

**FOR LEASE // 15 PARK LAWN DRIVE, SUITE B, BETHEL CT**



**PROPERTY DESCRIPTION**

First Floor Office/Medical/Lab Space located in Berkshire Corporate Park! +/- 2,932 Sq. Ft. of clean and bright space with 6 private offices/exam rooms, two private baths, large open area and kitchenette. Currently laid out for physical therapy business. Other ideal uses include office, medical, lab or light assembly. Be neighbors with Duracell, Branson Ultrasonics, Linde, Memry Corporation, and many more, Great location with easy access to Rt. 7 , Rt. 6 and I84.

**PROPERTY HIGHLIGHTS**

- 4 Windowed Offices
- Open Bullpen Area
- Two Private Baths
- Kitchenette/ Coffee Bar
- Gas Heat
- Central AC
- Built 1990
- New Roof (2023)

**OFFERING SUMMARY**

Lease Rate:	\$12.25 NNN + Util.
Nets:	+/- \$7.51 PSF
Available SF:	2,932 SF

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



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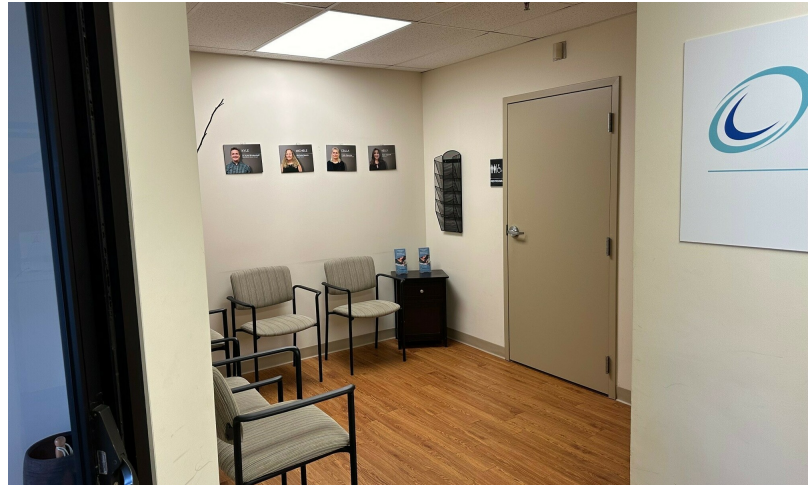


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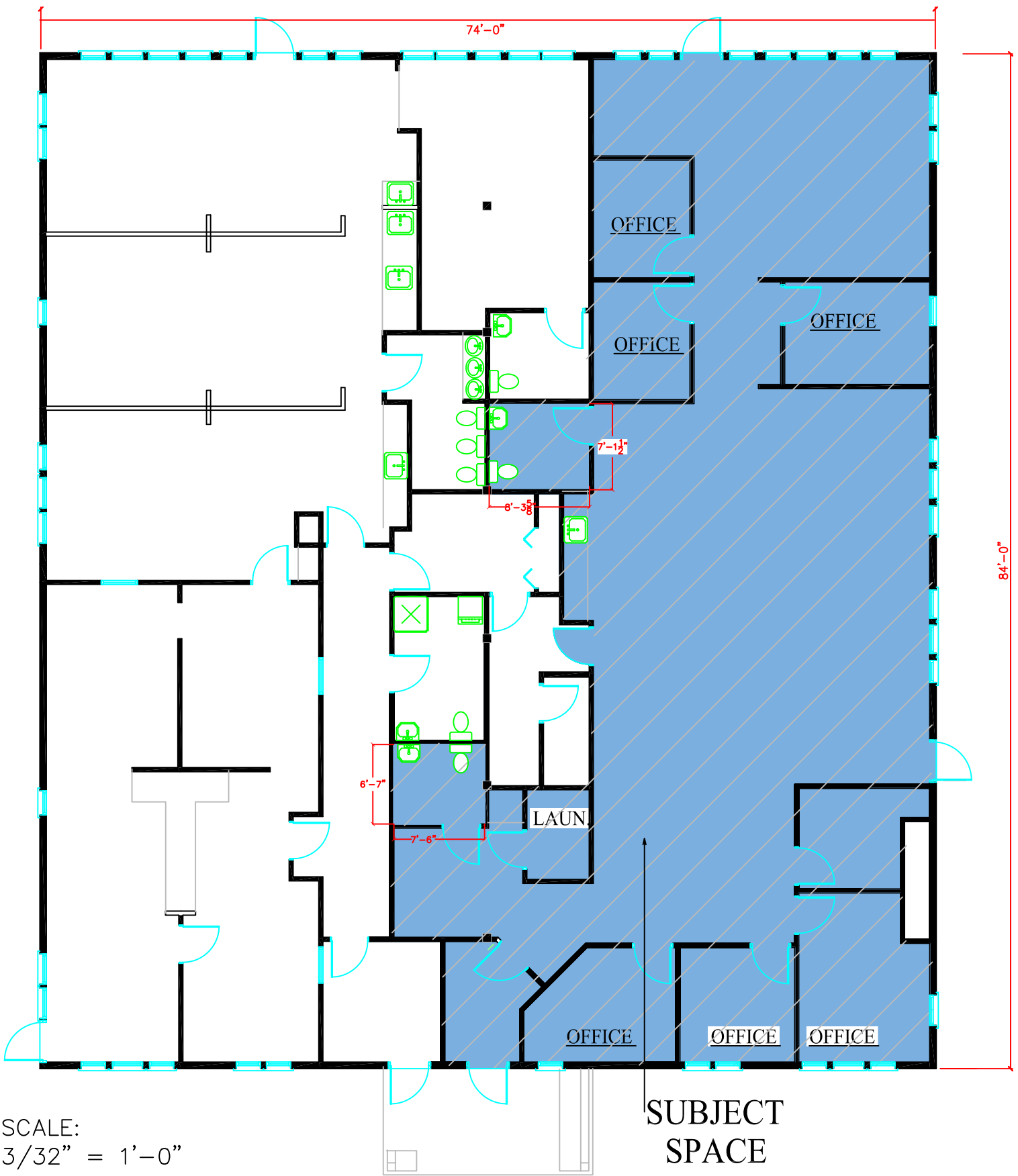
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**FLOOR PLAN - 2,932 SQ.FT. (APPROXIMATE)**

DRAWING SUBJECT TO FIELD VERIFICATION AND BUILDING CODE COMPLIANCE

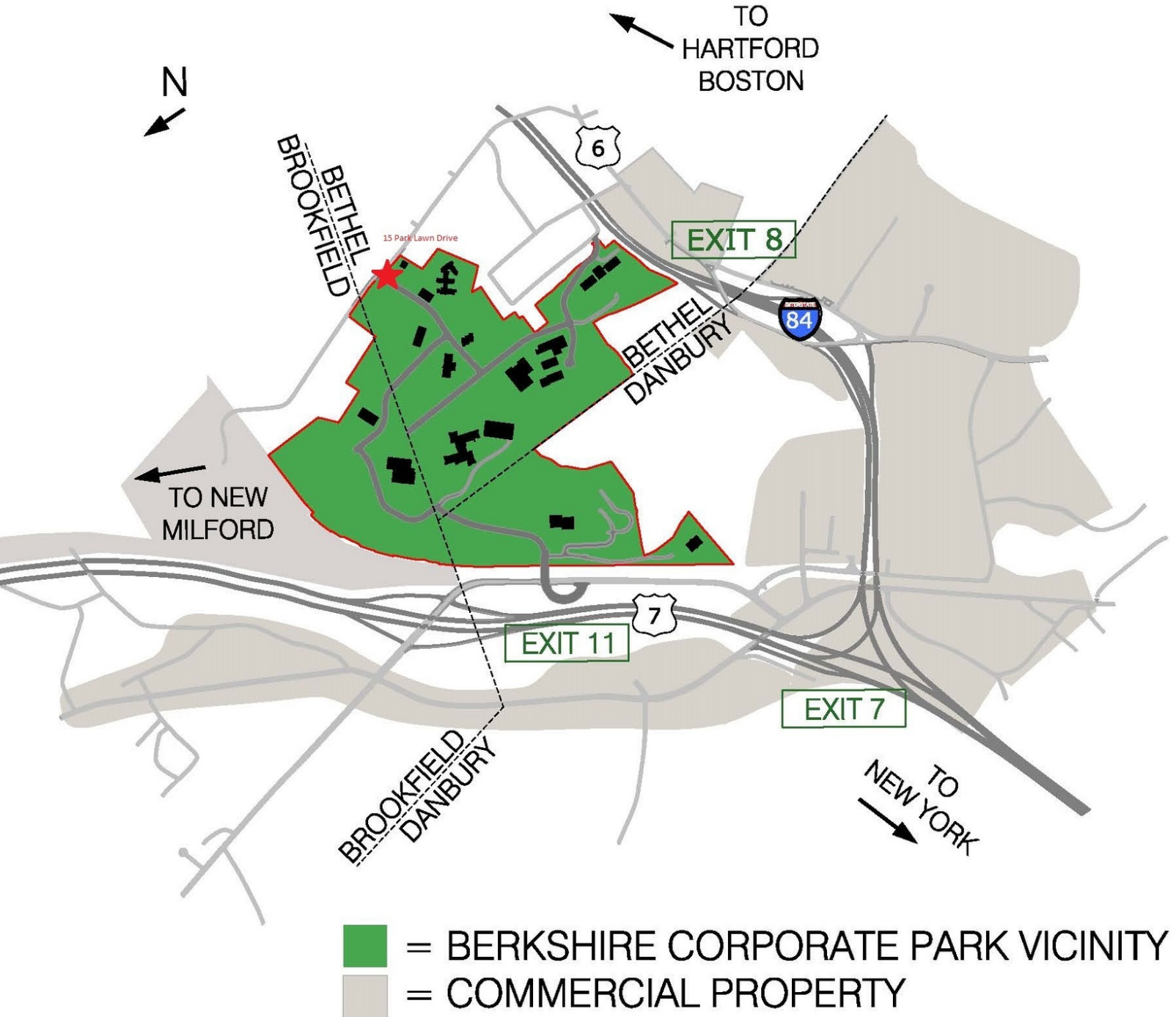
EXHIBIT "B-1"

**BERKSHIRE CORPORATE PARK**

15 PARKLAWN DRIVE - UNIT B

BETHEL, CONNECTICUT 06801

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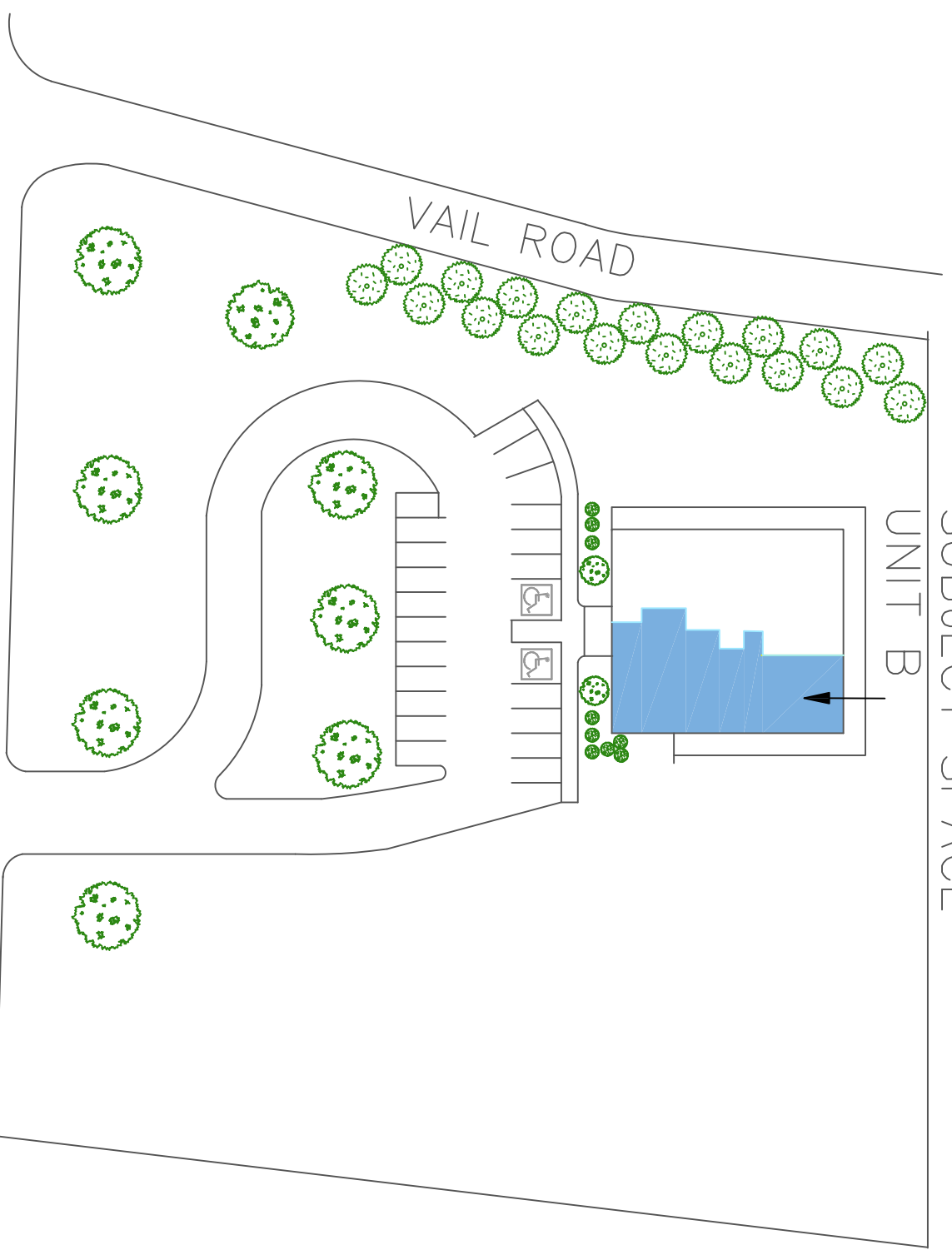
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SUBJECT SPACE

UNIT B



PARKLAWN DRIVE

SITE PLAN

DRAWING SUBJECT TO FIELD VERIFICATION AND BUILDING CODE COMPLIANCE

EXHIBIT "B-2"

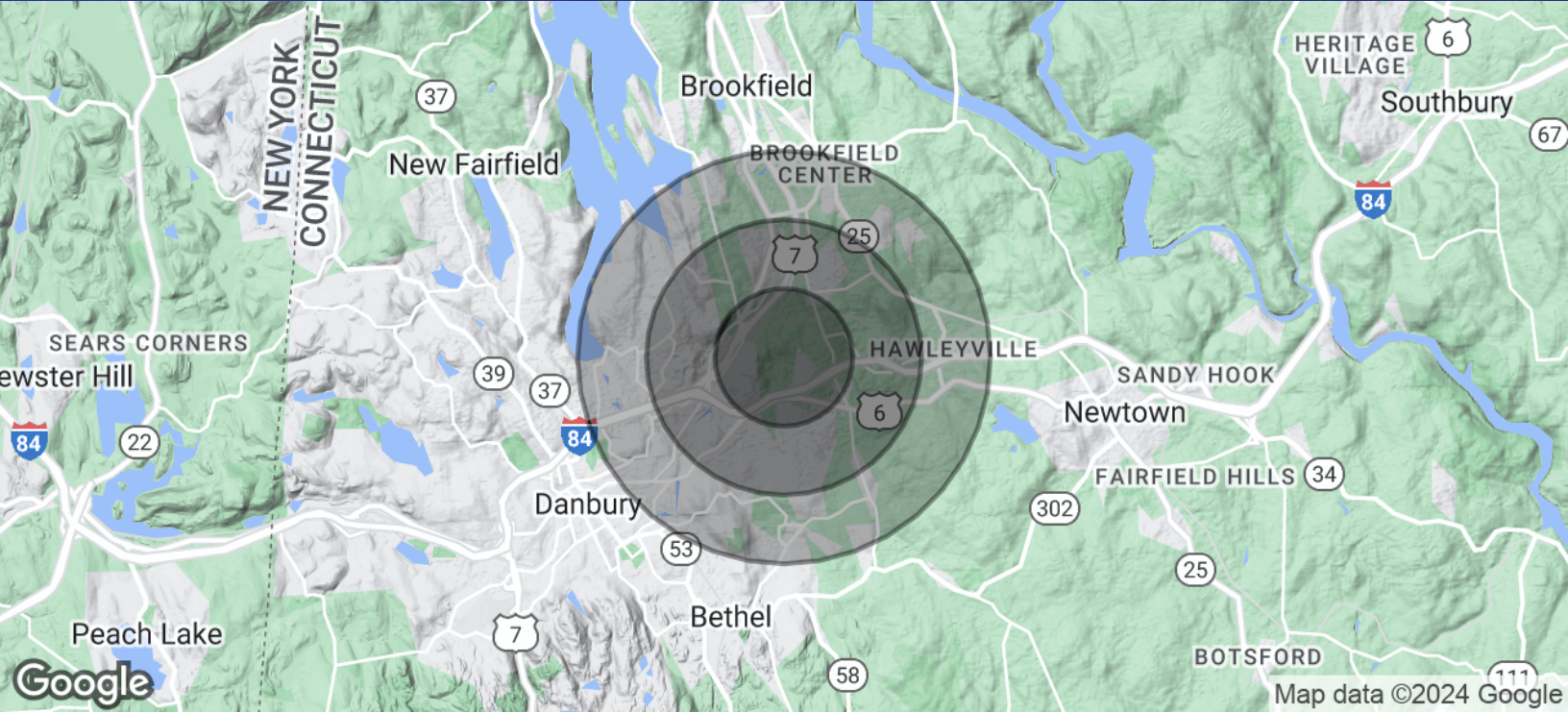


**BERKSHIRE CORPORATE PARK**

15 PARKLAWN DRIVE - UNIT B

2-7-24

**FOR LEASE // 15 PARK LAWN DRIVE, SUITE B, BETHEL CT**



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

\* Demographic data derived from 2020 ACS - US Census



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