



Wilton Corporate Park

40 Danbury Road  
Wilton, CT

## Distinctive Office Property Environmentally Conscious Design

- Constructed using highly efficient thermal insulation and green materials
- Lower operating costs
- Water conservation and energy efficiency
- Expansive windows provide abundant natural light
- Superior indoor air and environmental quality provide a healthier work environment
- Preservation of the pristine nature of the site

## Location

- Center of the high growth Route 7 corridor
- Less than 5 minutes to Merritt Parkway, I-95
- 20 minutes to Stamford, 45 minutes to NYC
- 10 minutes to South Norwalk Metro North Station
- Within 1 hour of JFK, LGA and Westchester airports

- Adjacent to exclusive residential communities - Darien, New Canaan, Redding, Ridgefield, Weston, Westport, and Wilton
- Convenient to restaurants, retail shopping, and hotels

## Ownership/Management

- Davis Marcus Partners
- Founded in 1975
- “Tenant-First” service philosophy
- On-site property management team
- Own, develop, manage over 3.7 M sq. ft. in Metro NYC region

## Abundant Amenities

- State-of-the-art fitness center with private club ambiance and locker facilities
- 142-seat theater-style auditorium with advanced presentation technology
- Executive conference and private dining facility
- Wi-Fi service throughout campus
- Two full-service gourmet cafés with beautifully appointed indoor and outdoor dining facilities
- Catering for conferences and special events
- Clay tennis court, basketball court, sand volleyball, and horseshoe pits
- Dedicated area for picnics with covered pavilion
- Shuttle service available to South Norwalk Metro North station and area hotels
- Walking trail around the campus
- Eco-encouraged priority parking for hybrid vehicles; multiple bicycle racks
- Two expansive parking structures; approved expansion for up to 5/1,000 sq. ft. for medical tenants.



Full-service café



Executive conference room

Central Location · Extensive Amenities · Sustainable Design · Sound Ownership & Management



Auditorium with 142 seats



Picnic area with covered pavilion



Fitness center with locker rooms

## Space Availability

### Building Size

161,222 sq. ft. on three floors

### Price plus Electric

\$38.00

### Term

Negotiable

### Possession

Immediate

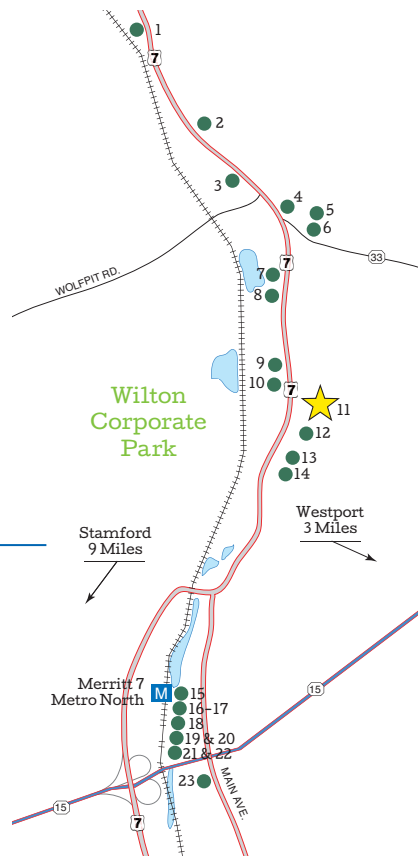
### Garage Parking

3/1,000 sq. ft.; approvals to expand

### Electric

Sub-meter

Floor	RSF
1st	4,578
3rd	11,026 (divisible)



## Corporate Neighbors

1. Commonfund
2. Breitling USA, Inc.
3. Sirius Decisions
4. News America Marketing
5. Golf Digest
6. Epsilon
7. Melissa & Doug
8. Tracy Locke Partners
9. ASML
10. Beiersdorf Inc.
11. Wilton Corporate Park
12. AIG Financial Products Corp.
13. Louis Dreyfus Corp.
14. AC Nielsen Trade Dimensions, VNU
15. Datto
16. Xerox
17. AON Hewitt
18. Financial Accounting Standards Board
19. Marsh Inc.
20. FactSet Research Systems, Inc.
21. GE Real Estate
22. Diageo North America, Inc.
23. Reed Exhibition Company



**DAVIS MARCUS**  
PARTNERS

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