

FOR LEASE // 248 MAIN STREET, DANBURY CT



PROPERTY DESCRIPTION

Move your office to Danbury's only true brownstone. Beautiful offices with large windows, fireplace, conference room, open area with hard wired cubicles and direct access to covered parking garage. Please contact Michael Dimyan for more information.

PROPERTY HIGHLIGHTS

- Private offices
- Conference Room
- Kitchen
- Two Baths
- Exclusive Office with Fireplace
- Building Attached to 325 Car Parking
- CLCBD Zone
- Gas Heat
- Central A/C

OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (Gross)
Available SF:	2,166 SF

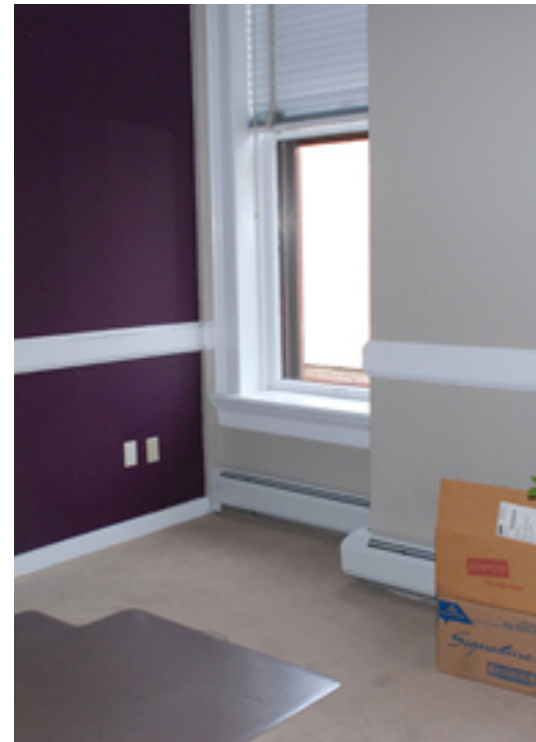
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,046	3,596	9,557
Total Population	1,932	8,378	24,809
Average HH Income	\$71,143	\$57,226	\$62,910



MICHAEL DIMYAN

Broker
203.948.2891
mdimyan@towercorp.com

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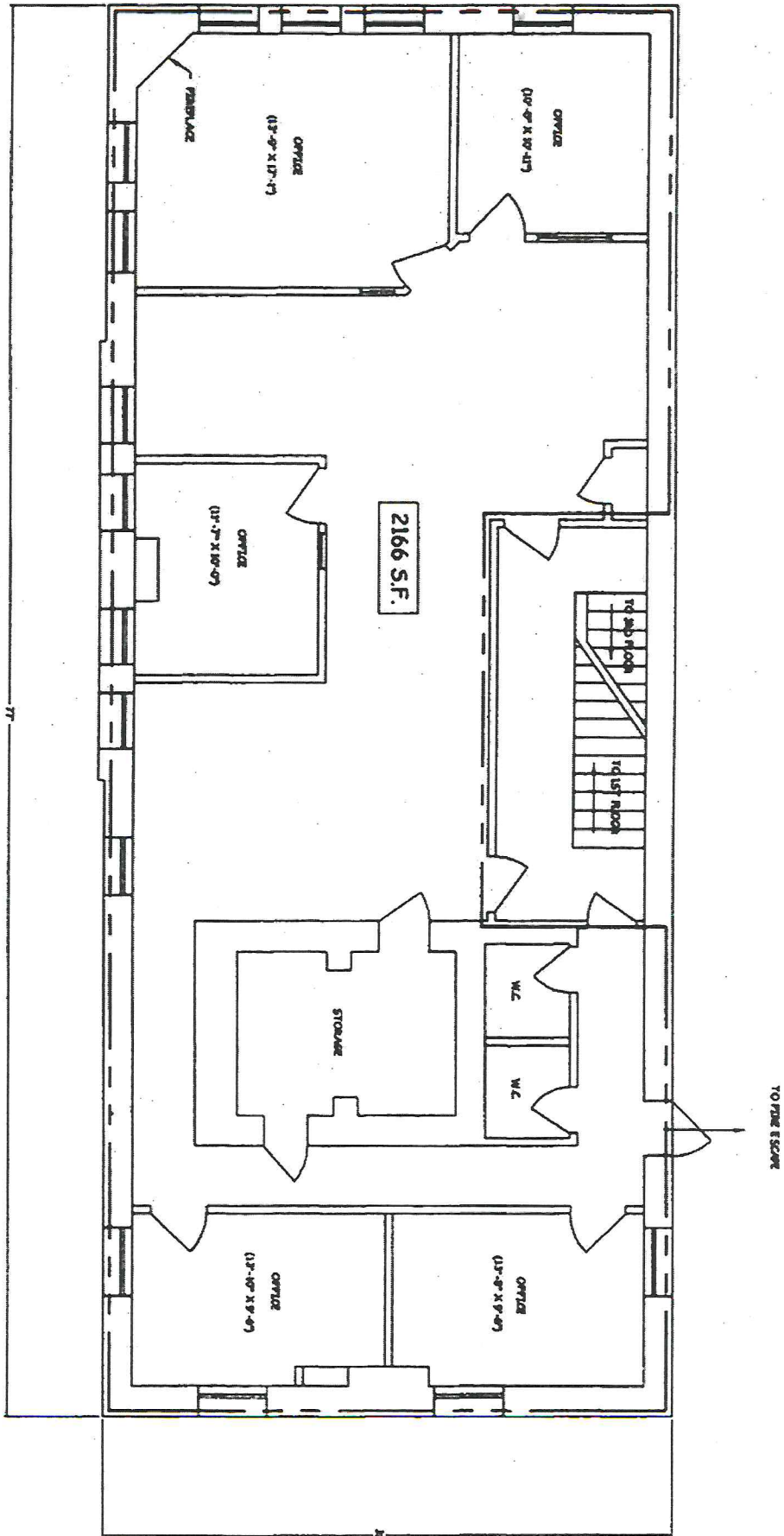
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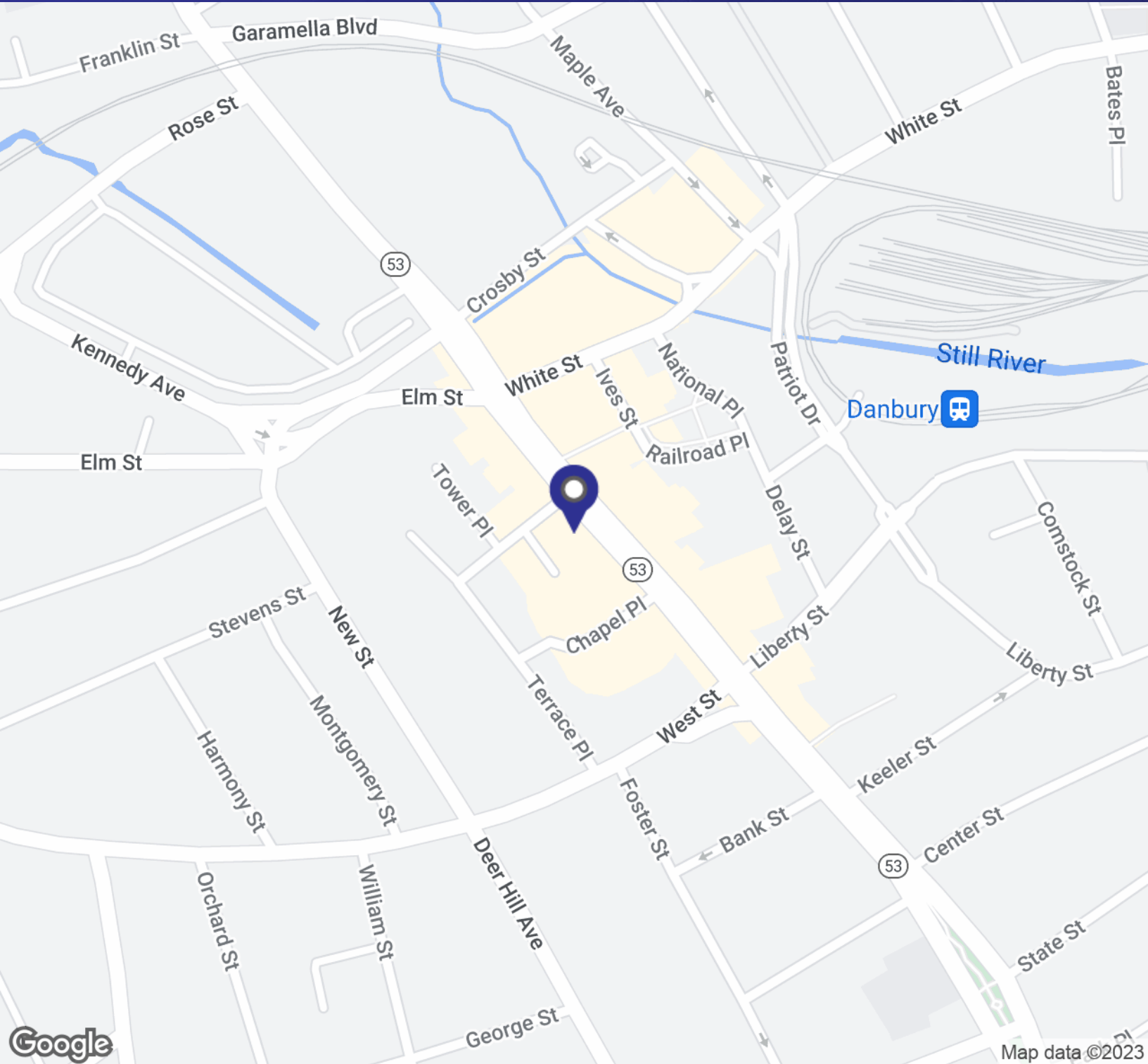
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SECOND FLOOR PLAN

1/8" = 1' - 0"



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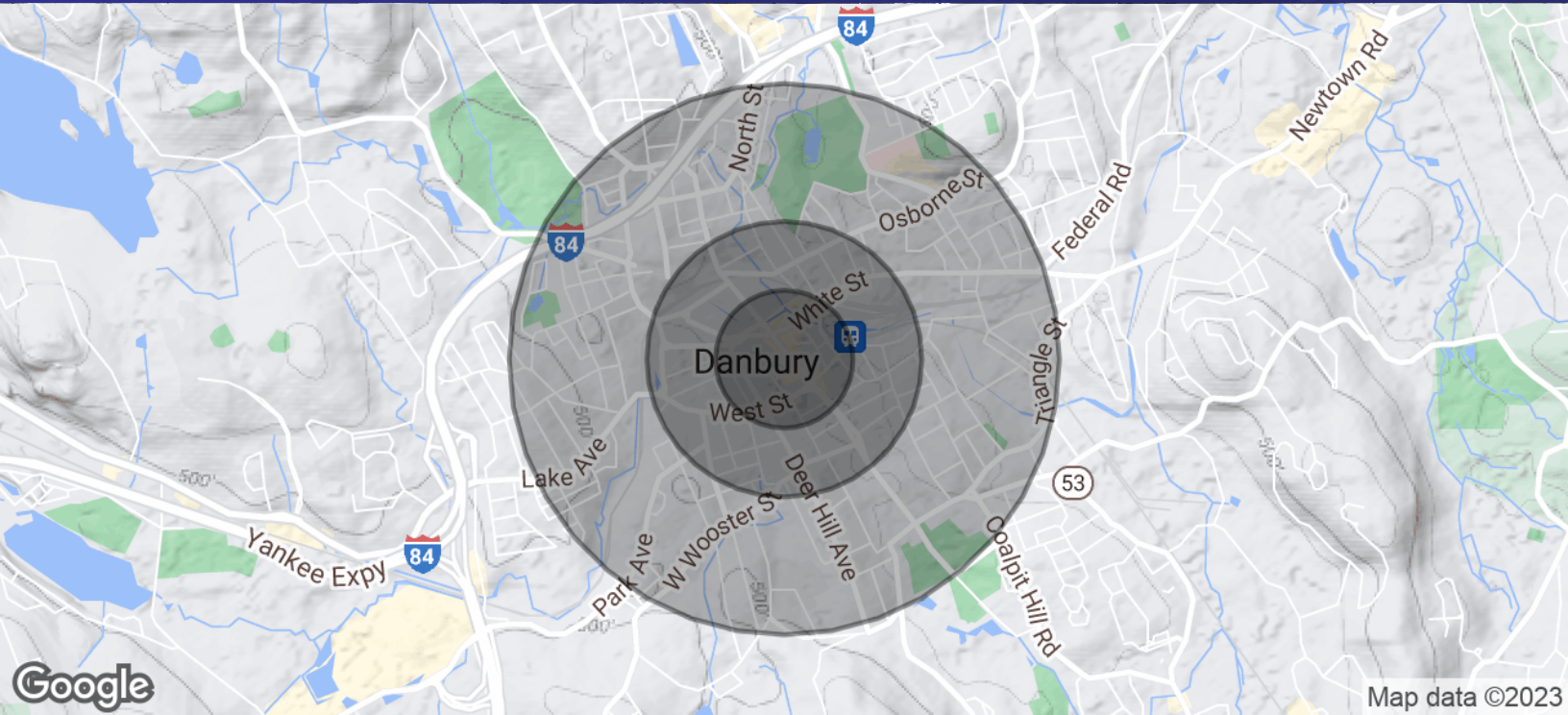
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,932	8,378	24,809
Average Age	40.0	37.2	36.0
Average Age (Male)	42.5	40.0	36.5
Average Age (Female)	41.1	34.8	35.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,046	3,596	9,557
# of Persons per HH	1.8	2.3	2.6
Average HH Income	\$71,143	\$57,226	\$62,910
Average House Value	\$45,389	\$119,651	\$188,290

* Demographic data derived from 2020 ACS - US Census



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