

FOR LEASE // 41 KENOSIA AVE, DANBURY CT



PROPERTY DESCRIPTION

New owners have totally transformed this freestanding office building with new flooring, entrance, siding and much more. The property offers individual office suites suitable for any size to fit your needs starting at 400 sq ft.

PROPERTY HIGHLIGHTS

- 80 Parking Spots
- Any size fits tenants needs
- Elevator
- Municipal Water and Sewer
- New Ownership doing extensive renovations
- Excellent location in rapidly expanding West Side of Danbury
- Seven Suites Available from 400 - 2400 ft
- New Flooring/ Paint

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Gross)
Available SF:	400 - 2,400 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,391	8,206	19,071
Total Population	3,138	21,174	47,086
Average HH Income	\$108,309	\$96,175	\$88,445



MICHAEL DIMYAN

Broker
 203.948.2891
 mdimyan@towercorp.com

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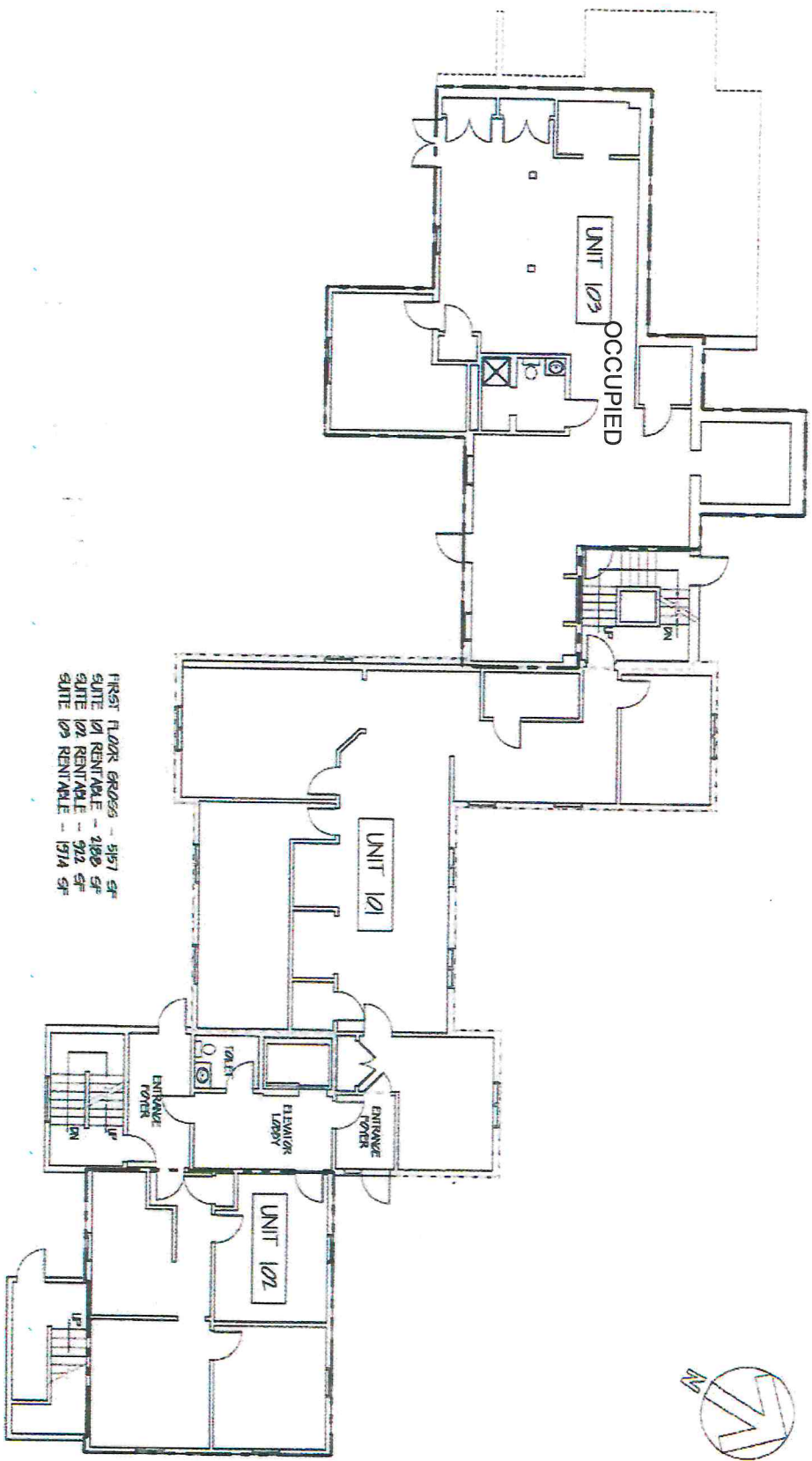


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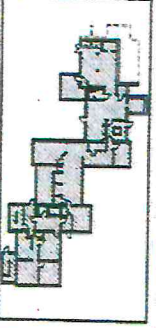
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FIRST FLOOR GROSS - 5157 SF
 SUITE 101 RENTABLE - 2185 SF
 SUITE 102 RENTABLE - 212 SF
 SUITE 103 RENTABLE - 1914 SF

1
A-2
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



The Kaplan Company

K.A.G.A.N.
 ARCHITECTS
 & PLANNERS

700 STATE STREET
 NEW HAVEN, CT 06511
 P 203 369 1894
 F 203 799 1184
 © 2001

**41 KENOSIA AVENUE
 DANBURY, CT**

FIRST FLOOR PLAN

Unit No.	0126
Date	11/20/01
Scale	1/8" = 1'-0"
Drawn By	L.S.
Checked By	H.B.
Approved By	

A-2



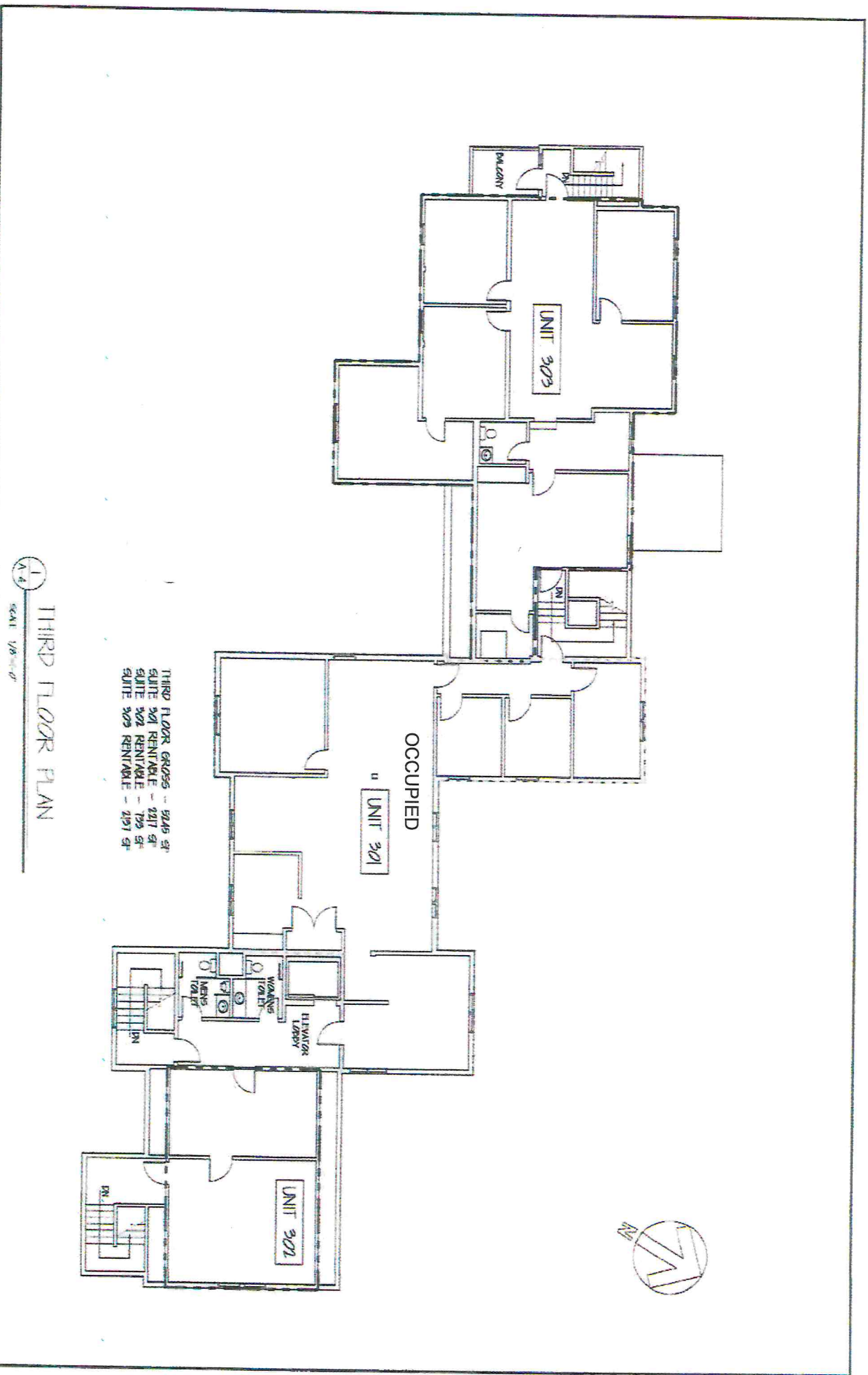
The Kegan Company
 ARCHITECTS & PLANNERS
 700 STATE STREET
 NEW HAVEN, CT 06511
 P: 203-786-1899
 F: 203-786-1744
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41 KENOSIA AVENUE
 DANBURY, CT

THIRD FLOOR PLAN

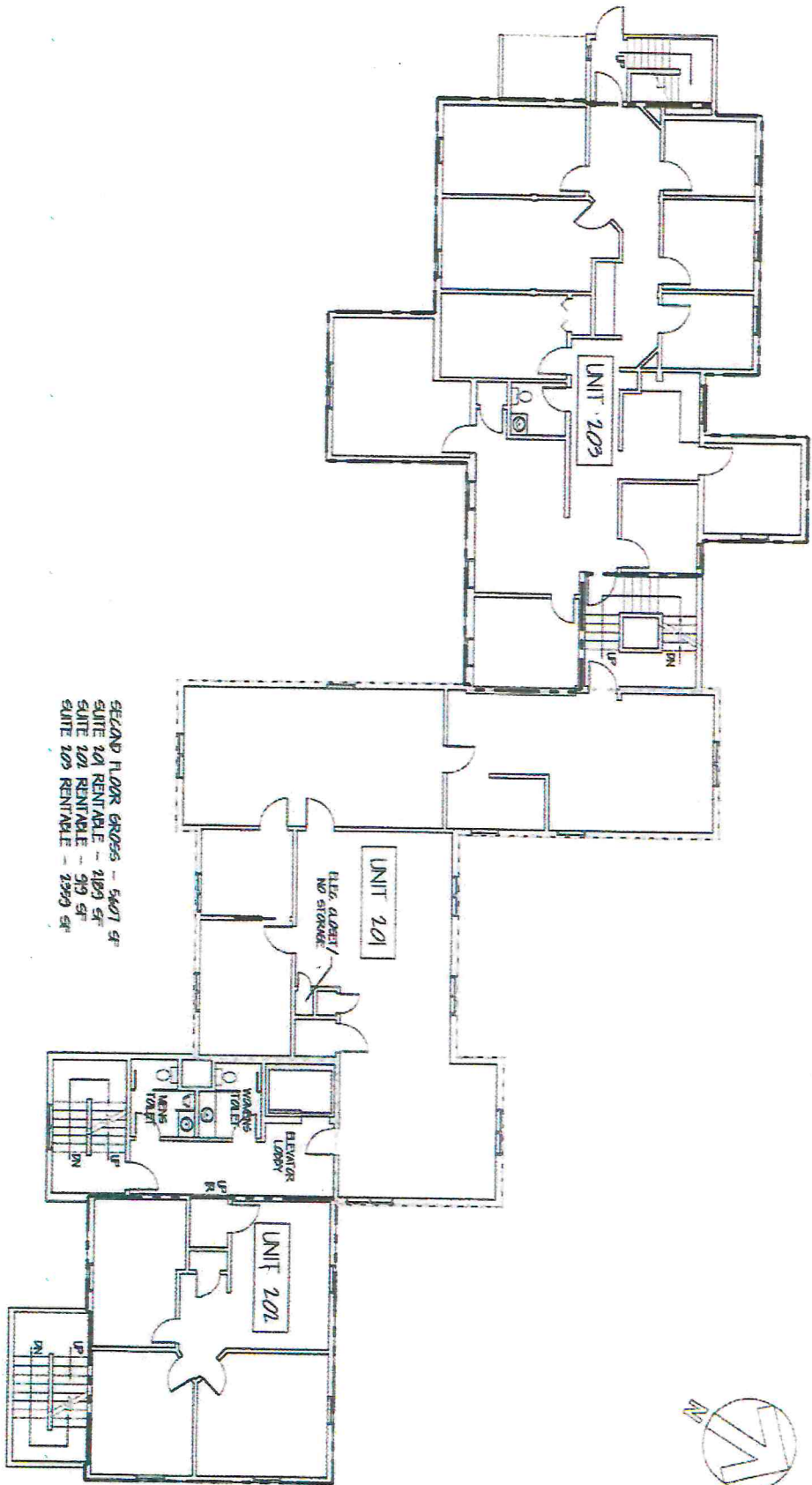
Proj No.	0120
Date	1/20/01
Scale	1/8" = 1'-0"
Drawn by	L.S.S.
Checked by	R.H.
Approved by	

A-4



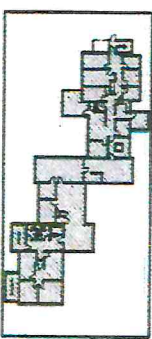
THIRD FLOOR GROSS - 9249 SF
 SUITE 301 RENTABLE - 2217 SF
 SUITE 302 RENTABLE - 795 SF
 SUITE 303 RENTABLE - 2197 SF

THIRD FLOOR PLAN
 SCALE 1/8" = 1'-0"



SECOND FLOOR GROSS - 5607 SF
 SUITE 201 RENTABLE - 2189 SF
 SUITE 202 RENTABLE - 519 SF
 SUITE 203 RENTABLE - 2899 SF

SECTION A-3
 SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"



The Kaplan Company
 ARCHITECTS
 & PLANNERS
 700 STATE STREET
 NEW HAVEN, CT 06511
 P 203-783-1800
 F 203-783-1384

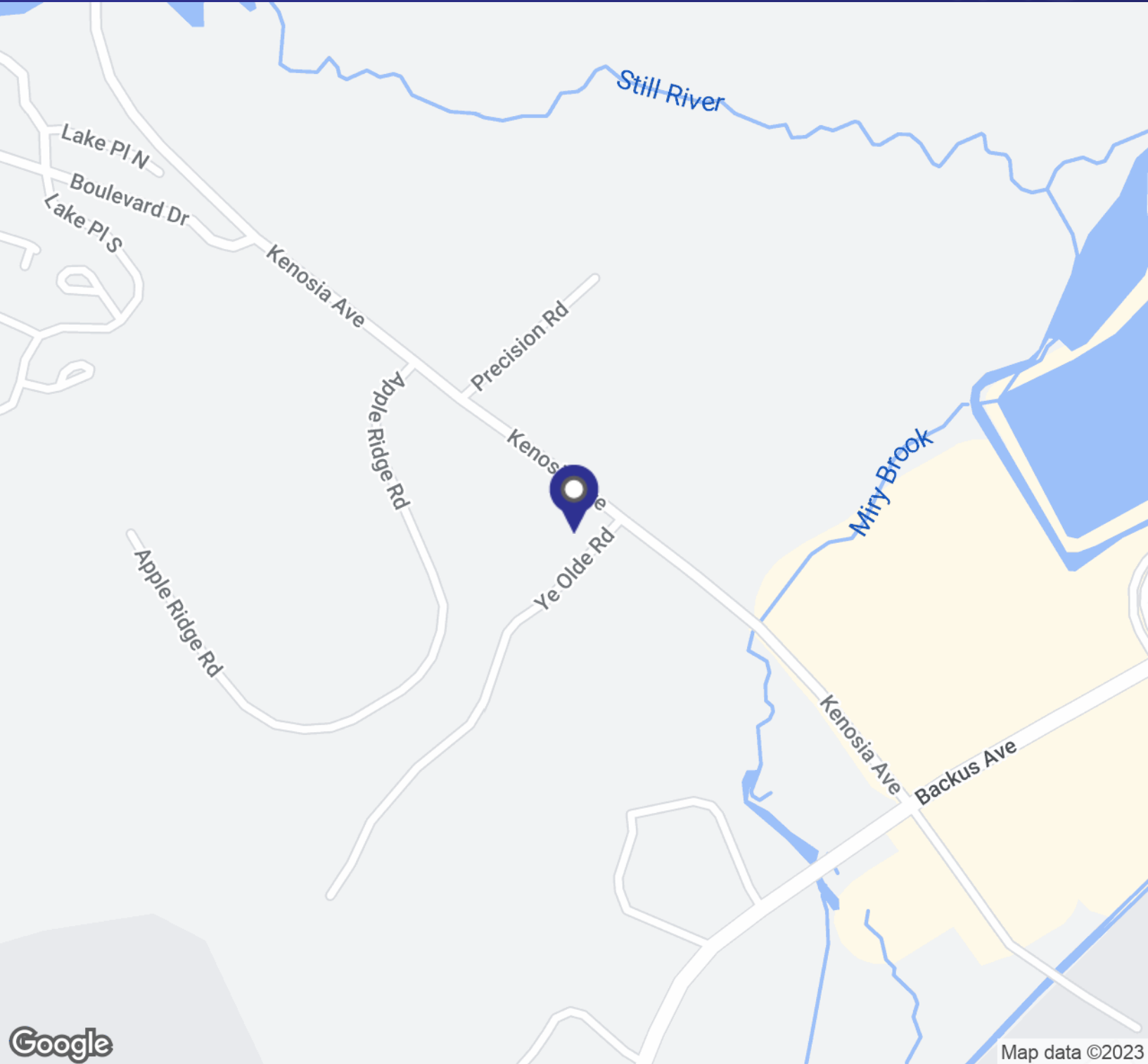
41 KENOSIA AVENUE
 DANBURY, CT

SECOND FLOOR PLAN

Proj. No.	4121
Date	10/20/01
Scale	1/8" = 1'-0"
Drawn By	E.R.S.
Checked By	R.H.
Approved By	

A-3

FOR LEASE // 41 KENOSIA AVE, DANBURY CT



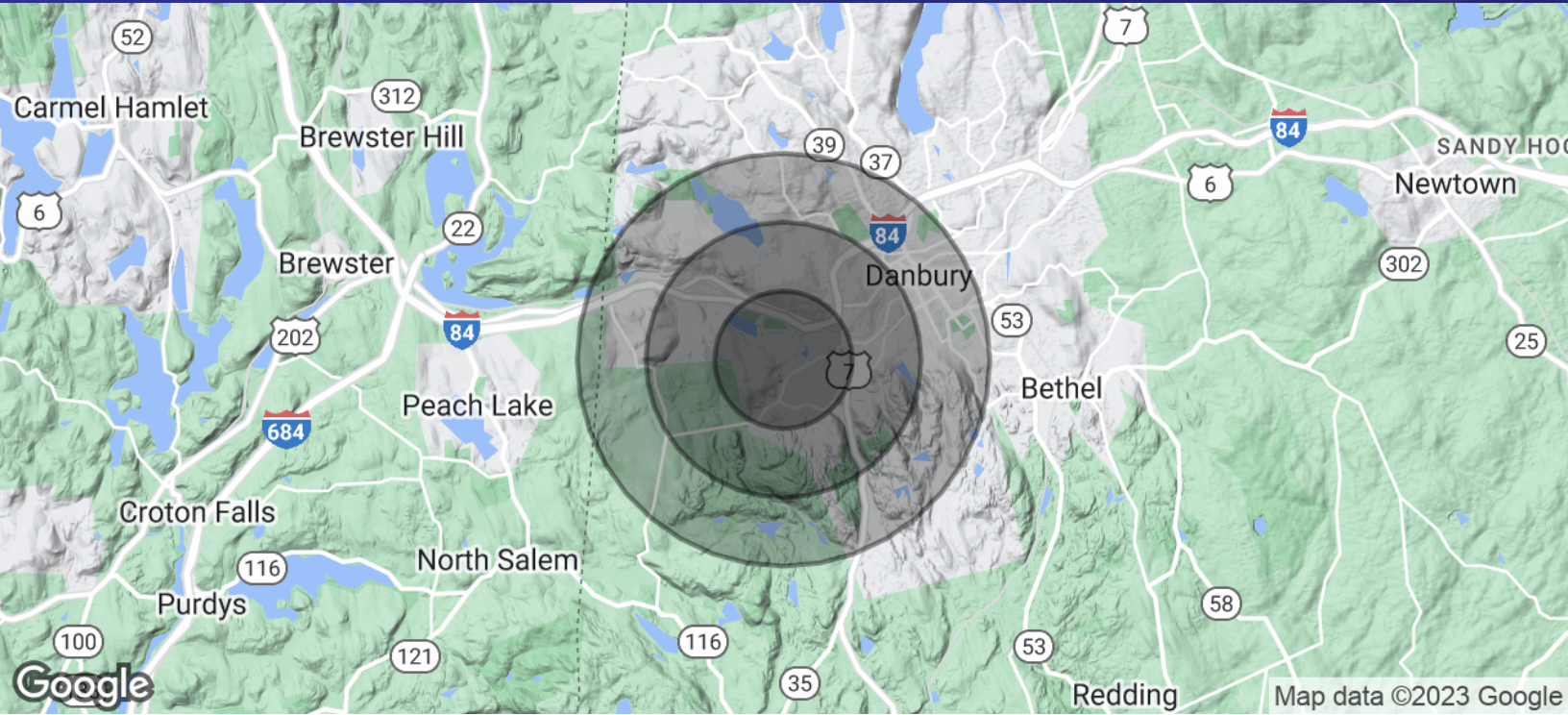
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,138	21,174	47,086
Average Age	43.1	36.0	38.6
Average Age (Male)	39.3	35.1	38.9
Average Age (Female)	43.9	36.5	38.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,391	8,206	19,071
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$108,309	\$96,175	\$88,445
Average House Value	\$313,223	\$309,946	\$274,095

* Demographic data derived from 2020 ACS - US Census



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