

PLAZA WEST

100 MILL PLAIN ROAD, DANBURY, CT



Cushman & Wakefield, as exclusive advisor, is pleased to present for sale 100 Mill Plain Road in Danbury, CT.

100 Mill Plain Road is a well-located, multi-tenant office and medical office property comprising 92,319 SF across four stories. The building is currently 38% leased to 12 tenants and features a diversified rent roll anchored by a mix of financial services, medical, and professional services users. The building's flexible floorplans are highlighted by retail-style ground floor space, which includes a retail bank branch and three medical office suites, providing strong visibility, convenient access, and functionality that appeals to both office and healthcare-oriented tenants.

The property is strategically positioned along Mill Plain Road, one of Danbury's primary commercial corridors, offering excellent access to Interstate 84 and direct connectivity to Fairfield County, greater Connecticut, and the Hudson Valley. The location benefits from strong surrounding retail density, with a wide array of dining, shopping, and daily services in close proximity, enhancing the building's appeal to tenants and employees alike. Ample parking, efficient floor plates, and strong frontage further support leasing across a broad range of tenant sizes and uses.

100 Mill Plain Road represents a compelling value-add investment opportunity. With a significant portion of the building currently vacant, there is an ability to create meaningful upside through lease-up, capitalize on continued demand for medical and healthcare-related space, and explore alternative or complementary uses where appropriate. The combination of an adaptable building design, institutional-quality location, and favorable market fundamentals positions 100 Mill Plain Road as an attractive opportunity to enhance cash flow and long-term value through proactive management and strategic leasing execution.



92,319
BUILDING SF



4.11
ACRES



38%
OCCUPANCY



12
TENANTS



2,952
AVG. TENANT SF



\$24.79
AVG. RENT PSF

Compelling Value-Add Opportunity

Flexible & Adaptable Floorplates

Amenity-Rich Mill Plain Road Location

Northern Fairfield County Economic Hub

Large Population Base with Relative Affordability



The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

SALE CONTACTS

Al Mirin
(203) 326 5822
al.mirin@cushwake.com

Matthew Torrance
(203) 326 5838
matthew.torrance@cushwake.com

Dan Abbondandolo
(631) 425 1232
dan.abbondandolo@cushwake.com

Rob Kuppersmith
(631) 425 1220
robert.kupersmith@cushwake.com

LEASING CONTACTS

Brian Scruton
(203) 326 5849
brian.scruton@cushwake.com

Meredith Siburn
(203) 326 5863
meredith.siburn@cushwake.com

DEBT ADVISORY

Brian Anderson
(732) 616 0908
brian.anderson@cushwake.com

PLAZA WEST

100 MILL PLAIN ROAD, DANBURY, CT



400 Atlantic Street, 2nd Floor
Stamford, CT 06901
www.cwinvestmentpropertiesgroup.com