

THE WILTON WELLNESS CENTER

249 DANBURY ROAD, WILTON, CONNECTICUT

40% Pre-leased | Occupancy Second Quarter 2018



Modern medical suites starting at 2,000 SF
You've earned it. Your patients deserve it.

48,718 SF

State-of-the-art Medical Office Building
Anchored by a Major Primary Care Provider



Sean McDonnell

Principal

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Lori Baker

Vice President

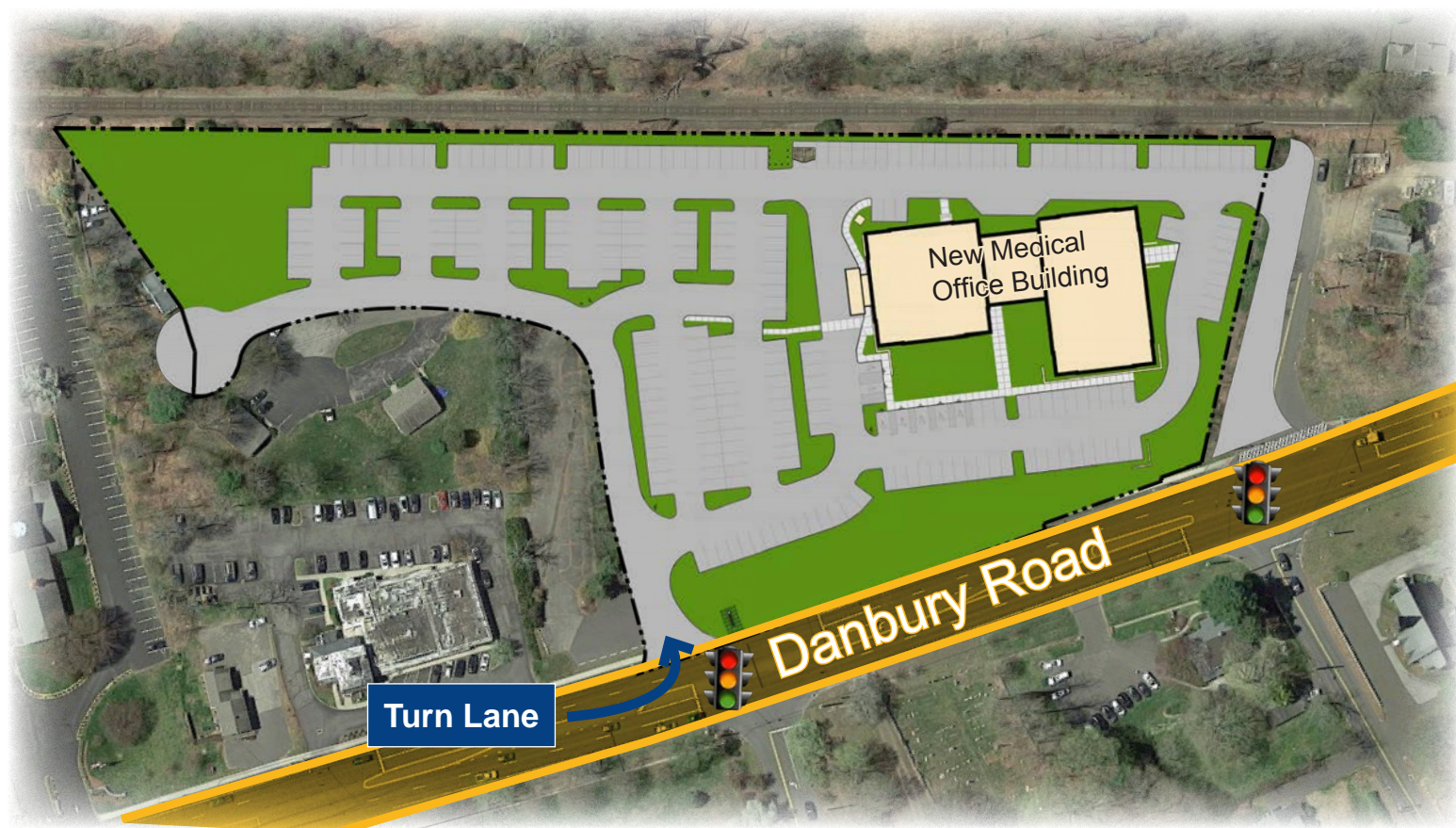
D 203.614.1489

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SITE PLAN



- » Highly visible location with over 400 feet of frontage on Route 7
- » Great exposure with over 28,000 cars per day
- » Easy access with 2 signalized intersections and a dedicated turning lane
- » Excellent parking

AVAILABILITY

Space:	26,500 +/- RSF (Divisible to 2,000 SF)
Lease Rate:	Upon Request
Parking:	Medical Grade
Possession:	Second Quarter 2018
Delivery:	Significant Work Letter or Turnkey Available

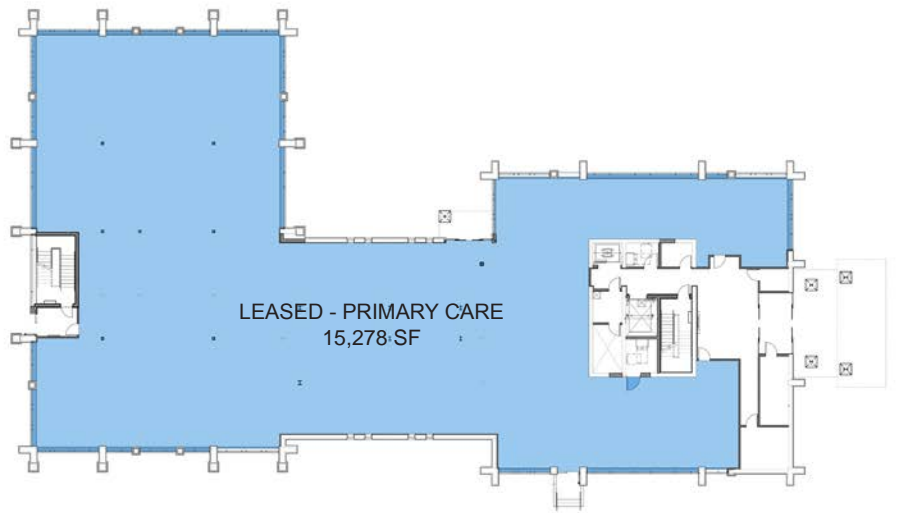
PROPERTY HIGHLIGHTS

- Covered drop off with automated entry doors
- Monument signage
- All new building envelope and building systems with VAV HVAC system and Merv 8 filtration
- 2 Elevators (1 gurney-sized)
- Efficient floor plates
- Walk to Wilton Center and Wilton Metro-North Railroad
- Prominent location with easy access to surrounding towns
- Close proximity to Norwalk Hospital and Danbury Hospital

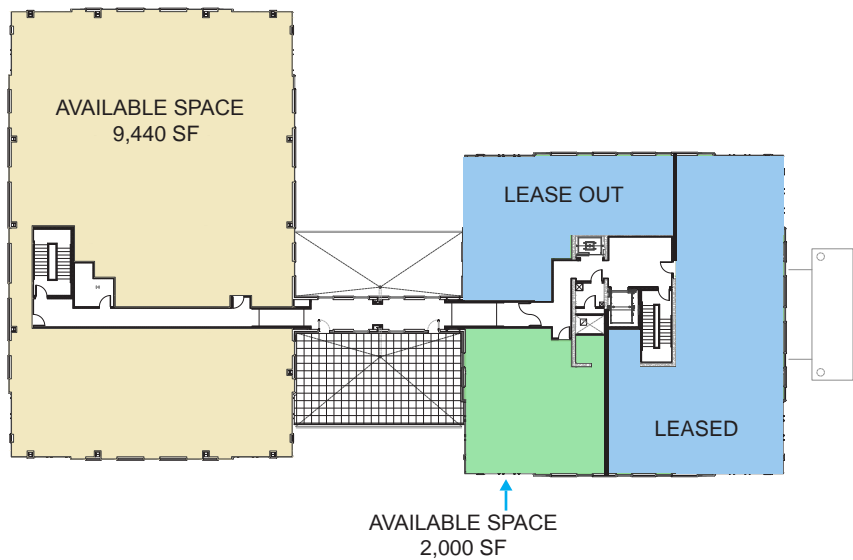
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249 Danbury Road

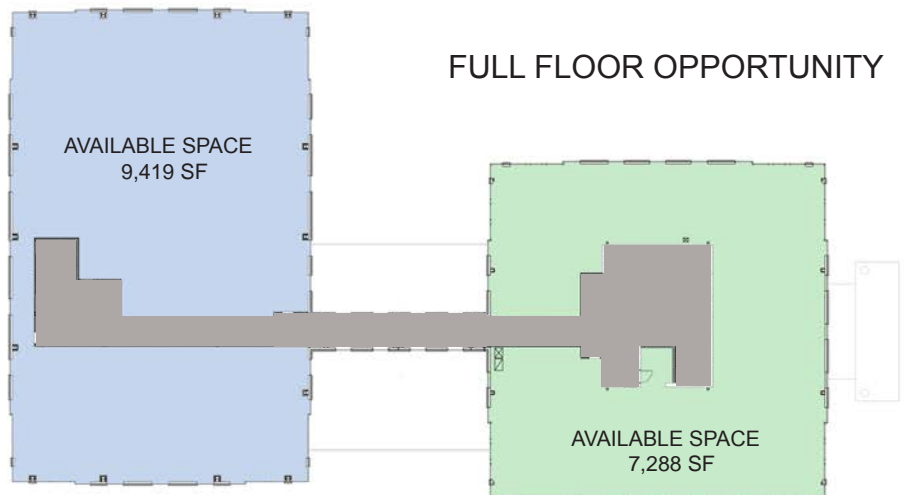
FIRST FLOOR PLAN

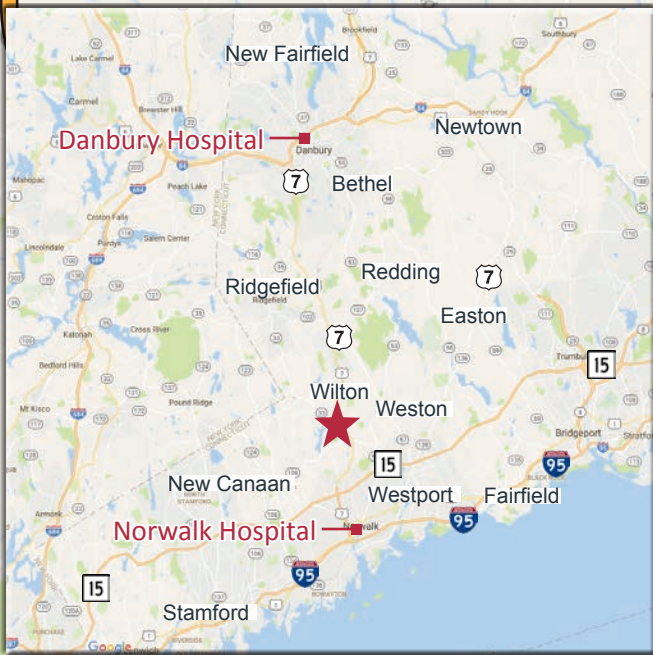


SECOND FLOOR PLAN



THIRD FLOOR PLAN

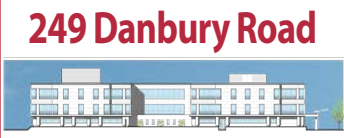




DEMOGRAPHICS			
RADIUS	1-MILE	3-MILE	5-MILE
Population:	3,032	22,695	87,227
Households:	1,220	8,137	32,009
2016 Avg HH Income	\$164,673	\$192,059	\$163,952



LOCAL AMENITIES



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