

TOTAL AVAILABLE

3,100 SF FIRST FLOOR SPACE SUBLEASE (FULLY FURNISHED) EXPANSION AVAILABLE UP TO 40.570 SF OF CONTIGUOUS SPACE

LEASE RATE:

\$17.50/SF GROSS PLUS ELECTRIC

TERM:

7 YEARS. ADDITIONAL TERM AVAILABLE THROUGH LANDLORD

LOCATION:

1 MILE FROM EXIT 13 ROUTE 8 MINUTES FROM MERRITT PKY

AMENITIES:

- * SPECTACULAR NEW LOBBY
- * PATIO FOR OUTDOOR DINING AND COMPANY PARTIES
- * NEW RESTROOMS
- * FITNESS CENTER WITH SHOWERS
- * REDUNDANT FIBER OPTICS
- * EMERGENCY GENERATOR
- * SUPERB CORPORATE IMAGE
- * CONCIERGE
- * GRANITE FINISHES
- * LARGE CONFERENCE ROOM

Christopher K. O'Hara
cohara@coldwellbanker.com
www.cbworldwide.com

Coldwell Banker Commercial NRT

77 Old Ridgefield Road

(203) 831-4187 Office

(203) 831-4192 Fax (203) 257-0032 Cell



Independently owned and operated by NRT. The Broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Seller/ Owner or has been obtained from other third party sources such as public records. Prior to entering into a contract, Purchaser/ Tenant is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's/ Tenant's intended use of the property

CLASS A OFFICE NEWLY RENOVATED FOR SUBLEASE PLUG AND PLAY

1 WATERVIEW DRIVE SHELTON, CT **AVAILABLE 2,500 SF**



SITE AREA:

9.7 ACRES

TENANT ROSTER:

PRESTIGIOUS TENANT ROSTER INCLUDES CARTER'S INC., RCM TECHNOLOGIES, SORORSKY AIRCRAFT CORPORATION AND TELEKURS FINANCIAL

LOADING:

3 DOCKS WITH LEVELERS

ELECTRIC:

277/480 VOLT

PARKING:

5 PER 1,000 - EXPANDABLE

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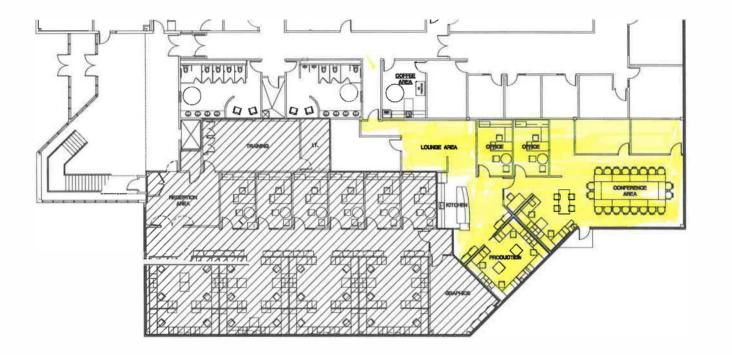
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PROPOSED FIRST FLOOR PLAN



WWW.RDSETISC.COM
35 BREMINDOD AVENUE, FAIRMELD. BT D6825
TELI (ED3i6) 0-6262 6 FAX: IRO3161 0-640-6

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PROJECT TO

VBRANT HEALTH

FIRST FLOOR ONE WATERVIEW DRIVE SHELTON, CT 08484

Property For

MDC ENVERTMENT PROPERTY-XL, LLO

SHEET TITL

PROPOSED FIRST FLOOR FIRST FLOOR PLAN

| deskined By: Piur | SCALE: AS NOTED |
|----------------------|-------------------------|
| DRAWN BY: MS | DATE: 07-27-18 |
| CWEEKED PY: PWR | PROJECT NUMBER: 2022 |

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