

**NEW RETAIL AND OFFICE BUILDING  
BANK SPACE AVAILABLE**



**Check off the Advantages**

- Site is currently approved for 16,200 s.f. of Retail and Office
- New Construction to begin in early 2006 - Reserve you space
- 4300 s.f. Bank space available with remote ATM's - 10 Year Leases
- 7300 s.f. of office well designed office space with elevator access
- Located on Bethel on the Danbury town line visible on Route 53
- Next to Union Savings and RZB Bank and 350 Unit condo complex
- \$14.95 NNN for office space - Lawyers, Financial, Medical
- Exclusive Broker: Call Mike Struna today to discuss your needs!

**16 Grassy Plain Street, Bethel**

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.

J. Michael Struna-Broker

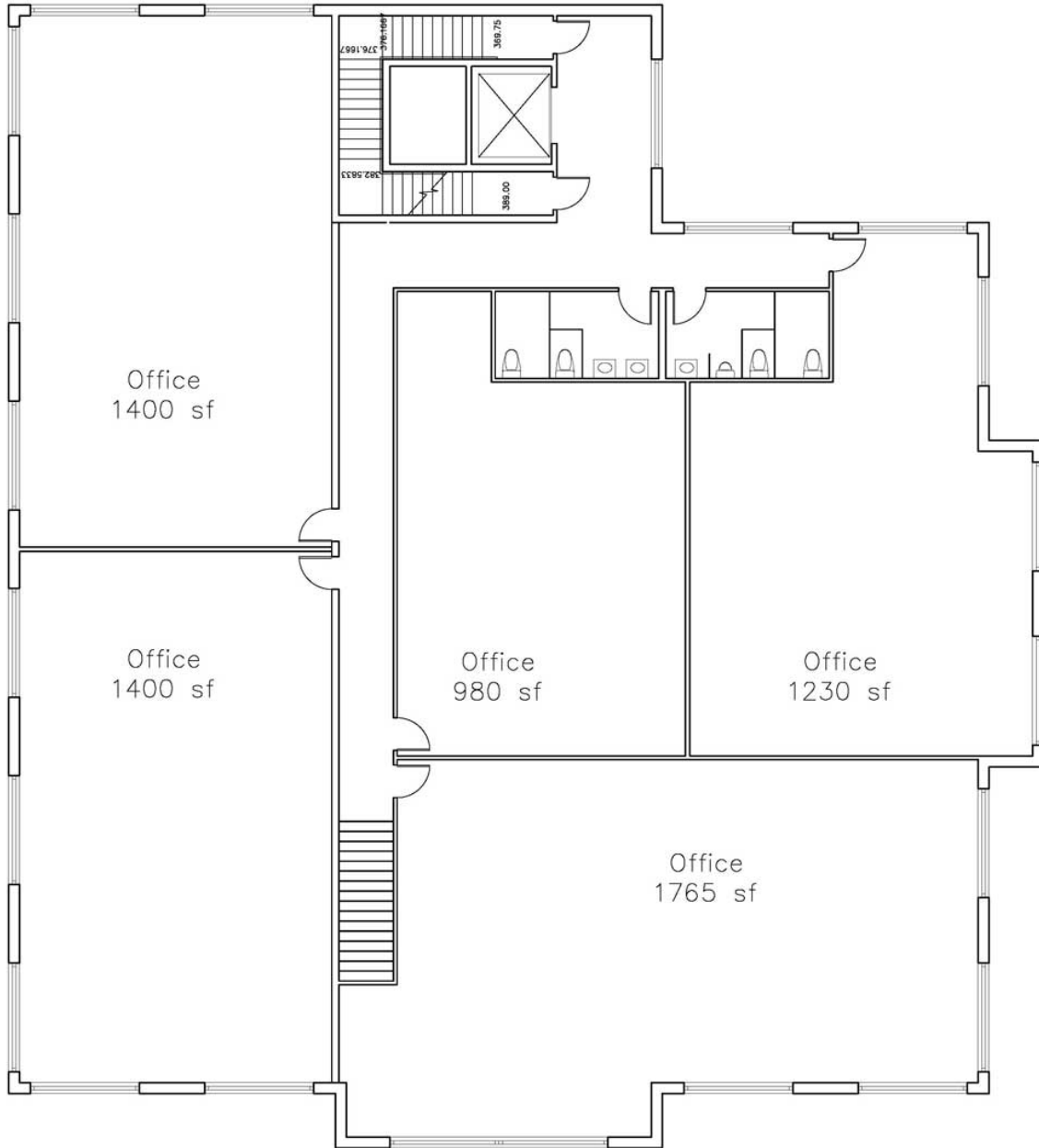
\*39 Katrina Circle, Bethel CT 06801\*

(203) 798-9345

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## PRELIMINARY SECOND FLOOR PLAN



**2** SECOND FLOOR PLAN  
**A1** SCALE: 1/8" = 1'-0"

**16 Grassy Plain Street, Bethel**

# APPROVED SITE PLAN MAP

**350 Unit Condo Project**

**16,200 s.f. approved**

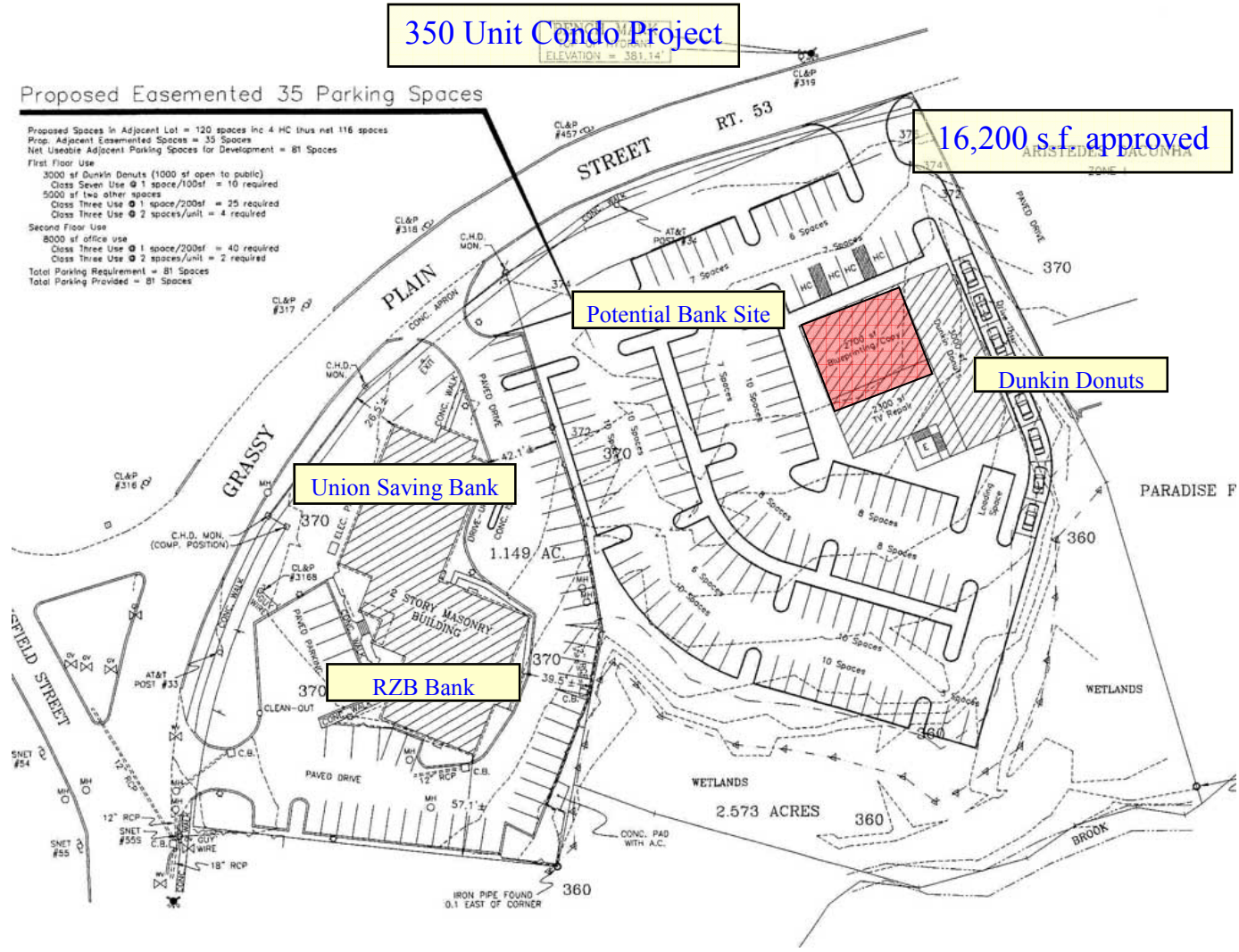
**Proposed Easemented 35 Parking Spaces**

Proposed Spaces in Adjacent Lot = 120 spaces inc 4 HC thus net 116 spaces  
 Prop. Adjacent Easemented Spaces = 35 Spaces  
 Net Useable Adjacent Parking Spaces for Development = 81 Spaces

**First Floor Use**  
 3000 sf Dunkin Donuts (1000 sf open to public)  
 Class Seven Use @ 1 space/100sf = 10 required  
 5000 sf two other spaces  
 Class Three Use @ 1 space/200sf = 25 required  
 Class Three Use @ 2 spaces/unit = 4 required

**Second Floor Use**  
 8000 sf office use  
 Class Three Use @ 1 space/200sf = 40 required  
 Class Three Use @ 2 spaces/unit = 2 required

Total Parking Requirement = 81 Spaces  
 Total Parking Provided = 81 Spaces



**Potential Bank Site**

**Dunkin Donuts**

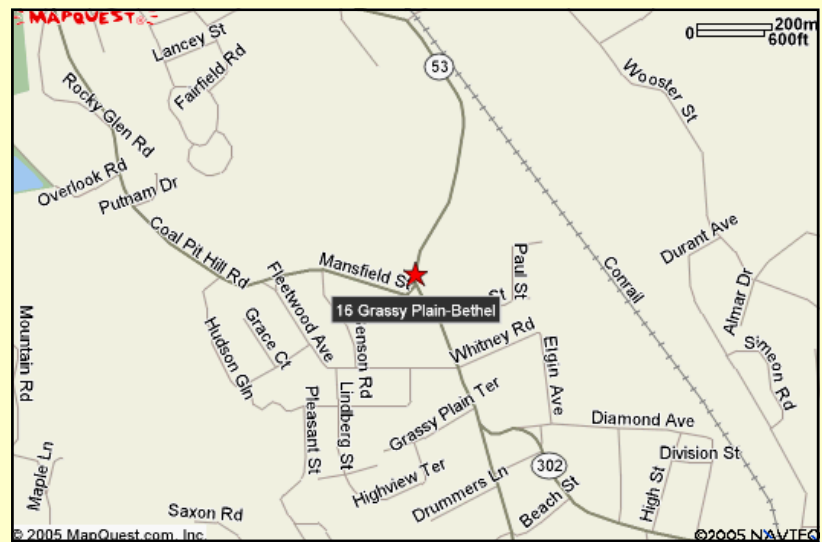
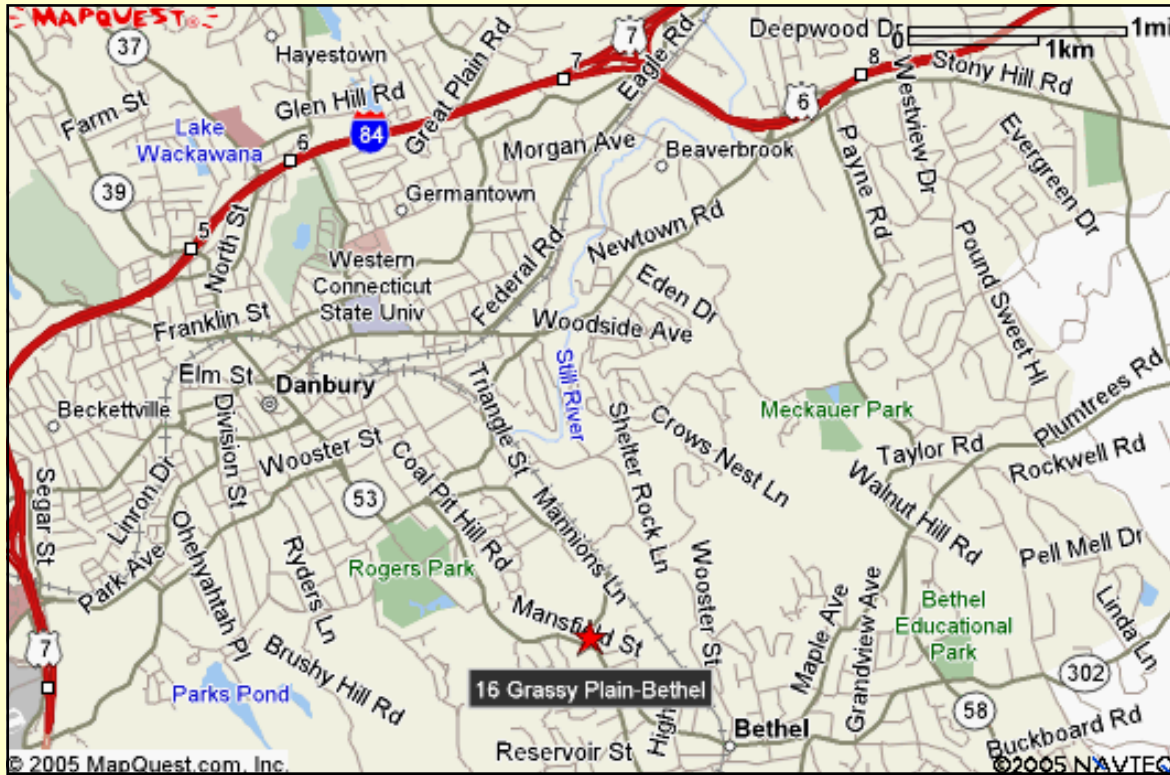
**Union Saving Bank**

**RZB Bank**

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## LOCATION MAP



**\*Call Exclusive Broker\***

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