

LEASE

221 MAIN STREET

Danbury, CT 06810



PROPERTY DESCRIPTION

Exceptional leasing opportunity in the heart of Downtown Danbury. Available for lease are the entire second and third floors, each offering approximately 2,800 square feet of professional office space. The flexible floor plans can accommodate a variety of users including law firms, accounting practices, insurance agencies, healthcare professionals, educational services, non-profit organizations, and general office users. Located on Danbury's primary commercial corridor, 221 Main Street provides tenants with a prestigious downtown address, convenient access to Interstate 84 and Route 7, and immediate proximity to City Hall, the courthouse, restaurants, banks, and retail amenities. The property's central location offers excellent accessibility for both employees and clients while benefiting from the energy and convenience of a walkable urban environment. The building presents a unique opportunity for businesses seeking affordable, centrally located office space within Fairfield County's largest city. Tenants will enjoy a professional setting, strong local demographics, and easy access to surrounding communities throughout Fairfield and Westchester Counties.

PROPERTY HIGHLIGHTS

- Prominent Main Street Business Address
- Walking Distance to Restaurants, Retail, Banks & Government Offices
- Convenient Access to I-84, Route 7 & Regional Transportation Routes
- Abundant Nearby Municipal Parking Options

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (MG)
Number of Units:	2
Available SF:	2,800 - 5,600 SF
Lot Size:	0.081 Acres
Building Size:	6,480 SF

Chris Scatterday
(203) 461-1931

Rafael Torres
(203) 770-6155



**COLDWELL BANKER
COMMERCIAL**
REALTY

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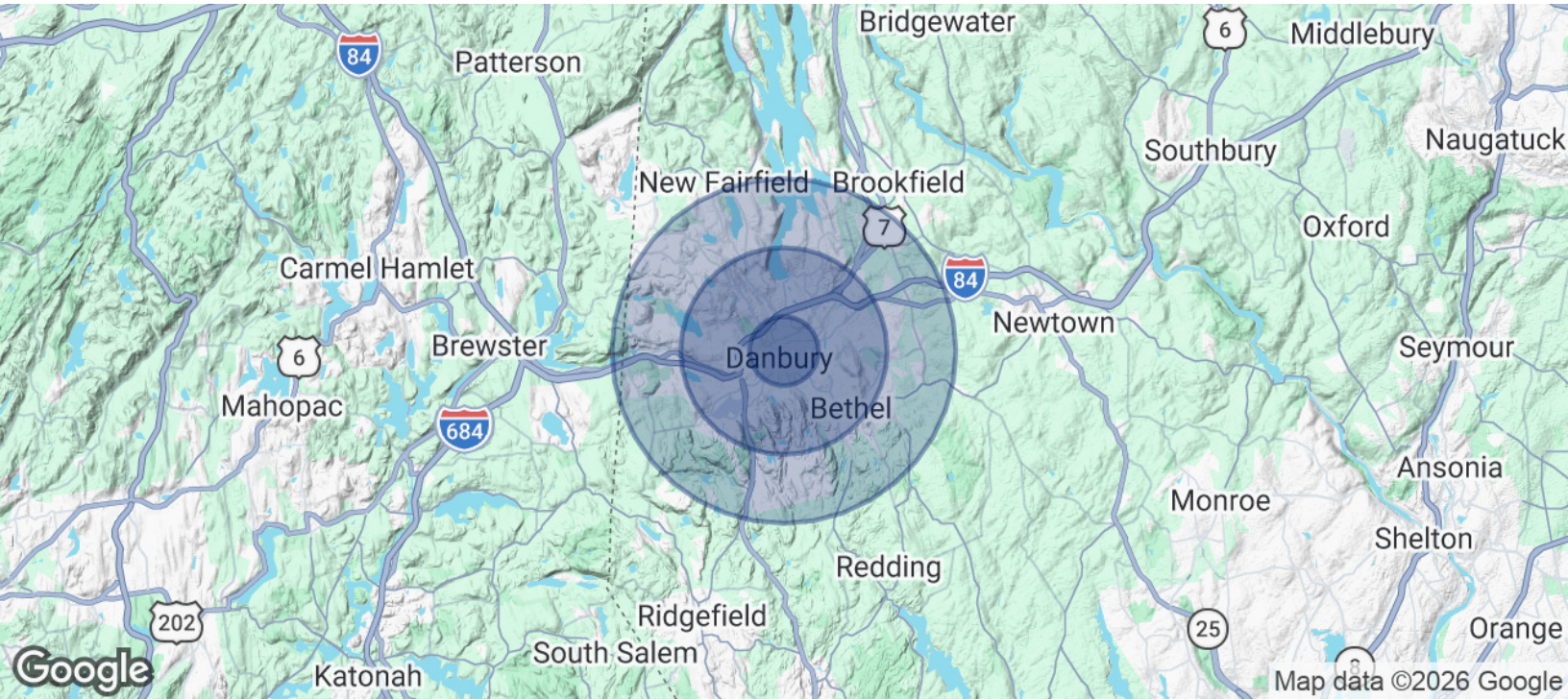
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,556	74,791	116,759
Average Age	36.7	40.1	42
Average Age (Male)	35.8	37.9	40.4
Average Age (Female)	38	41.2	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,786	28,382	44,108
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$77,014	\$104,585	\$127,684
Average House Value	\$308,553	\$369,668	\$424,857

2023 American Community Survey (ACS)

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