

GOODFELLOW | REAL ESTATE

Since 1934

STATE OF THE ART ORTHOPEDIC MEDICAL OFFICE BUILDING 2 Riverview Drive, Danbury, CT 06810

• FOR LEASE •



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OFFERING SUMMARY

Available SF: 7,427 SF

Lease Rate: \$32.00 SF/yr (NNN)

Lot Size: 10 Acres

Year Built: 2016

Building Size: 43,000 SF

Zoning: IL-40

PROPERTY OVERVIEW

Brand new state of the art orthopedic medical office building, at Berkshire Corporate Park.

Delivery: March 1, 2017

80% of the property leased.

Join top tenants in the medical field such as:

- Orthopedic
- Radiology
- Physical Therapy

First floor remains available.

LOCATION OVERVIEW

Located off Exit 7 off I-84, in Berkshire Corporate Park, which is Northern Fairfield County's leading corporate park. 3.43 Miles to Danbury Hospital, restaurants and shopping.

Developed By Maplewood Health Care

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Lease Rate: \$32.00 SF/YR (NNN) **Total Space** 7,427 SF
Lease Type: NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2 Riverview Drive	Medical	\$32.00 SF/YR	NNN	7,427 SF	Negotiable	

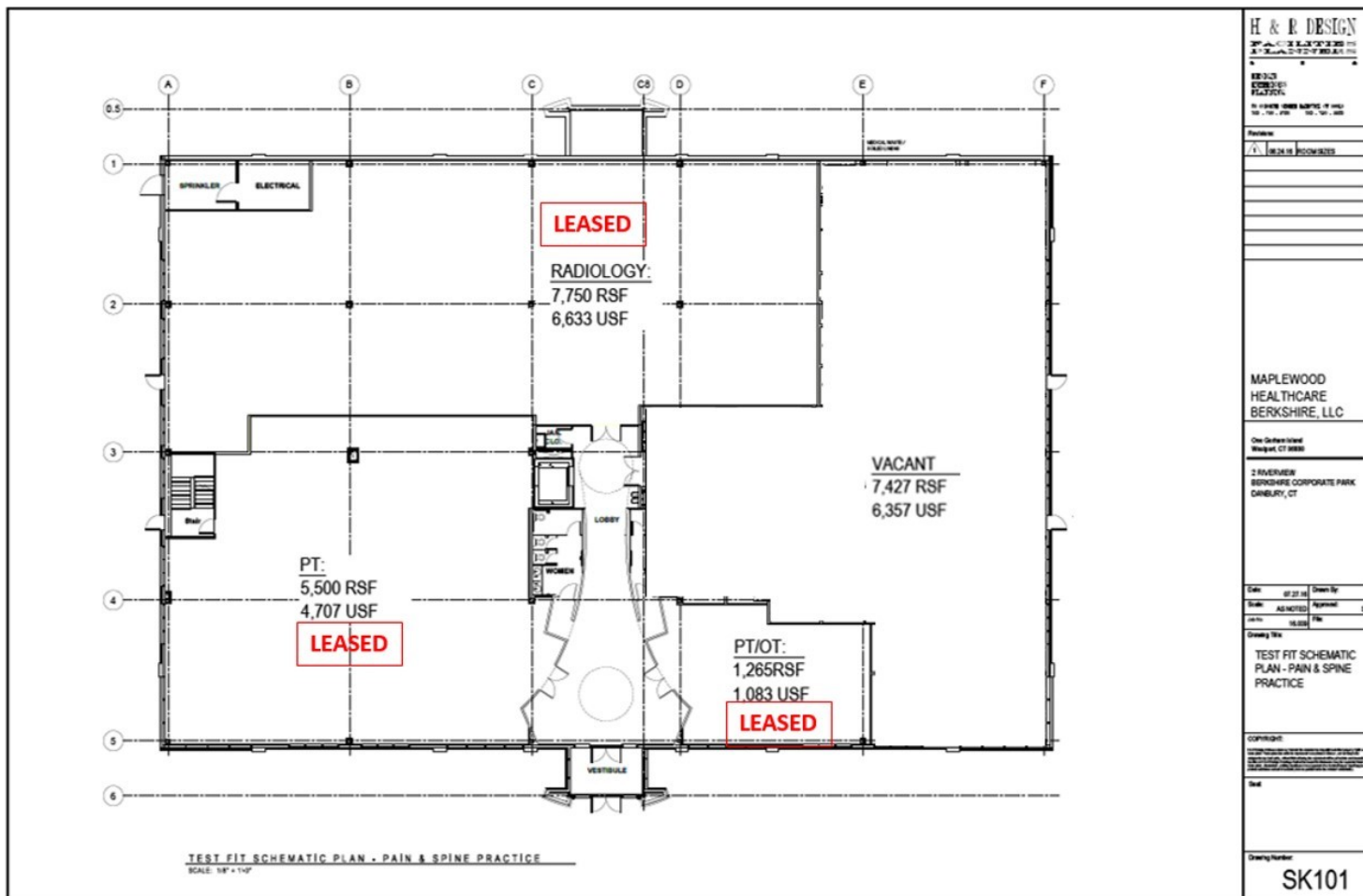
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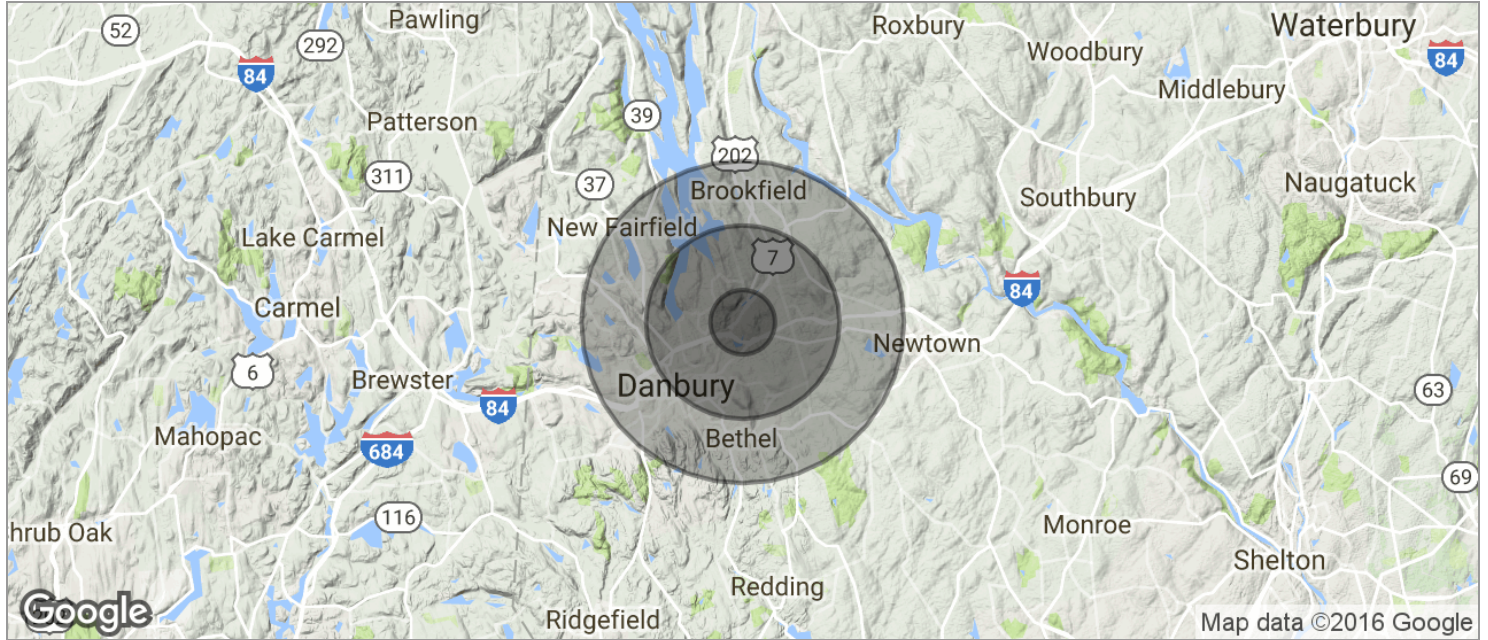
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,670	54,791	123,927
MEDIAN AGE	40.3	37.5	37.8
MEDIAN AGE (MALE)	38.3	35.9	37.1
MEDIAN AGE (FEMALE)	42.2	38.9	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,293	20,256	45,791
# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$91,509	\$88,078	\$87,779
AVERAGE HOUSE VALUE	\$356,549	\$369,855	\$400,584

* Demographic data derived from 2010 US Census

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