

~ FOR LEASE ~

CLASS A OFFICE SPACE



TOWER REALTY CORP.



**44 Old Ridgebury Road,
Danbury, CT**

Lease Price: \$22 Gross + Utilities

- Class A office located in the beautiful Ridgebury Corporate Center.
- Immaculate Grounds
- Renovated common area, lobby, and restrooms
- Conference Center
- Food/dining area
- Fitness Center
- On site Management
- Security Card Access



Sizes: Unit 135A +/- 2,546 Sq. Ft.
 Unit 140B +/- 2,613 Sq. Ft.
 Unit 140A +/- 3,356 Sq. Ft.
 Unit 135B +/- 3,702Sq. Ft.
 Unit P130 +/- 4,161 Sq. Ft.
 Unit 140 - +/- 6,072 Sq. Ft.
 Unit 135 - +/- 6,248 Sq. Ft.
 Unit P120 - +/- 3,869 Sq. Ft.

Zone: RMF-4

Parking: +/- 399

Year Built: 1988

Heating: Gas

Cooling: Central A/C

Utilities: City Water, Sewer and Gas

FULL COMMISSION TO LEASING AGENT



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com



Joe Dimyan
203.313-3920
jdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com

No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ ADDITIONAL PHOTO ~



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com



Joe Dimyan
203.313-3920
jdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com

No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ AERIAL PHOTO ~



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com



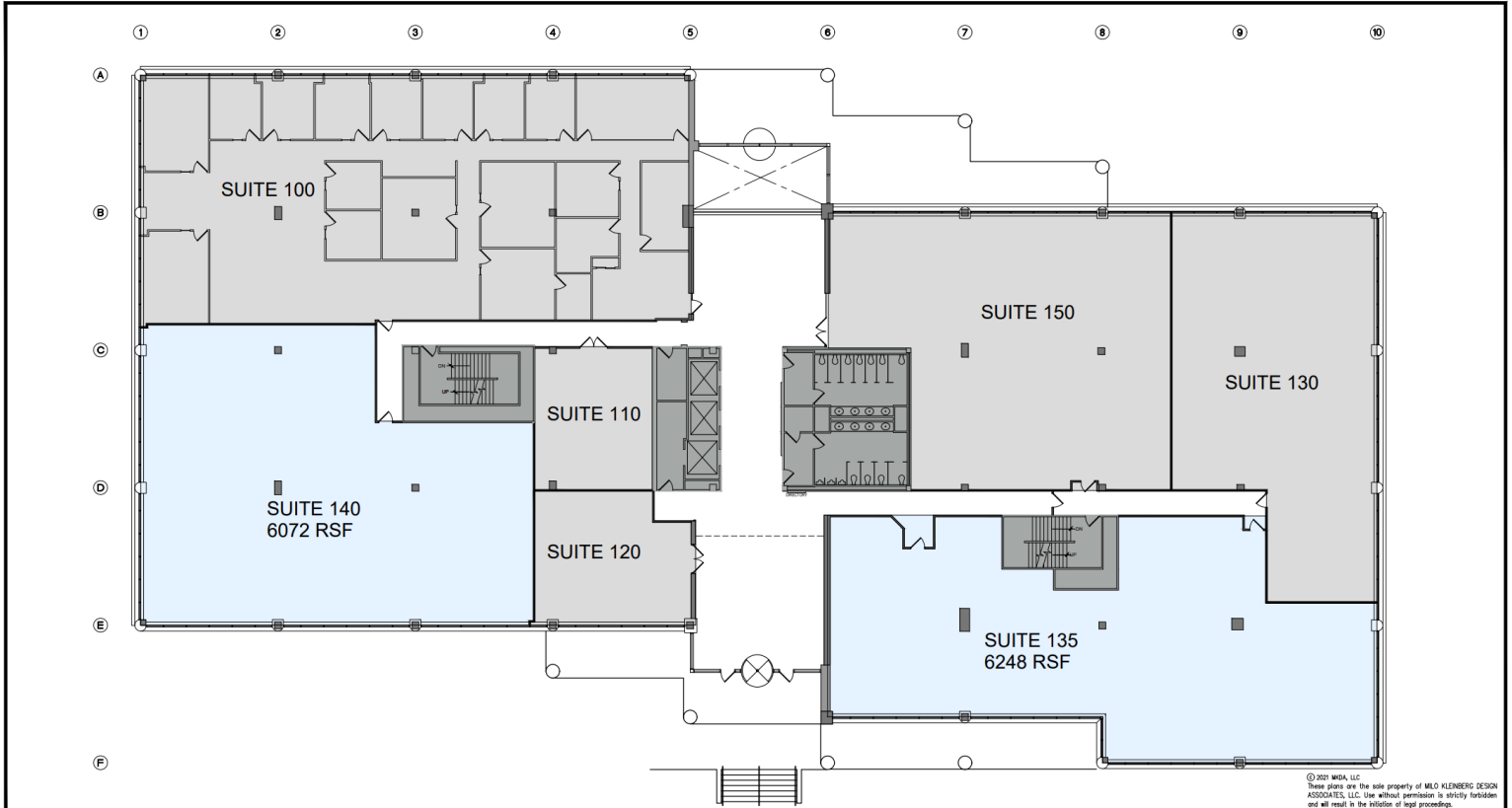
Joe Dimyan
203.313-3920
jdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com

No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ FIRST FLOOR PLAN ~

44 OLD RIDGEBURY ROAD, SUITE P135-140
DANBURY, CT



© 2021 MDA, LLC. These plans are the sole property of MLO KLEBERG DESIGN ASSOCIATES, LLC. Use without permission is strictly forbidden and will result in the initiation of legal proceedings.

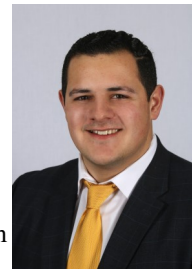
 208 HARBOR DRIVE, SUITE 208, STAMFORD, CT 06902 TEL: 203.487.3400	JOB NAME AND LOCATION: MSM EQUITIES 44 Old Ridgebury Road Danbury, CT	SHEET TITLE: First Floor Suites 135 & 140 MARKETING PLAN	SCALE: 1" = 20' DATE: 04-12-21 WORKING DWG BY: TNC DRAWING No. M-2 NORTH ARROW
---	---	---	---



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com



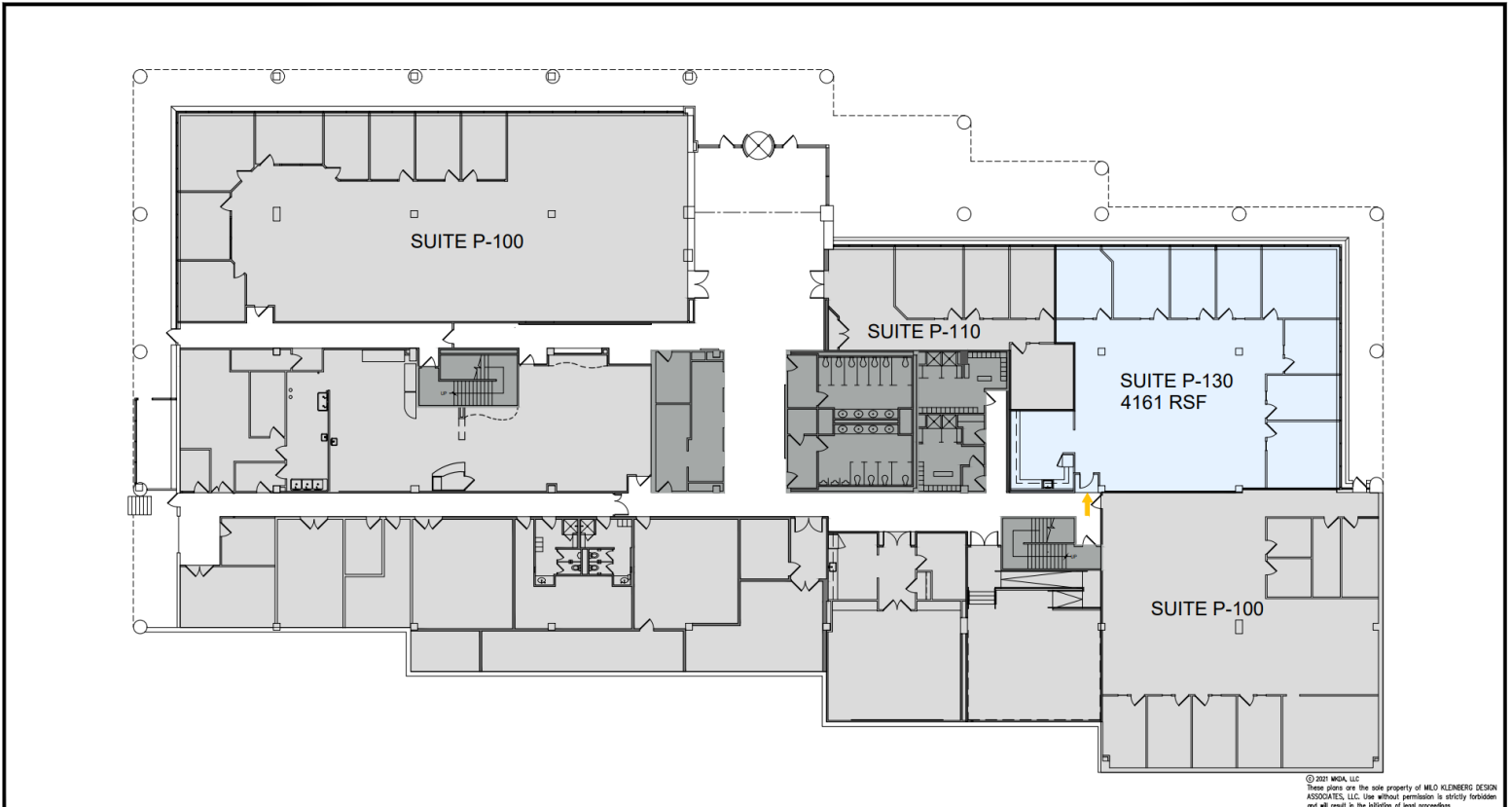
Joe Dimyan
203.313-3920
jdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com

No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~PLAZA FLOOR PLAN~

44 OLD RIDGEBURY ROAD, SUITE P130
DANBURY, CT



© 2011 MKDA, LLC
These plans are the sole property of MLD KLEINBERG DESIGN ASSOCIATES, LLC. Use without permission is strictly prohibited and will result in the initiation of legal proceedings.

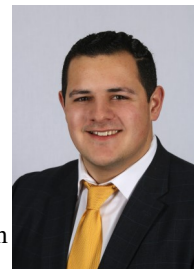
 208 HARBOR DRIVE, SUITE 208, STAMFORD, CT 06902 TEL: 203.487.3400	JOB NAME AND LOCATION: MSM EQUITIES 44 Old Ridgebury Road Danbury, CT	SHEET TITLE: Plaza Level Suite P-130 MARKETING PLAN	SCALE: 1" = 20" DATE: 04-12-21 WORKING DWG BY: TNC DRAWING No. M-1 NORTH ARROW
---	---	--	---



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com



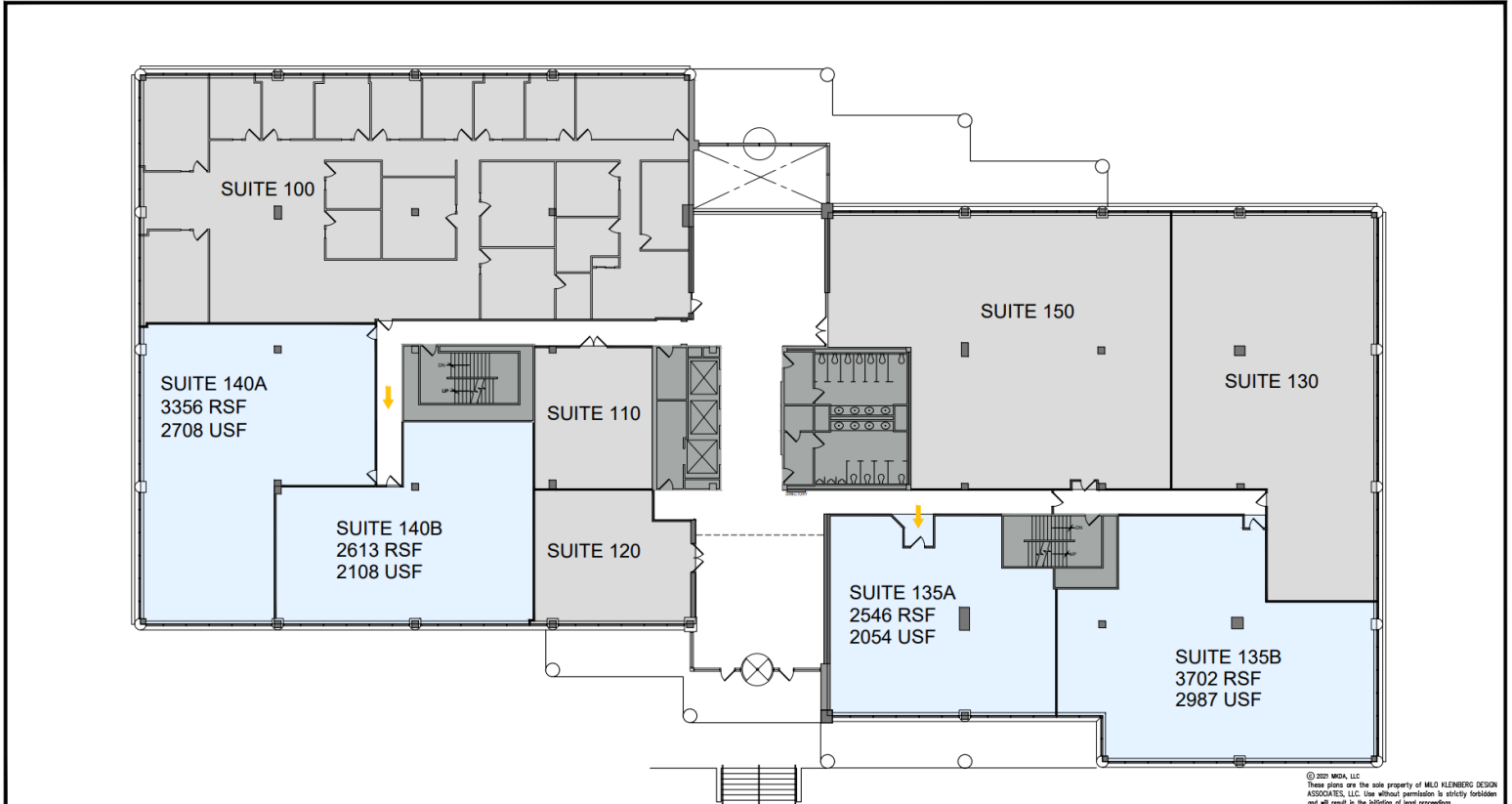
Joe Dimyan
203.313-3920
jdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com

No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~SUBDIVIDE POTENTIAL~

44 OLD RIDGEBURY ROAD,
DANBURY, CT



© 2011 MKDA, LLC
These plans are the sole property of MLD KLENBERG DESIGN ASSOCIATES, LLC. Use without permission is strictly forbidden and will result in the initiation of legal proceedings.

 208 HARBOR DRIVE, SUITE 208, STAMFORD, CT 06902 TEL: 203.487.3400	JOB NAME AND LOCATION: MSM EQUITIES 44 Old Ridgebury Road Danbury, CT	SHEET TITLE: First Floor Suites 135 & 140 MARKETING PLAN	SCALE: 1" = 20' DATE: 05-26-21 WORKING DWG BY: TNC DRAWING No. M-2 NORTH ARROW
---	---	---	---



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com



Joe Dimyan
203.313-3920
jdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com

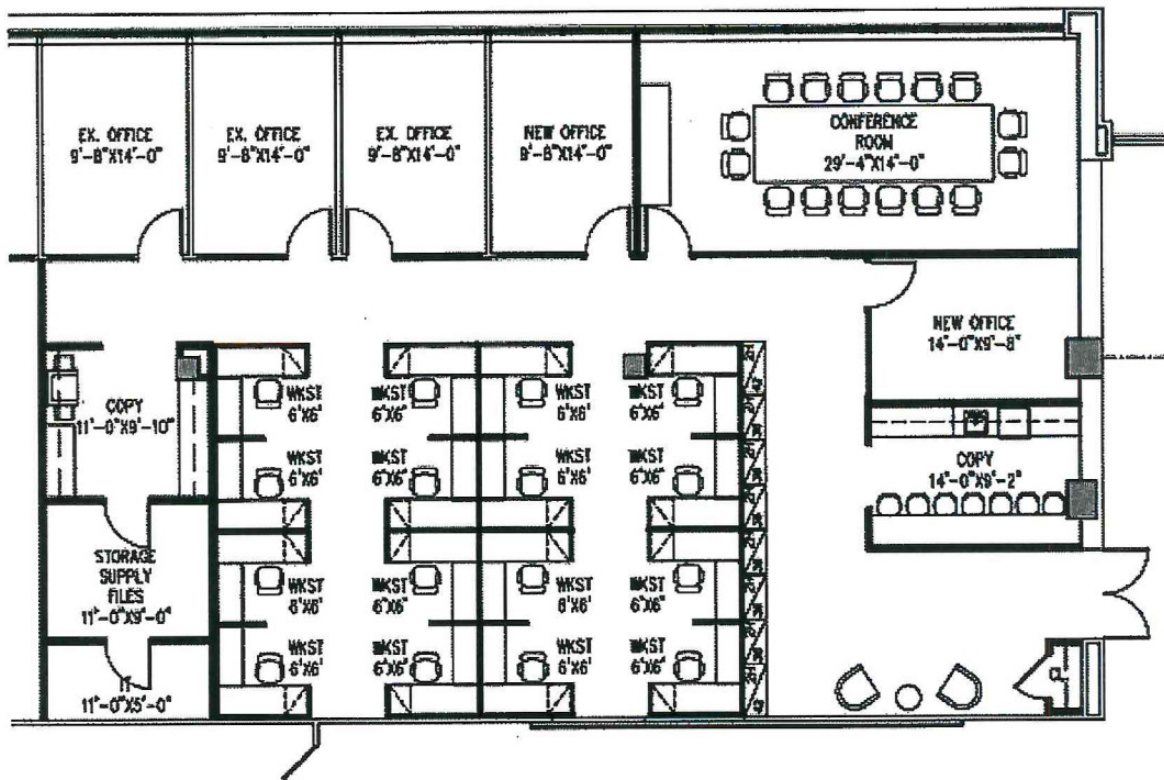
No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~SUBDIVIDE POTENTIAL~

44 OLD RIDGEBURY ROAD, SUITE P120
DANBURY, CT



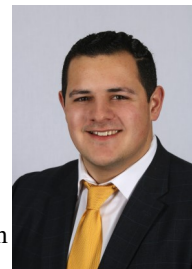
EXHIBIT A
FLOOR PLAN



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com



Joe Dimyan
203.313-3920
jdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com

No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ LOCATION MAP ~

44 OLD RIDGEBURY ROAD,
DANBURY, CT



Mick Consalvo
203.241-5188
mconsalvo@towercorp.com



Michael Dimyan
203.948-2891
mdimyan@towercorp.com



Joe Dimyan
203.313-3920
jdimyan@towercorp.com

Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com

No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.