

FOR LEASE // 60 BACKUS AVE, DANBURY CT



PROPERTY DESCRIPTION

Location! Location! Location! Gorgeous Westside of Danbury office space. Featuring open ceilings, large offices, exposed duct work and conference / training rooms. Excellent location with easy access to I-84. Additional 14,180 Sq Ft contiguous. Estimated Nets +/- 3.00 PSF.

PROPERTY HIGHLIGHTS

- IL-40 Zone
- Gas Heat
- Central A/C
- Private Baths
- City Water and Sewer
- Class A

OFFERING SUMMARY

Unit A Rate:	\$15.00 SF/yr (NNN)
Unit A SF:	+/- 26,334
Unit B SF:	+/- 14,180
Contiguous Sq. Footage Avail:	+/- 40,516

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	772	38,079	89,830
Total Population	1,882	104,114	247,709
Average HH Income	\$105,650	\$95,100	\$119,333



MICK CONSALVO
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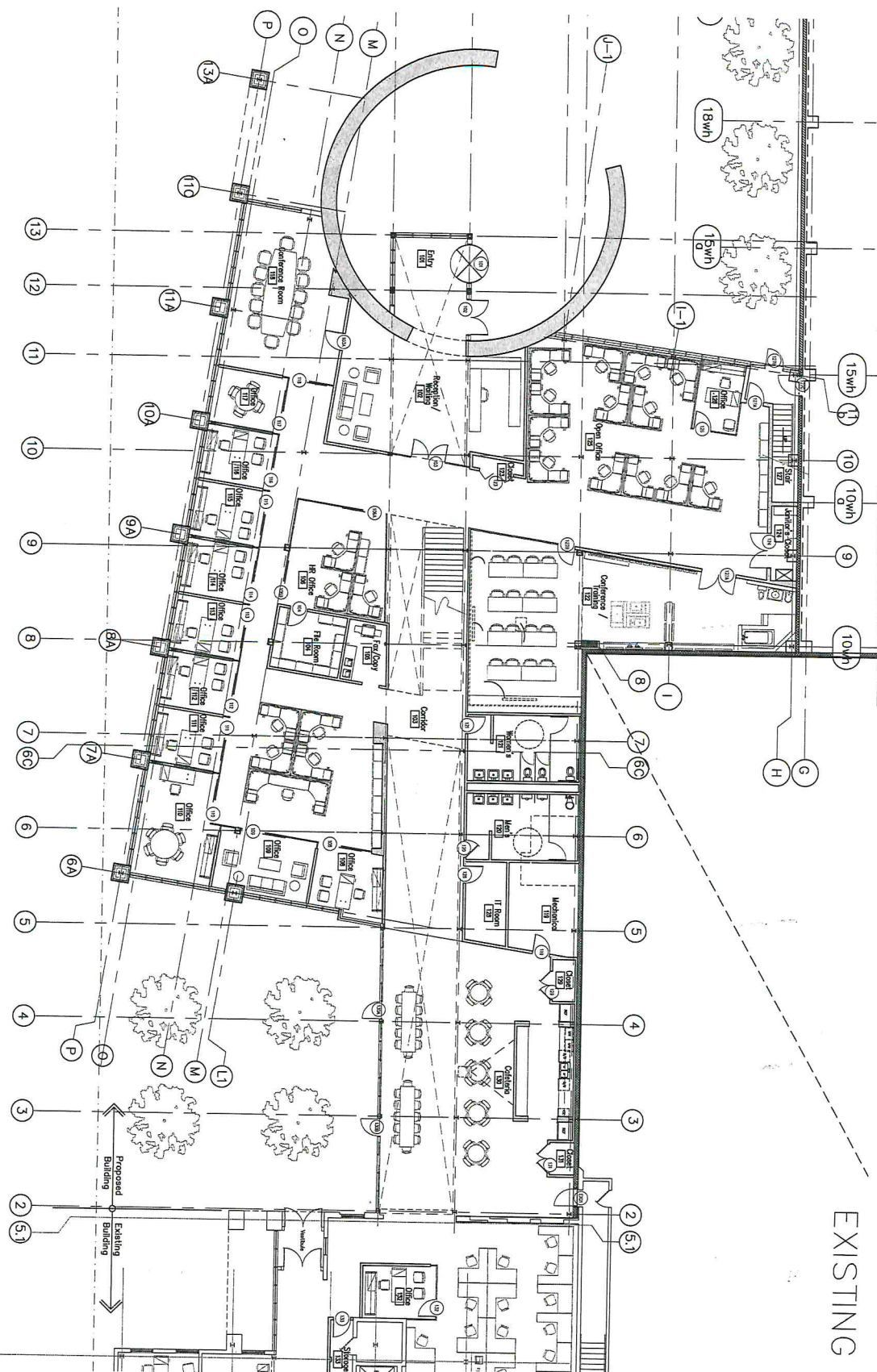
mdimyan@towercorp.com

WATERWORKS
 60 Backus Avenue
 Danbury, Connecticut



Project Name:
 Waterworks
 Danbury, Connecticut
 (201) 344-0000
 Architect: Fentress + Partners
 80 Westfield Hill
 Danbury, Connecticut 06810

EXISTING



1 first floor construction plan
 1/8" = 1'-0"

Key Notes:

RECEIVED MAY 3 2005

A1.01

DATE: 03/11/05
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]

WATERWORKS
 60 Backus Avenue
 Danbury, Connecticut



Project Name:
 Waterworks
 60 Backus Avenue
 Danbury, Connecticut
 06810-2400
 Architect:
 Roger Fortin & Partners
 1000 Main Street, Suite 200
 Danbury, Connecticut 06810

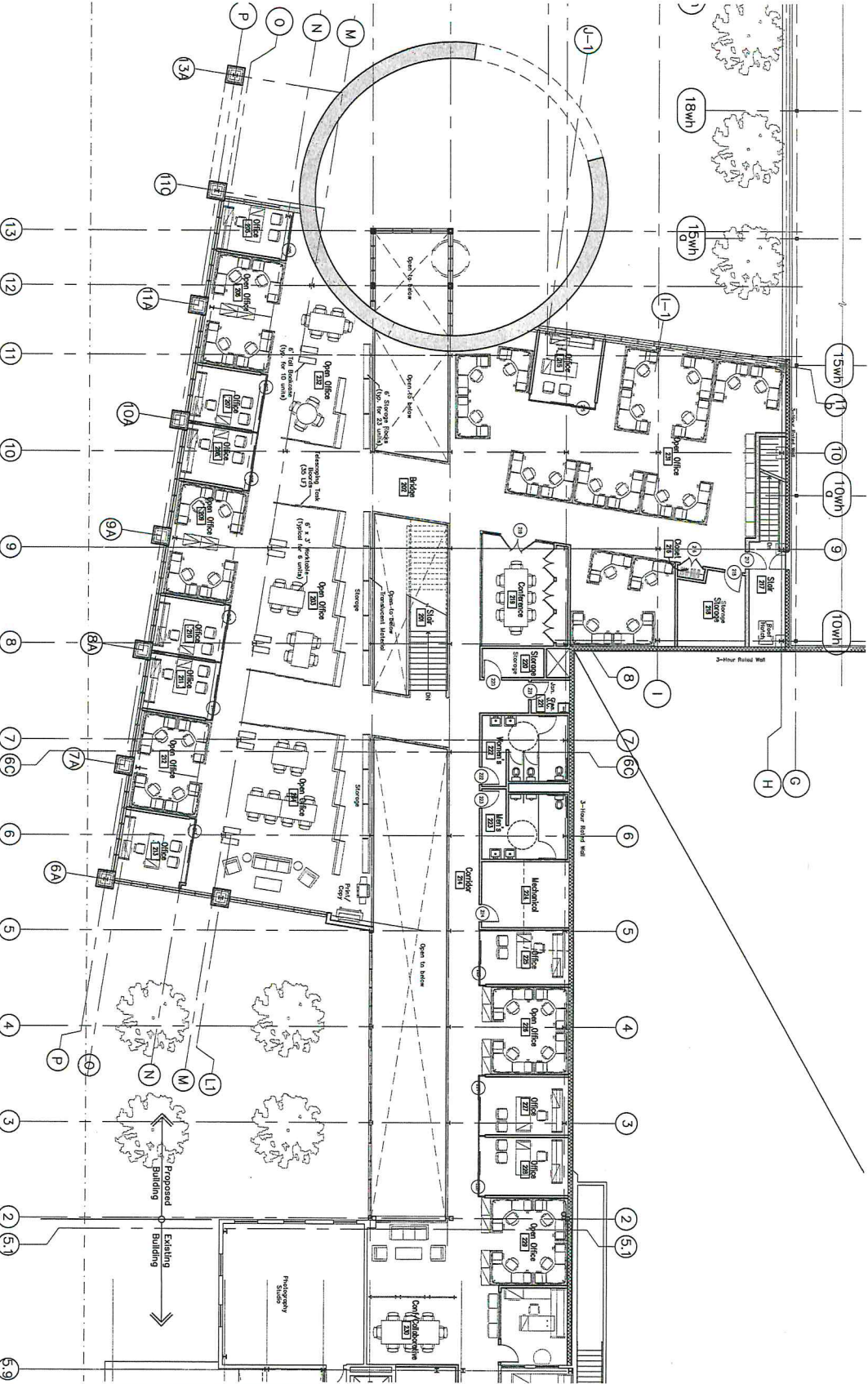
second floor construction plan

Date: _____
 Drawing Title: _____
 Scale: 1/8" = 1'-0"
 Job No.: 04-003
 Date: 03/11/05
 Scale: 7/8" = 1'-0"
 Job No.: 04-003
 Date: 03/11/05

A1.02

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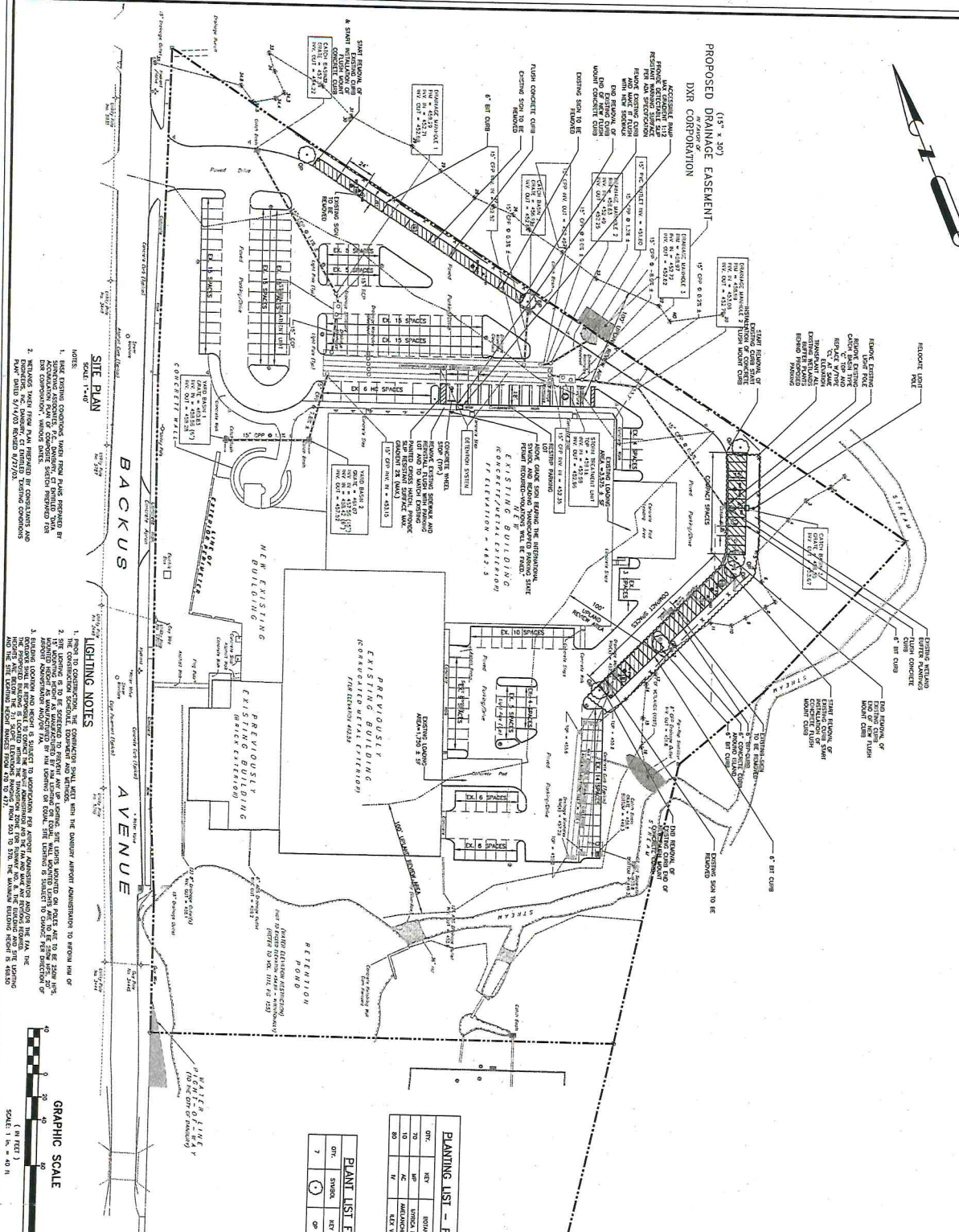
Key Notes:



A1.02
 1/8" = 1'-0"
 Second floor construction plan



PROPOSED DRAINAGE EASEMENT
IN PART OF
DIX CORPORATION

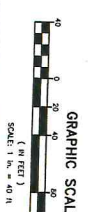


NOTES

1. THE EXISTING DRAINAGE SYSTEM SHALL BE MAINTAINED AND NOT REMOVED BY THE DEVELOPER.
2. THE EXISTING DRAINAGE SYSTEM SHALL BE MAINTAINED AND NOT REMOVED BY THE DEVELOPER.
3. THE EXISTING DRAINAGE SYSTEM SHALL BE MAINTAINED AND NOT REMOVED BY THE DEVELOPER.

LIGHTING NOTES

1. THE EXISTING LIGHTING SYSTEM SHALL BE MAINTAINED AND NOT REMOVED BY THE DEVELOPER.
2. THE EXISTING LIGHTING SYSTEM SHALL BE MAINTAINED AND NOT REMOVED BY THE DEVELOPER.
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LEGEND

- Proposed Contours
- Proposed Line
- Retained
- Retained Structure

IMPORTANT NOTE:
CALL BEFORE YOU DIG
1-800-952-4455

PLANTING LIST - FROM PREVIOUSLY APPROVED PLAN

QTY.	KEY	SYMBOL	COMMON NAME	HEIGHT	SIZE	ROOT
10	UP	○	AMERICAN OAK	2-3'	12"	CONT.
10	DN	○	AMERICAN OAK	2-3'	12"	CONT.
10	DN	○	AMERICAN OAK	2-3'	12"	CONT.

PLANT LIST FOR NEW PARKING ISLANDS

QTY.	KEY	SYMBOL	COMMON NAME	HEIGHT	SIZE	ROOT
3	○	○	ORANGE JUICE	2-3'	CALL	BAR

PROJECT TITLE: **WATERWORKS**
60 BACKUS AVENUE
DANBURY, CONNECTICUT
SITE PLAN

DATE: 12/01/13
SCALE: AS NOTED
SHEET NO: SE-3

DIVesta
Civil Engineering Associates, Inc.

51 Painter Ridge Road
Roxbury, Connecticut 06783
Phone 860-354-4226 Fax 860-354-4226
E-mail dceainc@charter.net

NO.	DATE	REV. BY	DESCRIPTION
2	07/20/15	SDI	REVISED PARKING SPACES
1	5/27/15	SDI	FOR SUBMISSION TO P & Z AND E.I.C.

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Map data ©2022 Google



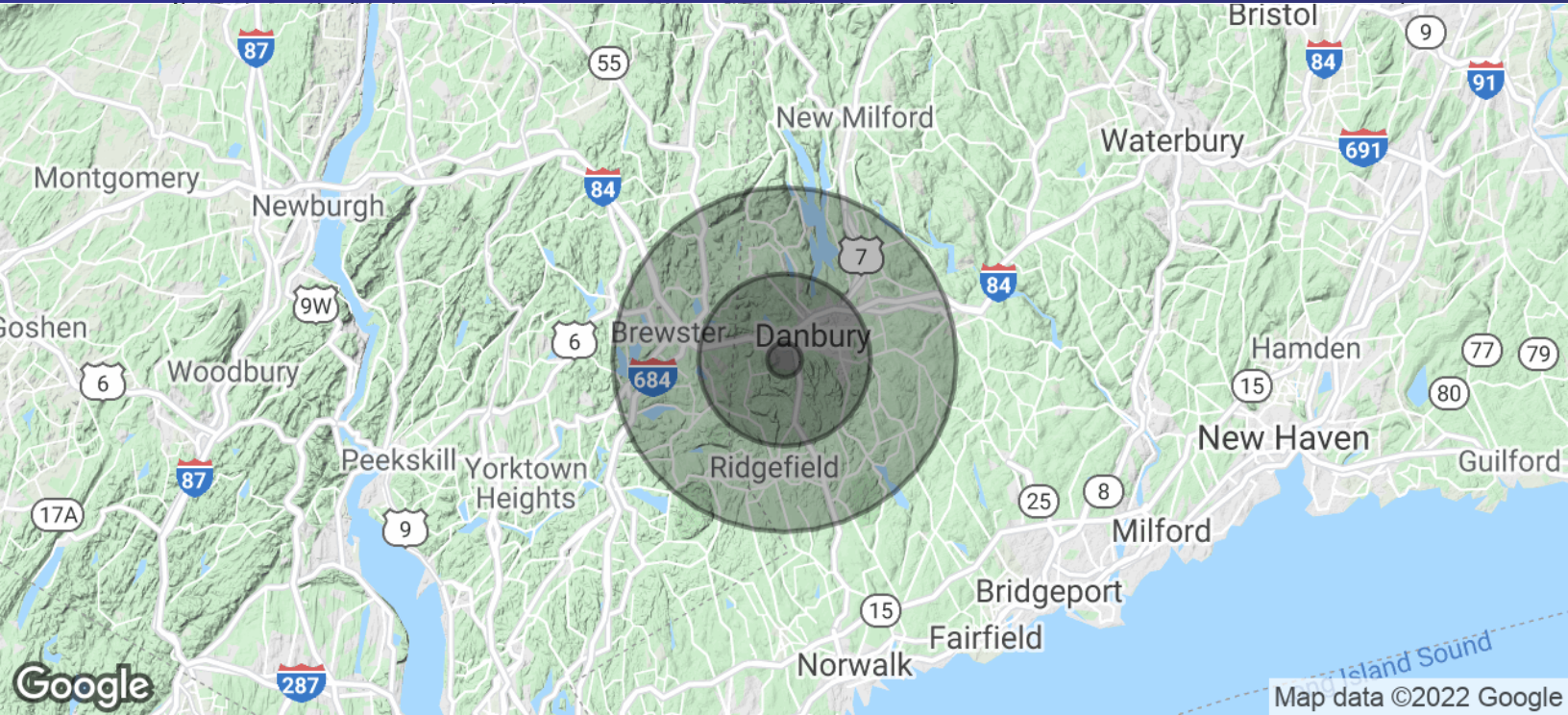
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,882	104,114	247,709
Average Age	41.7	37.1	39.8
Average Age (Male)	39.4	36.5	38.8
Average Age (Female)	43.7	37.8	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	772	38,079	89,830
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$105,650	\$95,100	\$119,333
Average House Value	\$401,070	\$448,029	\$486,906

* Demographic data derived from 2010 US Census



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