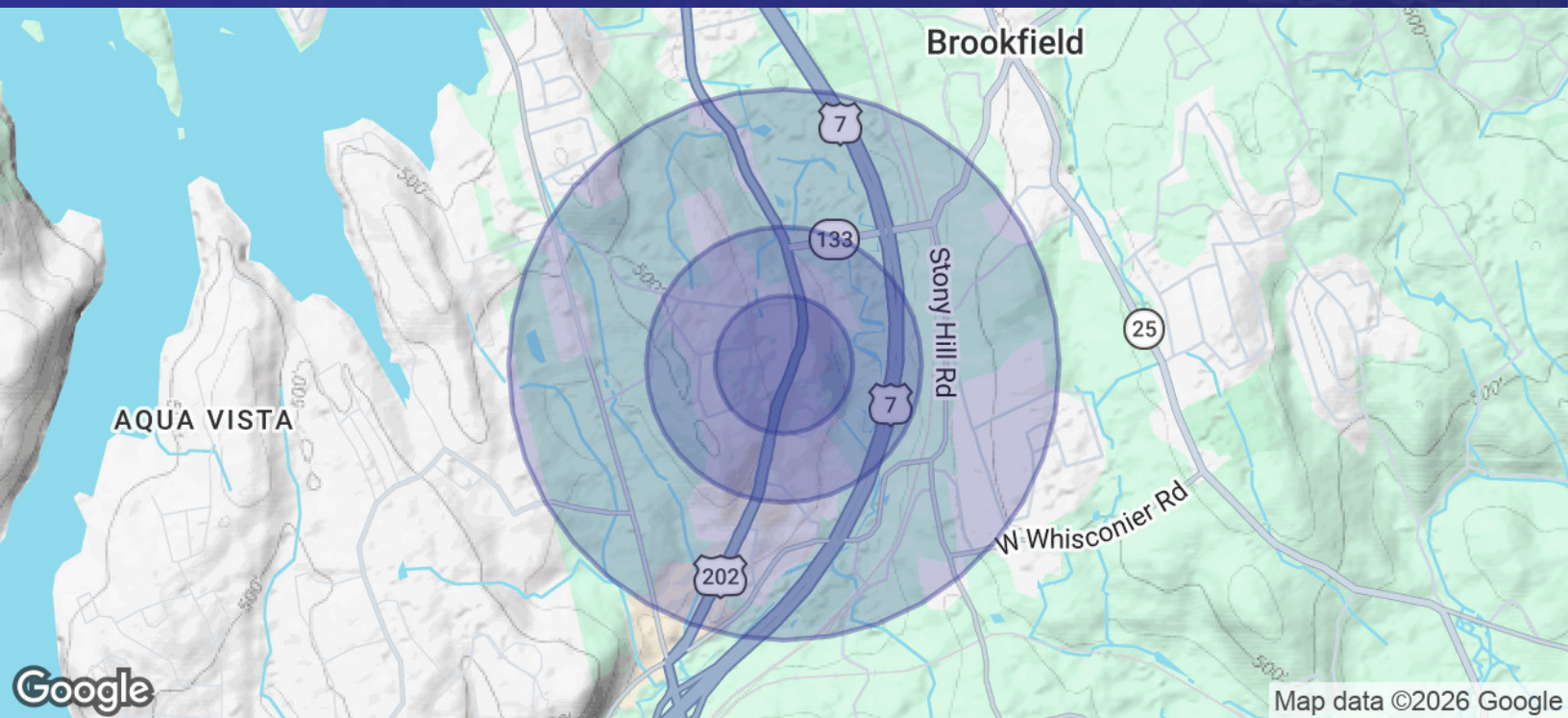
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	185	711	2,978
Average Age	49.3	49.4	49.5
Average Age (Male)	46.6	46.8	48.8
Average Age (Female)	49.7	49.7	48.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	82	325	1,296
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$163,610	\$157,337	\$164,345
Average House Value	\$370,640	\$351,459	\$381,497

2023 American Community Survey (ACS)



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