

FOR LEASE | "CLASS A" PROFESSIONAL OFFICE BUILDING

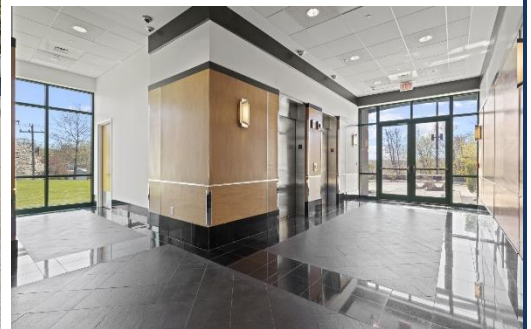
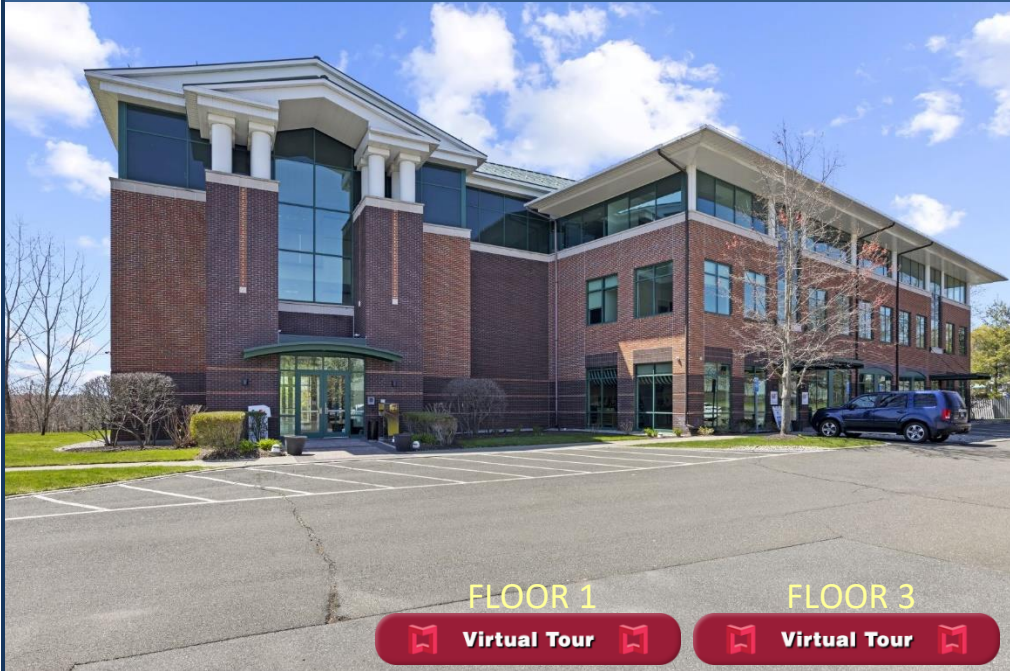
OFFICE SUITE AVAILABILITY: 4,331± SF & 5,021± SF

93 Lake Ave, Danbury, CT 06810

LEASE RATE: \$18.00/SF Modified Gross + Utilities

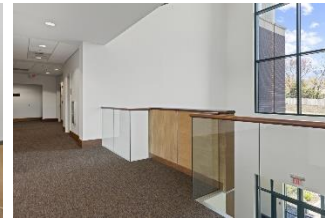
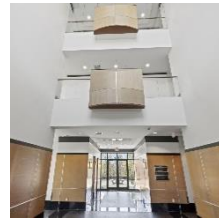


Ranked in Top 50
Commercial Firms in U.S.



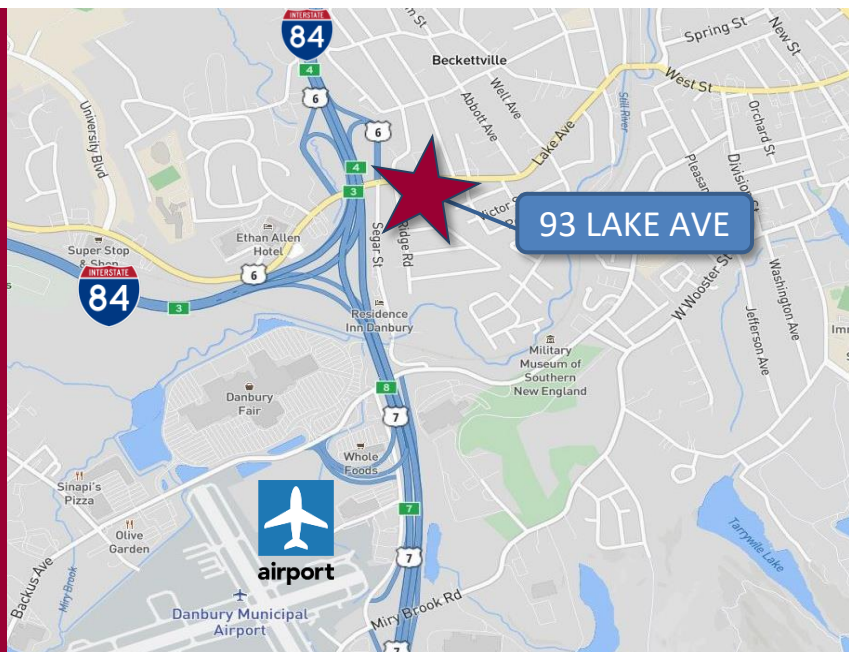
FLOOR 1
Virtual Tour

FLOOR 3
Virtual Tour



STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below
with the camera on your
smart phone to sign-up for
email notifications.



Property Highlights

- "Class A" Professional Office Building for Lease
- 9,352± SF Available for Lease
 - Suite #101 – 5,021± SF
 - Suite #203 – 4,331± SF
- Ample parking, 163 spaces
- 512.5' Frontage on Lake Ave / Route 6/202 & 23,400± ADT
- Located directly off I-84 and Route 7
- Close proximity to Metro-North train station, Danbury Municipal airport & Danbury's City Center

For more information contact:

J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com or Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



FOR LEASE | "CLASS A" PROFESSIONAL OFFICE BUILDING

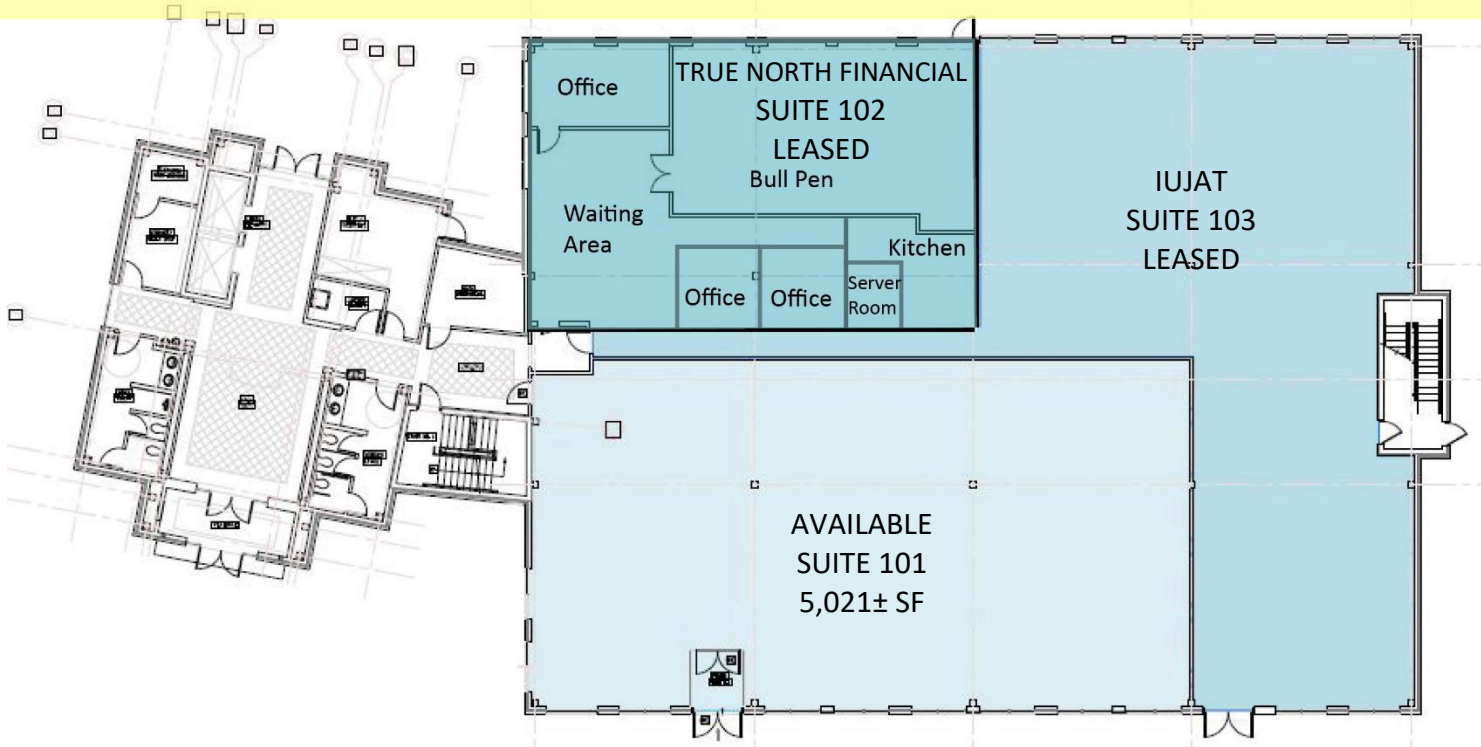
OFFICE SUITE AVAILABILITY: 4,331± SF & 5,021± SF

Ranked in Top 50
Commercial Firms in U.S.

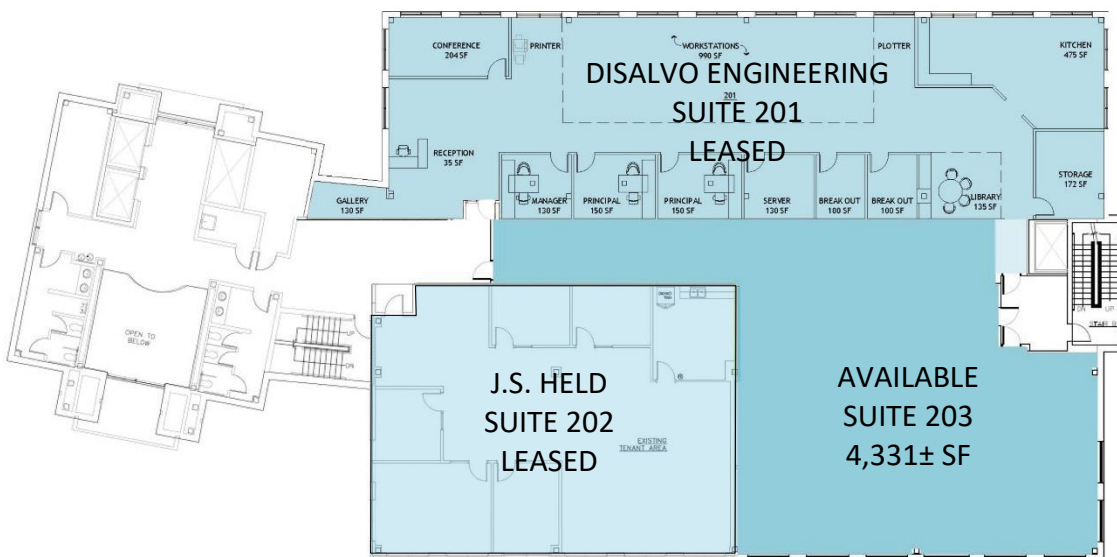
93 Lake Ave, Danbury, CT 06810

LEASE RATE: \$18.00/SF Modified Gross + Utilities

FIRST FLOOR PLAN



SECOND FLOOR PLAN



For more information contact:

J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com or Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

FOR LEASE | "CLASS A" PROFESSIONAL OFFICE BUILDING

OFFICE SUITE AVAILABILITY: 4,331± SF & 5,021± SF

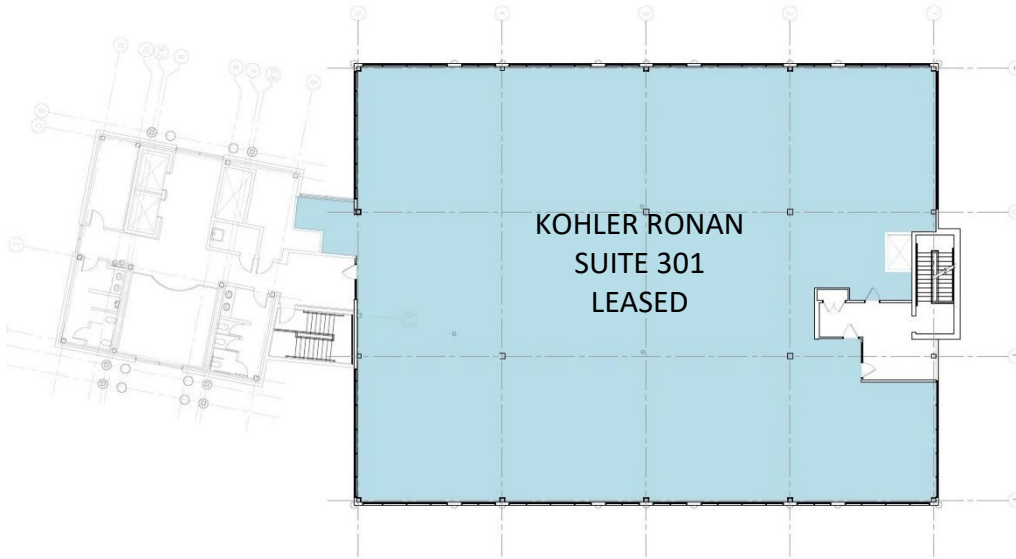
93 Lake Ave, Danbury, CT 06810

LEASE RATE: \$18.00/SF Modified Gross + Utilities



Ranked in Top 50
Commercial Firms in U.S.

THIRD FLOOR PLAN Fully Leased



Property Highlights

- "Class A" Professional Office Building for Lease
- 9,352± SF Available
 - Suite #101 – 5,021± SF
 - Suite #203 – 4,331± SF
- Ample parking, 163 spaces
- ADT: 23,424± and 512.5' Frontage on Lake Ave / Route 6/202
- Located directly off I-84 and Route 7
- Close proximity to Metro-North train station, Danbury Municipal airport & Danbury's City Center
- Many area amenities
 - Shopping
 - Banking
 - Dining



Scan the QR Code below with the camera on your smart phone to access our website.



Connect with Us



For more information contact:

J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com or Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

FOR LEASE | "CLASS A" PROFESSIONAL OFFICE BUILDING

OFFICE SUITE AVAILABILITY: 4,331± SF & 5,021± SF

93 Lake Ave, Danbury, CT 06810

LEASE RATE: \$18.00/SF Modified Gross + Utilities



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLDG AREA 38,501± SF
AVAILABLE AREA 15,400± SF
MAX CONTIGUOUS AREA 5,021± SF
MINIMUM SF AVAILABLE 4,331± SF
NUMBER OF FLOORS 3
CONSTRUCTION Masonry, Steel
ROOF TYPE Metal, Tin
YEAR BUILT 2002

SITE INFORMATION

SITE AREA 3.86± acres
ZONING RA8
PARKING 4.23/1,000 – 163 spaces
SIGNAGE Lobby
VISIBILITY Excellent
FRONTAGE 512.5'
HWY.ACCESS I-84 / Route 7
TRAFFIC COUNT 23,424±

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED Yes, 100% Wet
ELEVATOR(S) Double elevator

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Connected

COMMENTS

O,R&L Commercial is pleased to present a beautiful 3-story "Class A" Office building for Lease built in 2002 and located at 93 Lake Ave in Danbury, CT on the Route 6/202 corridor with average daily traffic of 23,424±. There are two suites available 4,331 & 5,021± SF. The property is located directly off I-84 and Route 7 (Exit 4) and is in close proximity to Metro-North train station, Danbury Municipal Airport and Danbury's City Center / Entertainment District. Many area amenities nearby for shopping, banking & dining. **Professional office tenants in building include: DiSalvo Engineering, J.S. Held, Kohler Ronan, and IUJAT.**

DIRECTIONS

I-84 to Exit 4 to Lake Ave / US 6/202

Property Highlights

- "Class A" Professional Office Building for Lease
- 9,352± SF Available
 - Suite #101 – 5,021± SF
 - Suite #203 – 4,331± SF
- Ample parking, 163 spaces
- ADT: 23,424± and 512.5' Frontage on Lake Ave / Route 6/202
- Located directly off I-84 and Route 7
- Close proximity to Metro-North train station, Danbury Municipal airport & Danbury's City Center
- Many area amenities
 - Shopping
 - Banking
 - Dining



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact:

J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com or Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.