

# Available For Lease


## 13 Danbury Road, Wilton, CT

**A★R★E★A**  
**ATHERTON**  
**REAL ESTATE**  
**ADVISORS** 

NAVIGATING YOUR CRE SUCCESS



 \$17.00/SF NNN

 Available Square Footage:  
2nd Floor: 2,700± rsf

 DRB zone

 21,300± AADT

### FOR MORE INFORMATION, CONTACT:

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### Property Highlights:

- 2,700+/- SF second-floor walk-up office space with flexible layout
- Includes 3 private offices ideal for professional, administrative, or creative users
- Large central room suitable for collaborative workspace, conference area, or waiting room
- Full kitchen and full bathroom included within the suite for added convenience
- Located in an established commercial area with strong surrounding daytime population and commuter traffic
- Ideal opportunity for businesses seeking a highly visible Wilton address at a strategic Fairfield County location
- Convenient access to the Merritt Parkway (Route 15), I-95, and surrounding Fairfield County business hubs
- Positioned near major commercial corridors, retail centers, restaurants, and corporate campuses

The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to the accuracy of the information. All information is subject to errors, omissions, change of price, prior sale, lease, or withdrawal without notice. Prospective buyers or tenants are encouraged to verify all information independently.

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## Additional Photos



*Entryway*



*Main Room*



*Kitchen*



*Private Office 1*

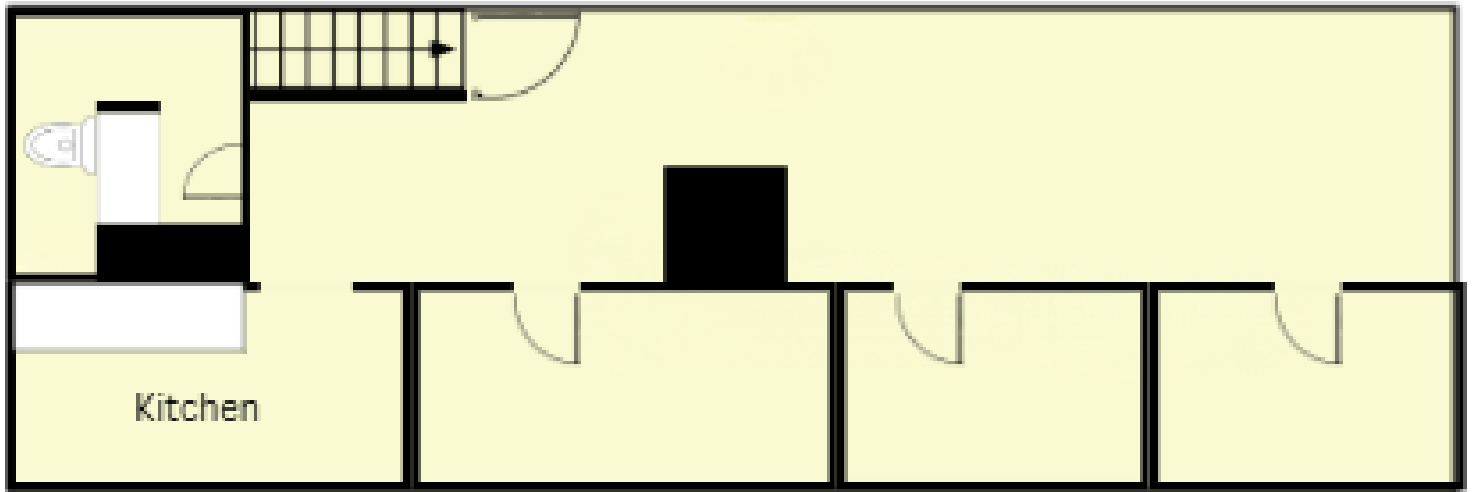


*Private Office 2*



*Private Office 3*

# Layout Sketch



Disclaimer: The floor plan provided is for illustrative purposes only and is intended solely to give a general representation of the layout and approximate dimensions of the space. All measurements, features, fixtures, and specifications are approximate and subject to change without notice. Prospective tenants/buyers are encouraged to independently verify all information and conduct their own due diligence regarding the property.