

FOR LEASE // PREMIER CLASS A OFFICE SPACE // UNDER NEW OWNERSHIP

100 Mill Plain Road, Danbury CT



PROPERTY DESCRIPTION

Exceptional opportunity to lease premier Class A office space at 100 Mill Plain Road in Danbury, Connecticut. Now under new ownership, this well-positioned office property offers flexible and adaptable floor plans designed to accommodate a wide variety of professional and corporate users.

The building features desirable ground-floor office suites with private entrances, excellent exposure, and an abundance of natural light. Oversized windows throughout the property create a bright, open, and welcoming atmosphere while offering beautiful views and a sense of spaciousness that enhances both productivity and employee comfort.

Strategically located in one of Danbury's most desirable commercial corridors, the property provides convenient access to Interstate 84 and Interstate 684, along with nearby shopping, dining, and business amenities.

Additional features include central air conditioning, ample on-site parking, and a covered underground parking garage. With flexible suite configurations, exceptional natural light, and a highly accessible location, 100 Mill Plain Road presents an outstanding opportunity for businesses seeking a professional, comfortable, and convenient office environment.

Position your business at 100 Mill Plain Road — a premier Danbury office address offering quality, flexibility, visibility, and accessibility.

OFFERING SUMMARY

Lease Rate:	\$19 SF + Electric
1st Floor:	+/- 3,493 & 3,885 SF
2nd Floor:	+/- 2,102, 3,425, 4,110 SF
3rd Floor:	+/- 24,768 SF
4th Floor:	+/- 8,362 & 10,860 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,520	13,450	36,667
Total Population	3,367	37,481	98,063
Average HH Income	\$143,011	\$130,408	\$124,962



MICHAEL DIMYAN

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PROPERTY HIGHLIGHTS

- Under New Ownership
- Premier Class A office space
- Prime Mill Plain Road location
- Excellent access to I-84 and I-684
- Flexible and adaptable floor plans
- Ground-floor suites available
- Ample on-site parking
- Underground parking garage
- Central air conditioning
- Oil-fired heating system
- City water and sewer
- Natural gas service
- Convenient to restaurants, shopping, and area amenities
- In suite kitchenettes
- Excellent windows with natural light
- Any size to meet your business needs



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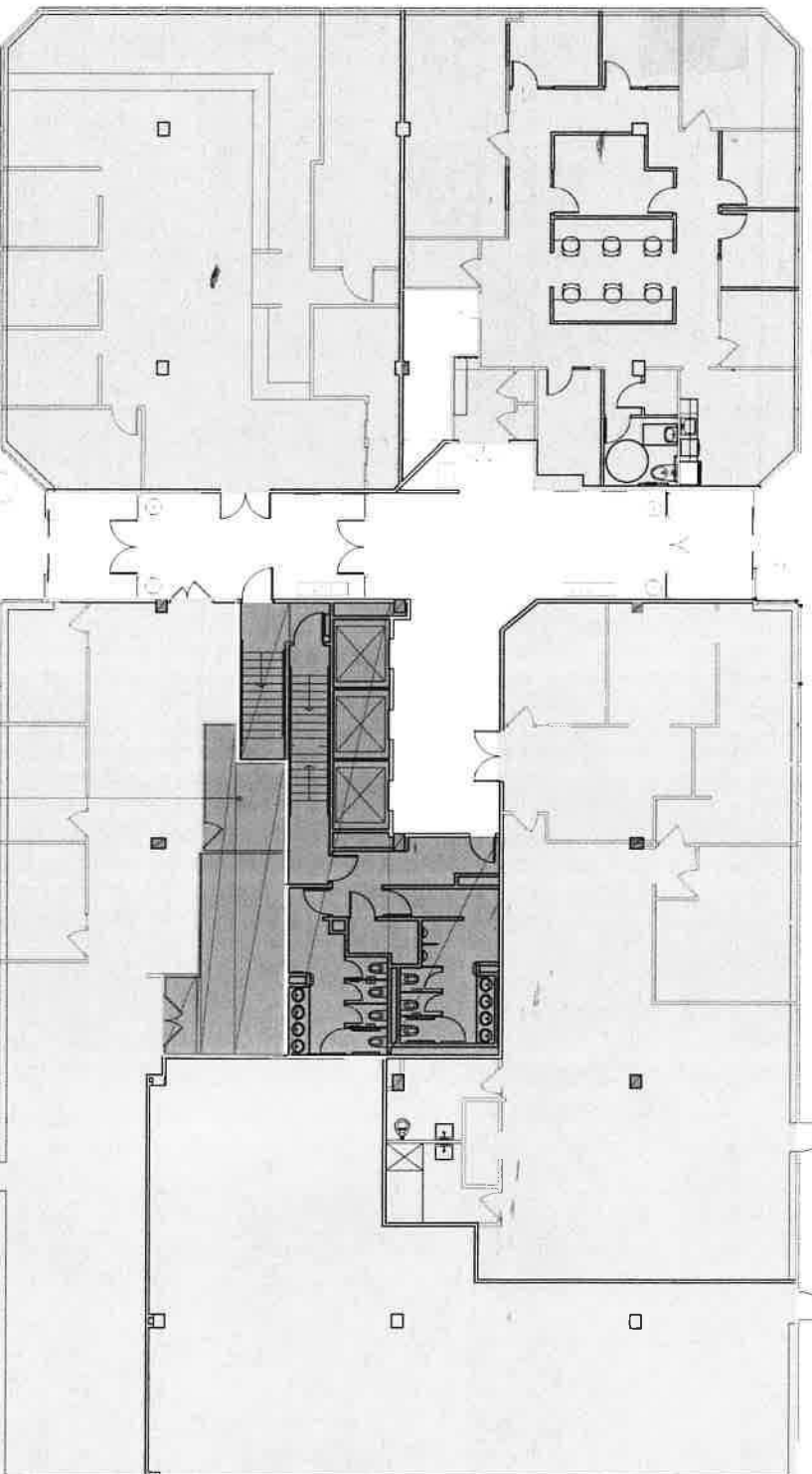
SUITE 1D
VACANT
3,855 RSF

SUITE 1C
VACANT
3,493 RSF

SUITE 1B
UNION
SAVINGS
BANK
3,126 RSF

SUITE 1E
DOCTOR'S
EXPRESS
3,218 RSF

Telco/Data Rm
#149 RSF
SUITE 1A
THE TOOTH STUDIO
2,652 RSF



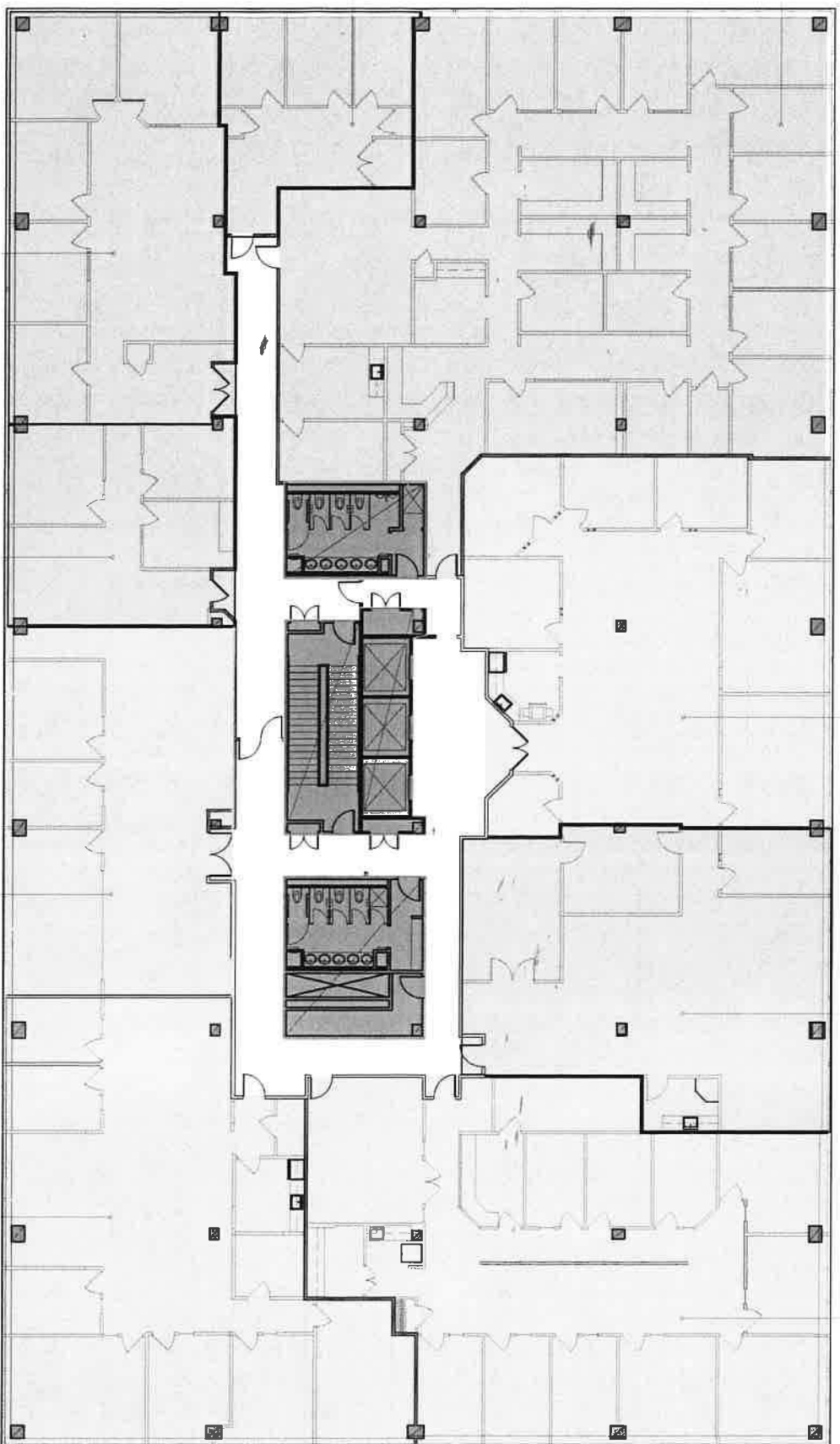
SUITE 2F
VACANT
3,226 RSF

SUITE 2G
SECURITAS
2,462 RSF

SUITE 2H
VACANT
4,110 RSF

SUITE 2E
US BANK
5,896 RSF

SUITE 2D
D.O.T.
900 RSF



SUITE 2C-1
AICHE
2,199 RSF

SUITE 2C-2
OPENHEIMER
1,198 RSF

SUITE 2B
VACANT
2,102 RSF

SUITE 2A
VACANT
3,425 RSF

WKDA

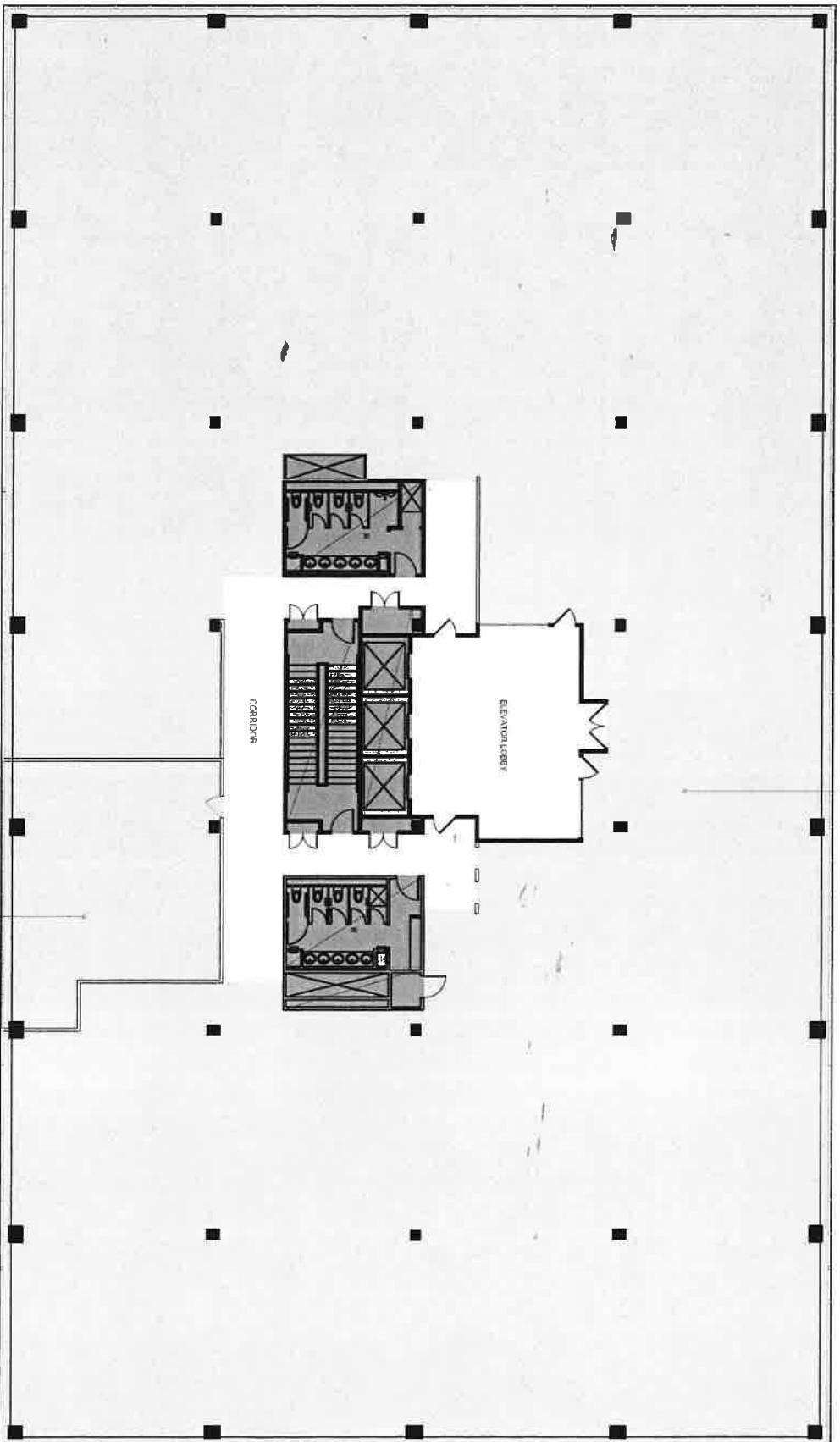
100 MILL PLAIN RD DANBURY, CT

2011 01 000 DGE

L2

UNNATEDN 04 04 06

SUITE 3B
VACANT
23,468 RSF



SUITE 3A
VACANT
1,300 RSF

WKDA

100 MILL PLAIN RD DANBURY, CT

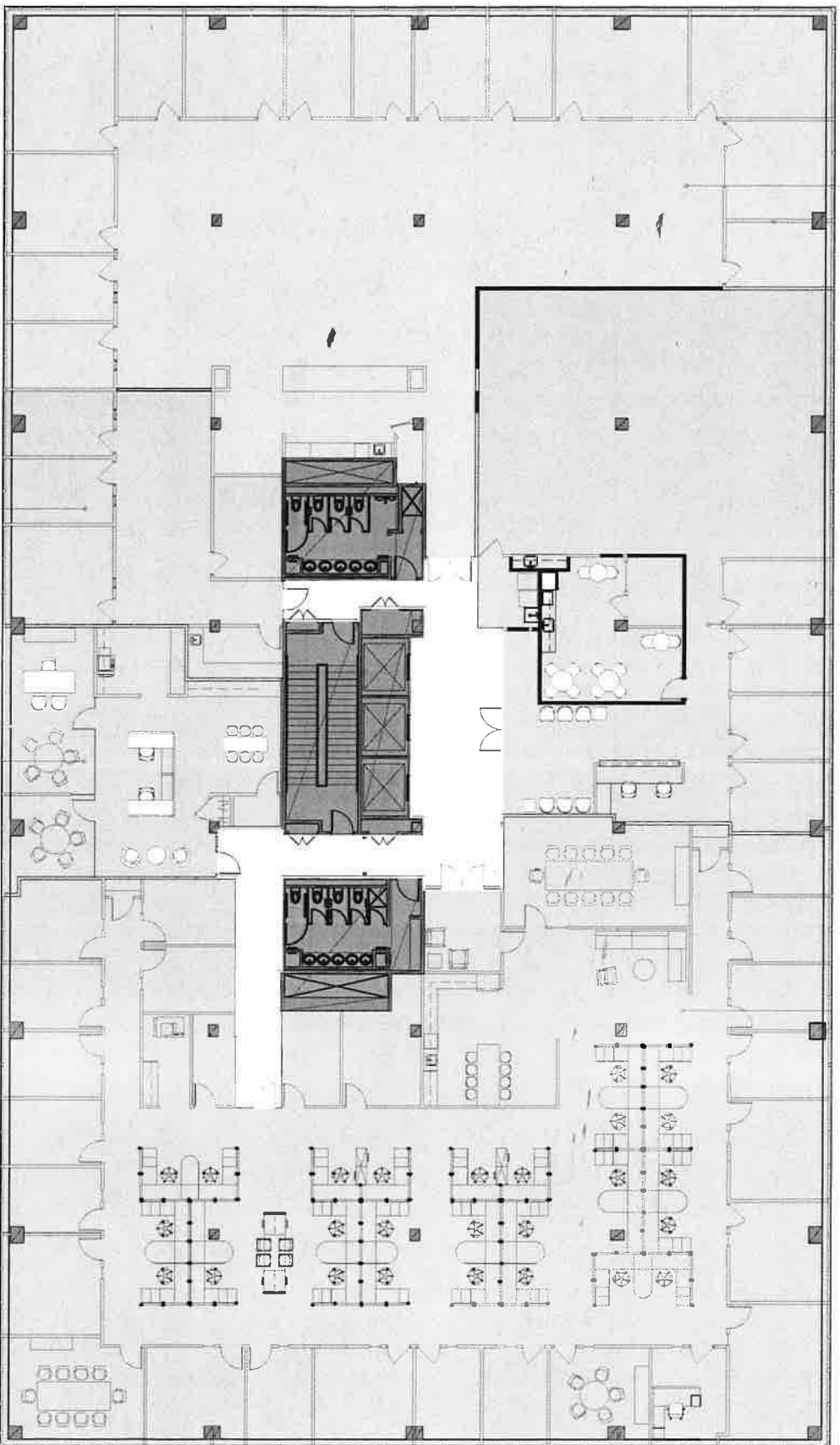
200 E. AND BEE

L3
INDUSTRIAL 04 04 06

SUITE 4D
VACANT
7,376 RSF

SUITE 4C
PT SPORTS THERAPY
4,743 RSF

SUITE 4B
VACANT
10,860 RSF

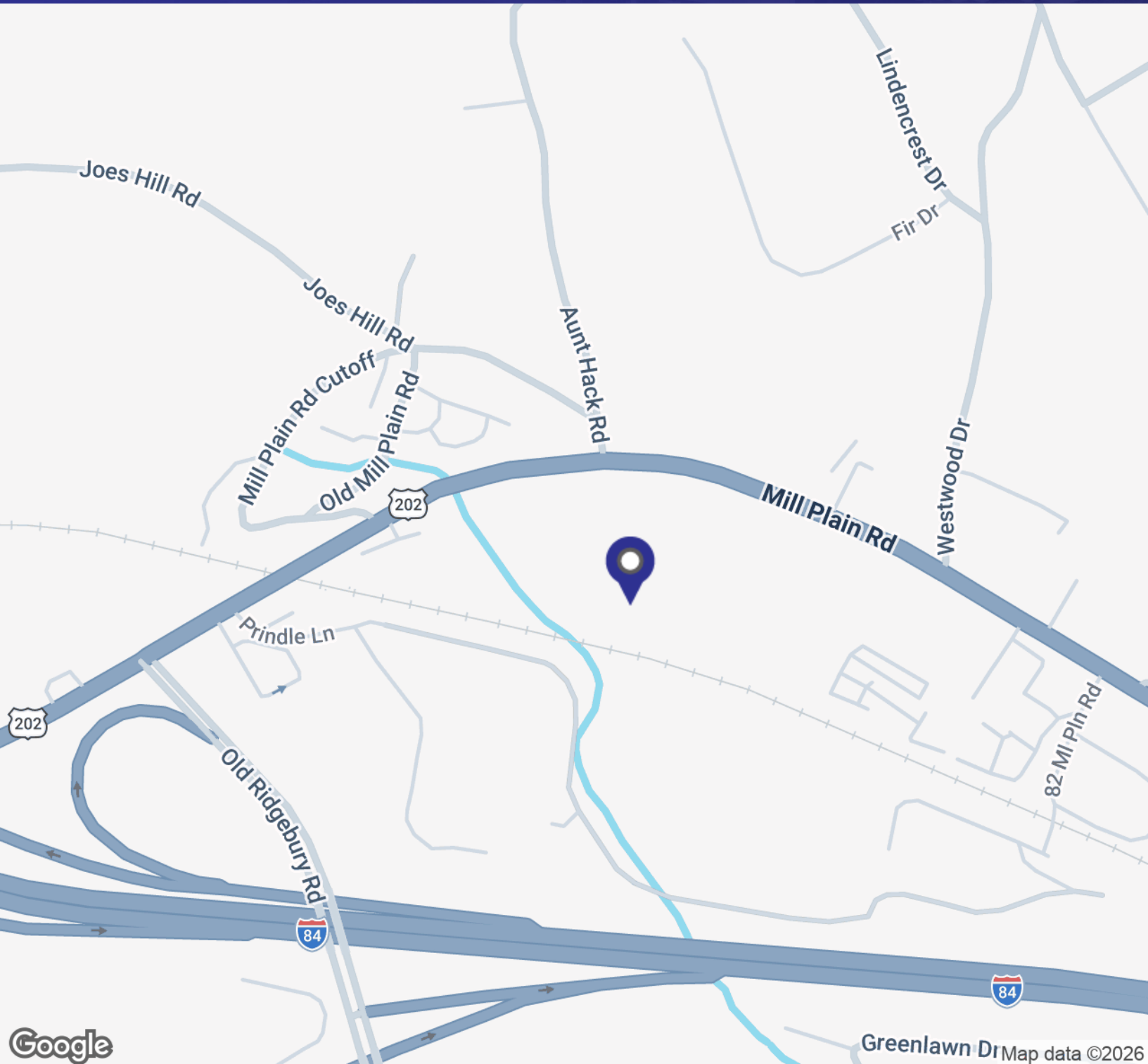


SUITE 4E
DOW WEALTH
1,578 RSF

SUITE 4A
FLAGSTAR
1,540 RSF

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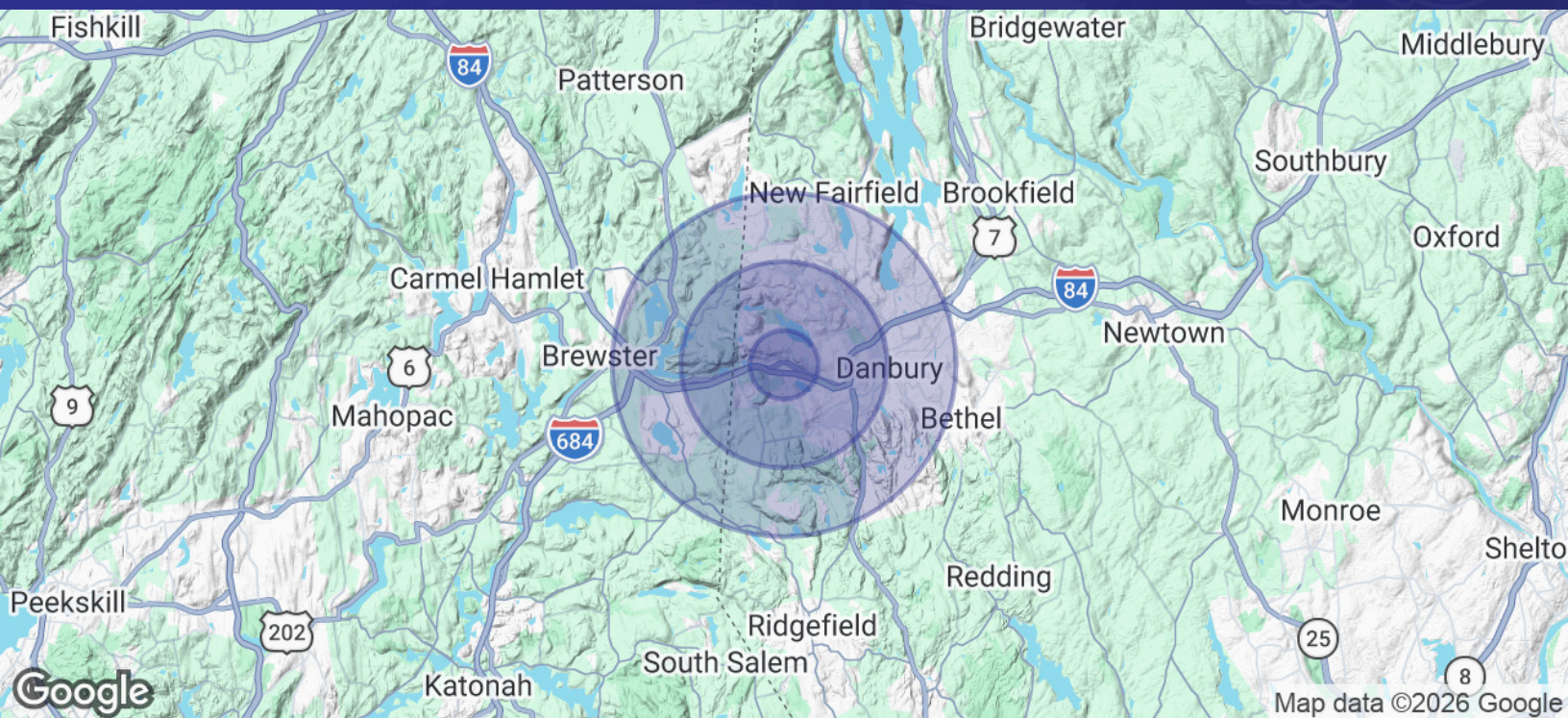
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,367	37,481	98,063
Average Age	46.7	41.2	41.6
Average Age (Male)	45.7	39.2	40.0
Average Age (Female)	46.0	40.4	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,520	13,450	36,667
# of Persons per HH	2.2	2.8	2.7
Average HH Income	\$143,011	\$130,408	\$124,962
Average House Value	\$514,942	\$483,271	\$448,710

2023 American Community Survey (ACS)



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