

FOR LEASE // 4 MOUNTAINVIEW TERRACE, DANBURY CT



PROPERTY DESCRIPTION

Office located in beautiful Mountainview Terrace building. Building has a newly refurbished lobby with two elevators. Landlord will build to suit to meet tenants needs. Easy access to I-84 and Route 6.

PROPERTY HIGHLIGHTS

- Full Commission to Leasing Agent
- Central A/C
- City Water, Sewer and Gas
- IG80 Zone
- 265 Parking Spaces
- Gas Heat
- Immaculate grounds
- Space can be subdivided
- Easy Access to I-84 and Rt. 6
- Covered parking offered

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (Gross)
Suite 302:	3,008 SF
Suite 304:	5,736 SF
Building Size:	58,618 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,643	21,248	45,727
Total Population	6,703	57,231	123,633
Average HH Income	\$83,833	\$84,894	\$87,506



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LOCATION INFORMATION

Street Address	4 Mountainview Terrace
City, State, Zip	Danbury, CT 06811
County	Fairfield

BUILDING INFORMATION

Building Class	A
Year Built	1982

PROPERTY HIGHLIGHTS

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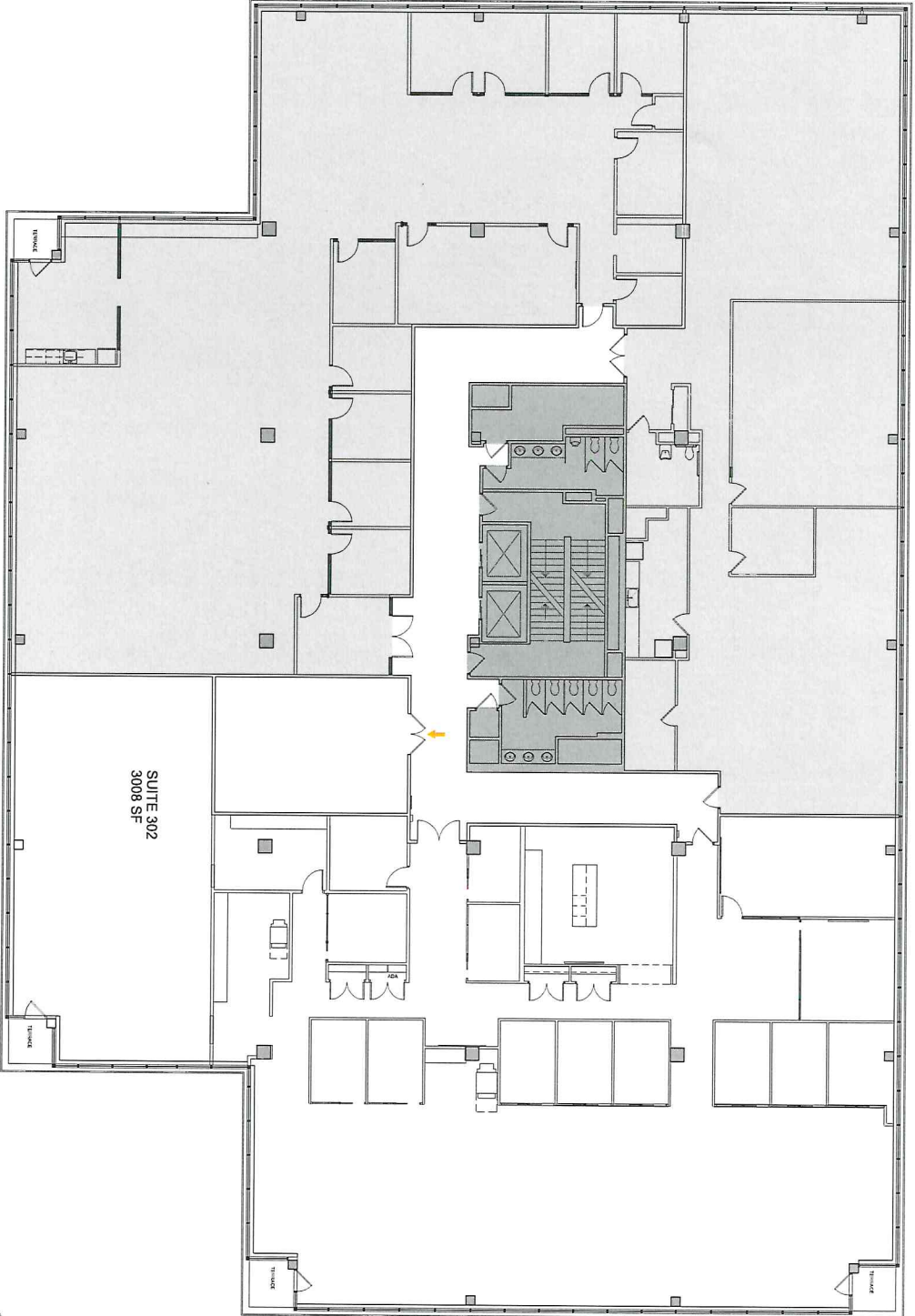
mdimyan@towercorp.com

JOB NAME AND LOCATION:

MSM EQUITIES
 4 Mountainview Terrace
 Danbury, CT
 3rd Floor, Suite 302

SHEET TITLE:

MARKETING PLAN



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SCALE:	1/16" = 1'-0"	DRAWING NO.	M-1
DATE:	01-28-21	WORKING DWG BY:	TNC
			NORTH ARROW



JOB NAME AND LOCATION:

MSM EQUITIES
 4 Mountainview Terrace
 Danbury, CT
 3rd Floor, Suite 304

SHEET TITLE:

MARKETING PLAN

SCALE: 1/16" = 1'-0"

DATE: 01-19-21

WORKING DWG BY: XX

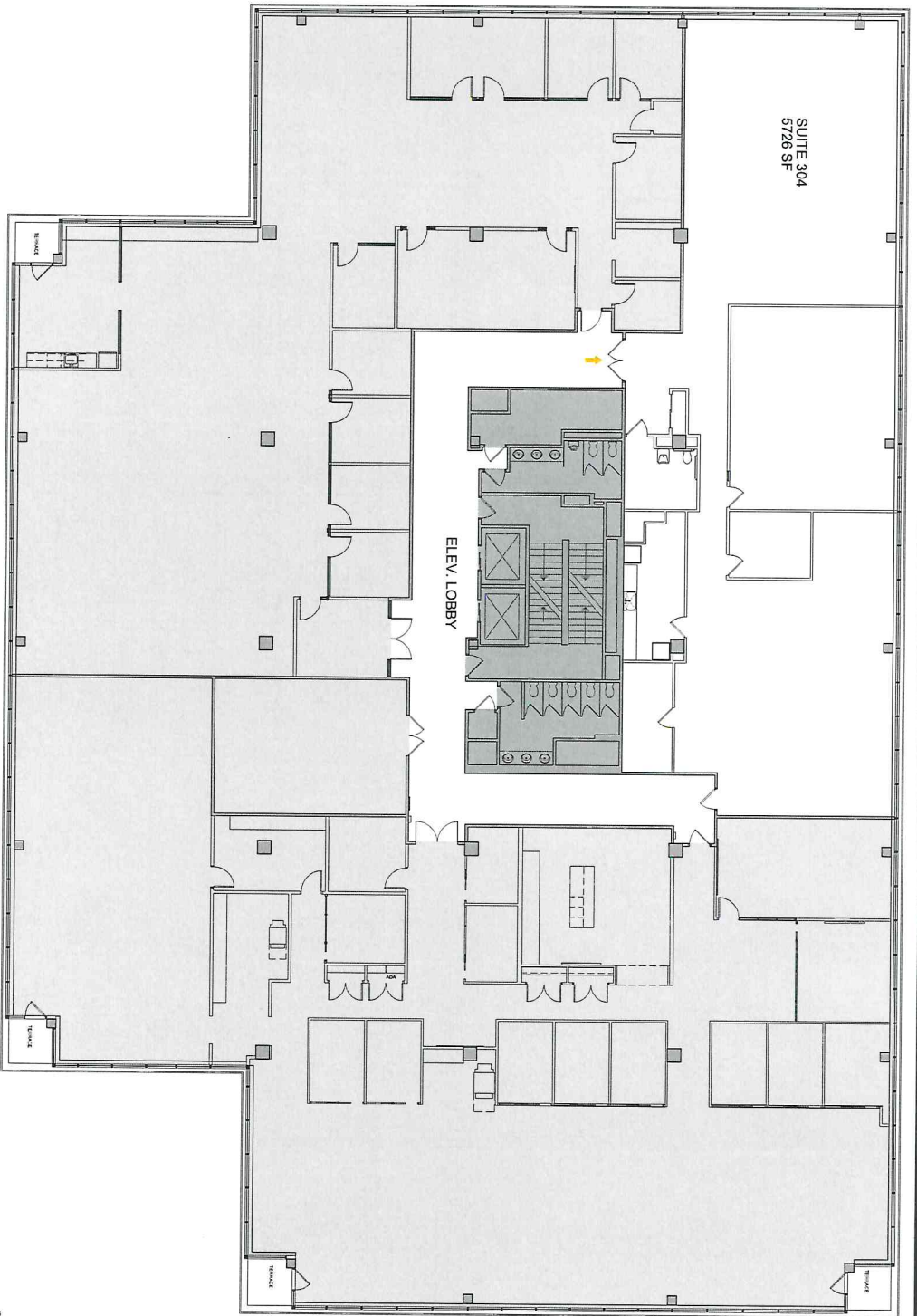
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M-1

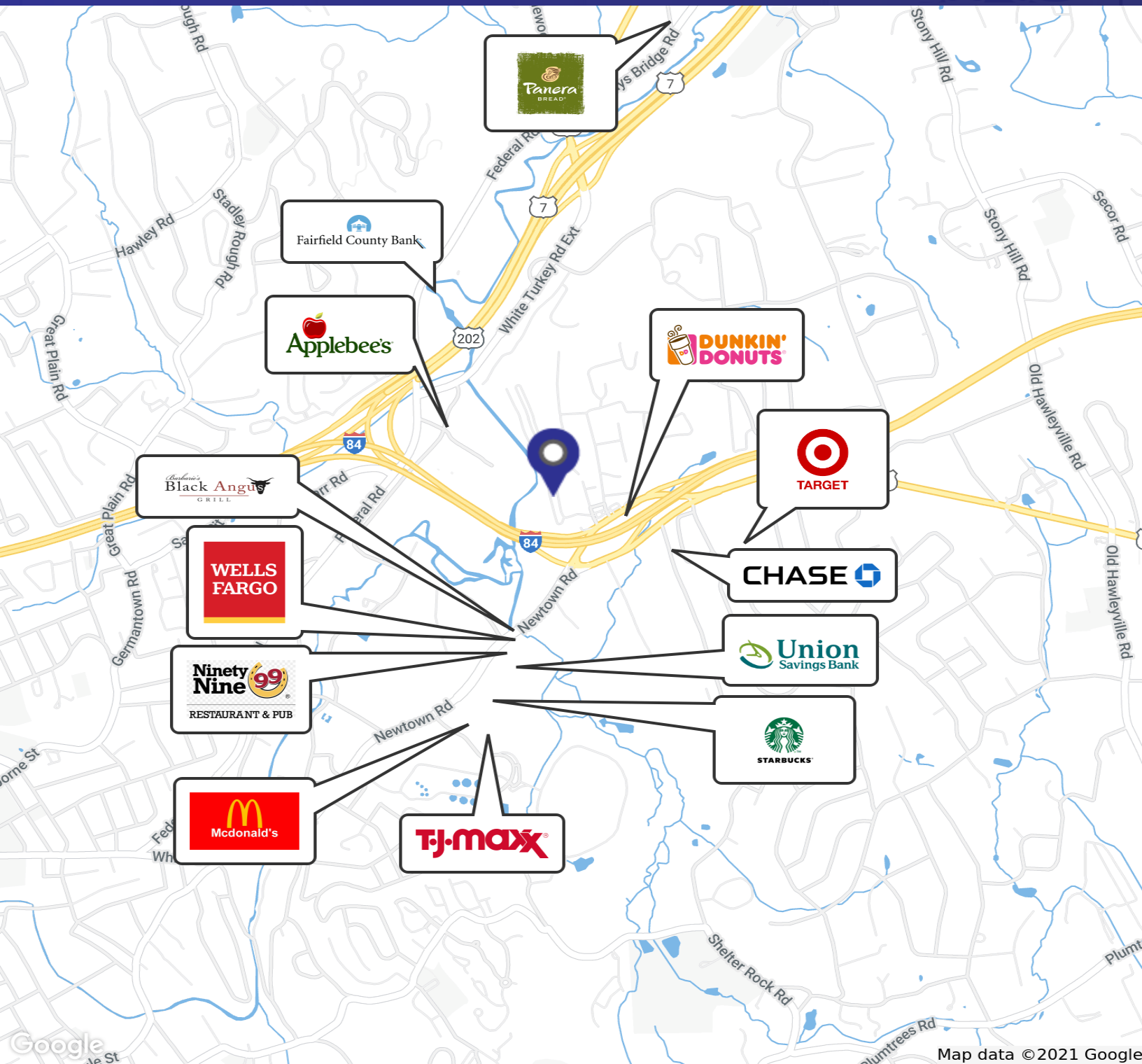
NORTH ARROW



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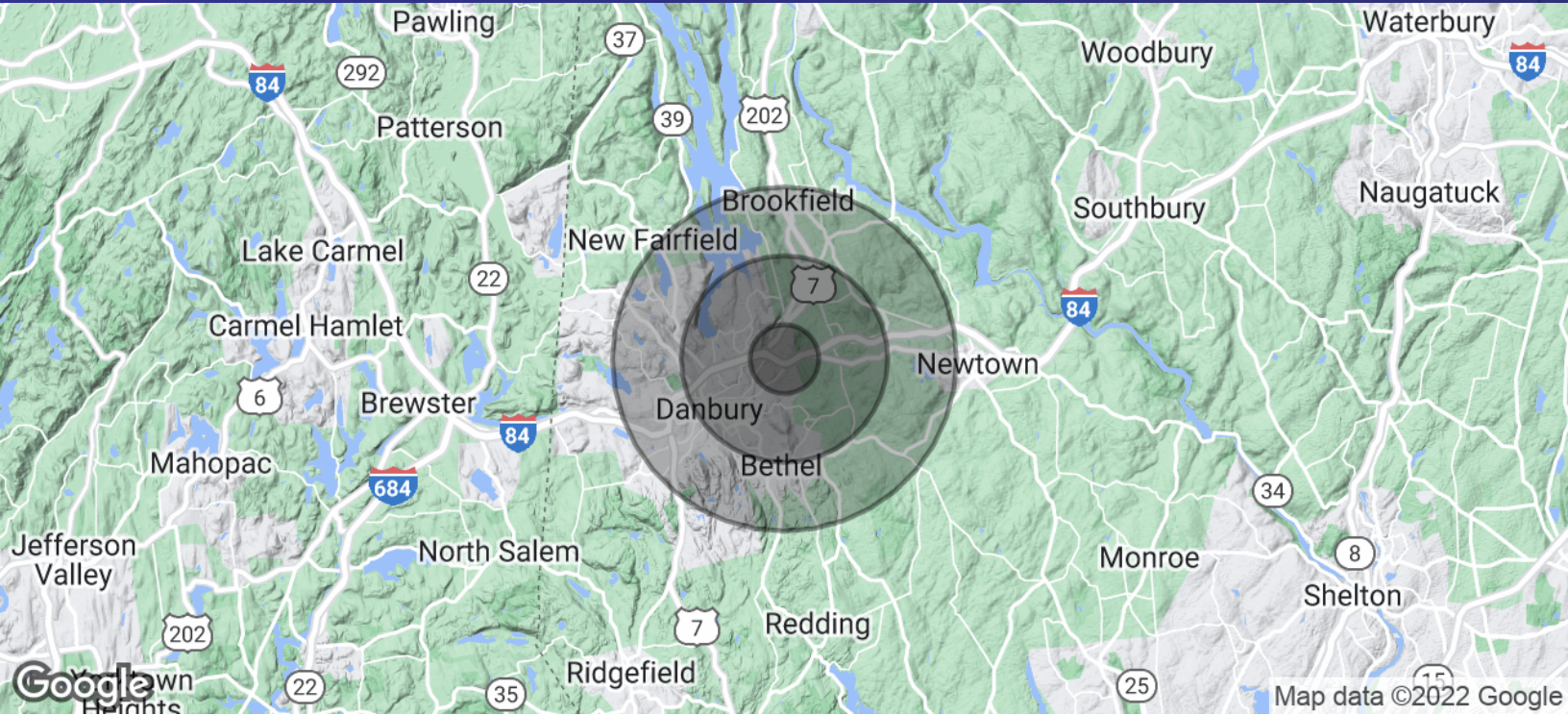
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,703	57,231	123,633
Average Age	38.1	37.2	37.8
Average Age (Male)	36.0	35.7	37.0
Average Age (Female)	40.4	38.6	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,643	21,248	45,727
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$83,833	\$84,894	\$87,506
Average House Value	\$346,179	\$368,184	\$397,621

* Demographic data derived from 2020 ACS - US Census



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