

58 Division St. - The Noce Building

58 Division St, Danbury, CT 06810



Listing ID: 30276090
 Status: Active
 Property Type: Office For Lease
 Office Type: Office Building
 Contiguous Space: 672 SF
 Total Available: 672 SF
 Lease Rate: \$1,100 (Monthly)
 Unit Price: \$19.64 PSF (Annual)
 Base Monthly Rent: \$1,100
 Lease Type: Gross Lease, Other
 Ceiling: 10 ft.



Overview/Comments

This 672sf office is Ideally located in the Danbury Center District, with easy access from I-84 Exit 4 or 5. Conveniently near Danbury City Hall and other city services. On a Bus Route with a bus stop directly in front of the building.

The property has 24 hour access, with full A/C and substantial excellent front door parking. Road front directory signage. Very close to Restaurants, Main St. and the Danbury Fair Mall.

The space has Secure Entry with an Open office area plus two spacious well appointed private offices with bright exterior windows. Private toilet.

3-5 year lease terms and is Immediately available - Electric separately metered. Internet wiring installed. Gross rent includes Heat/AC, Common Area Maintenance, Insurance and RE Taxes.

672 s.f. Triple Office Suite now leasing for \$1,100 per month Gross.

Call George Walker at 203-733-0692 for an appointment

More Information Online

<https://advantagerealtyinc.catalist.com//listing/30276090>

QR Code

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General Information

Taxing Authority:	City of Danbury	Building Name:	The Noce Building
Office Type:	Office Building	Class of Space:	Class B

Available Space

Suite/Unit Number:	A	Space Type:	Relet
Suite Floor/Level:	first floor	Date Available:	05/09/2018
Space Available:	672 SF	Lease Term (Months):	60 Months
Minimum Divisible:	672 SF	Lease Rate:	\$1,100 (Monthly)
Maximum Contiguous:	672 SF	Lease Type:	Gross Lease, Other
Space Subcategory 1:	Medical	Offices:	3
Space Subcategory 2:	Mixed Use	Parking Spaces:	5
Space Description:	Secure Entry Open office area + two spacious well appointed private offices. Private toilet. all offices have well lit windows	Rent Escalators:	Step-Up Lease
		Rent Escalators Description:	3% per year increase

Area & Location

Property Located Between:	West St. and Park Ave.	Highway Access:	Easy access from I-84 Exit 4 or 5.
Property Visibility:	Excellent	Site Description:	Level site with substantial front door parking.

Area Description Located in the Danbury Center District, with easy access from I-84 Exit 4 or 5. Conveniently near Danbury City Hall and other city services. On a Bus Route with a bus stop directly in front of the building. Very close to Restaurants, Main St. and the Danbury Fair Mall.

Building Related

Total Number of Buildings:	1	Ceiling Height:	10
Number of Stories:	1	Loading Doors:	0
Typical SF / Floor:	4,716 SF	Loading Docks:	0
Year Built:	1963	Passenger Elevators:	0
Year Renovated:	2013	Freight Elevators:	0
Roof Type:	Gable	Sprinklers:	None
Parking Ratio:	4 (per 1000 SF)	Heat Type:	Natural Gas
Parking Type:	Surface	Heat Source:	Central
Parking Description:	20 spaces of level substantial parking at the front door.	Air Conditioning:	Package Unit
Total Parking Spaces:	20	Internet Access:	Cable

Interior Description The space has Secure Entry with an Open office area plus two spacious well appointed private offices with bright exterior windows. Private toilet.

Land Related

Zoning Description:	CL-10. Includes Medical and general purpose offices.	Lot Depth:	175
Lot Frontage:	100	Water Service:	Municipal
		Sewer Type:	Municipal

Location

Address:	58 Division St, Danbury, CT 06810
County:	Fairfield
MSA:	Bridgeport-Stamford-Norwalk



Property Images



Level parking lot



Secure front entrance



Street Signage and bus stop



two private offices



Well maintained property



bright windowed offices



open office area adjacent to offices

Property Contacts



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