

**CLASS A OFFICE
NEWLY RENOVATED
FOR SUBLEASE
PLUG AND PLAY**

**1 WATERVIEW DRIVE, SHELTON, CT
AVAILABLE 3,118 SF**



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
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www.cbworldwide.com

Coldwell Banker Commercial NRT
77 Old Ridgefield Road
Wilton, CT 06897

(203) 831-4187 Office
(203) 831-4192 Fax
(203) 257-0032 Cell



NRT

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
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PLUG AND PLAY**

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



BUILDING AREA:

94,800 SF - AVAILABLE 3,118 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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REVISIONS		
NO.	BY	DATE

PROJECT TITLE

VIBRANT HEALTH

FIRST FLOOR
ONE WATERVIEW DRIVE
SHELTON, CT 06484

Prepared For:
MDC INVESTMENT PROPERTY-XL, L.L.C







SHEET TITLE

**PROPOSED FIRST FLOOR
FIRST FLOOR PLAN**

DESIGNED BY: PAIR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 07-27-18
CHECKED BY: PAIR	PROJECT NUMBER: 2023
CAD FILE: R/2022/Vibrant Health_Sub Lease	

SEAL	SHEET NUMBER
	A-1

FLOOR PLAN LEGEND:

-  EXISTING DOOR TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  NEW DOOR
-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL TO REMAIN
-  NEW FULL WALL



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"