

LEASE

FIRST CONGREGATIONAL CHURCH - OFFICE

164 Deer Hill Avenue Danbury, CT 06810



PROPERTY DESCRIPTION

Newly renovated office suites on the third floor of 164 Deer Hill Avenue. The layout features open rooms well-suited for classroom-style setups or other professional uses. The space offers flexibility: units can be leased individually or combined to accommodate larger requirements. A clean, functional option for tenants seeking adaptable space in a convenient location.

PROPERTY HIGHLIGHTS

- Downtown Danbury location near Townhall and Main Street
- On-site parking for tenants and guests
- Flexible layout – lease individual units or combine
- Recently renovated with modern finishes
- Full-service lease – all utilities included (Wi-Fi not included)

OFFERING SUMMARY

Lease Rate:	\$21.00 - 25.00 SF/yr (Full Service)
Available SF:	432 - 2,517 SF
Lot Size:	1.4 Acres
Building Size:	21,720 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,842	28,927	44,373
Total Population	28,197	79,334	120,052
Average HH Income	\$81,143	\$106,030	\$129,038

Dan Sousa
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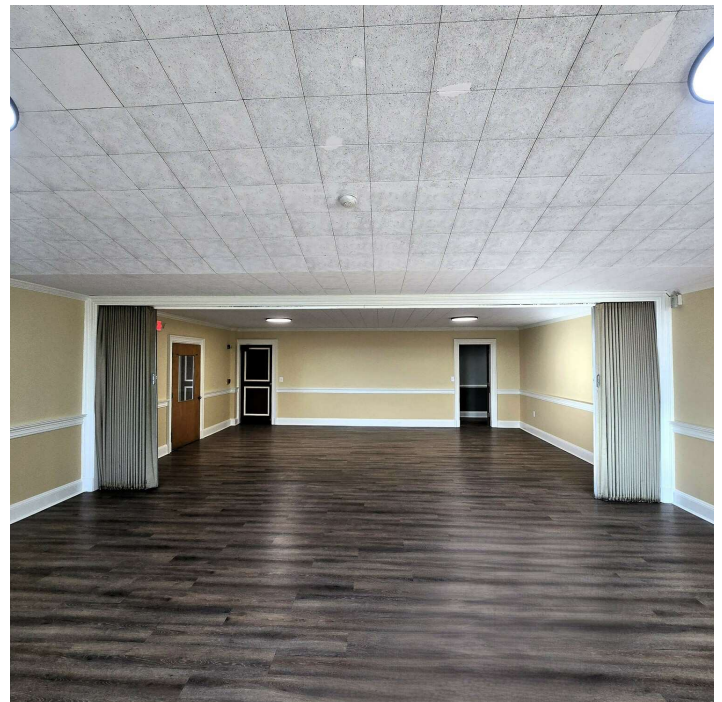


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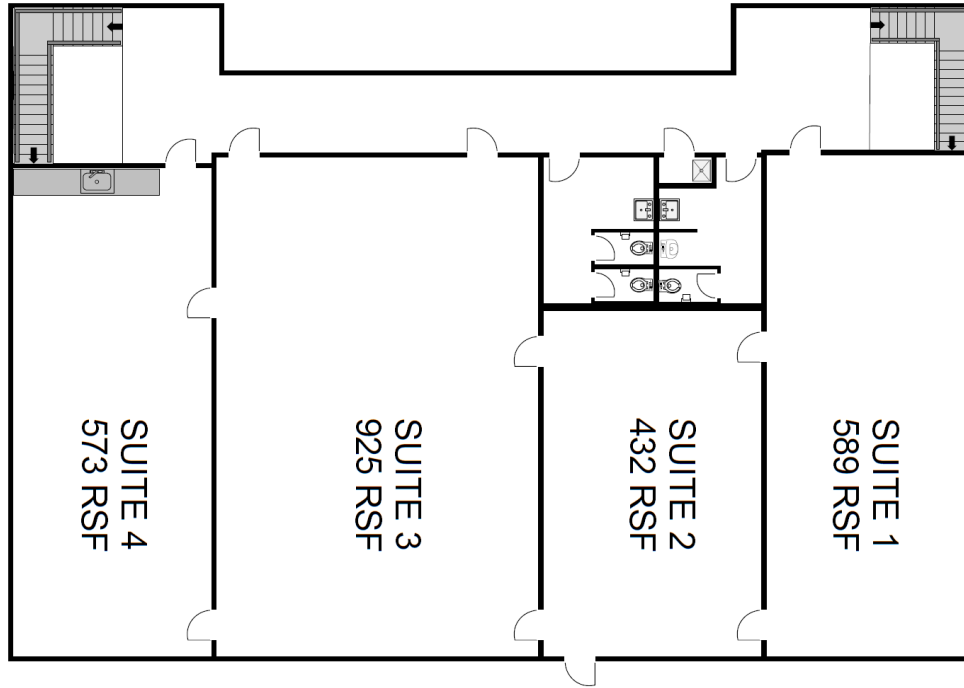
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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	432 - 2,517 SF	Lease Rate:	\$21.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	589 - 2,517 SF	Full Service	\$25.00 SF/yr	-
Suite 2	Available	432 - 2,517 SF	Full Service	\$25.00 SF/yr	-
Suite 3	Available	925 - 2,517 SF	Full Service	\$25.00 SF/yr	-
Suite 4	Available	573 - 2,517 SF	Full Service	\$25.00 SF/yr	-
Suite 1-4	Available	2,515 SF	Full Service	\$21.00 SF/yr	-

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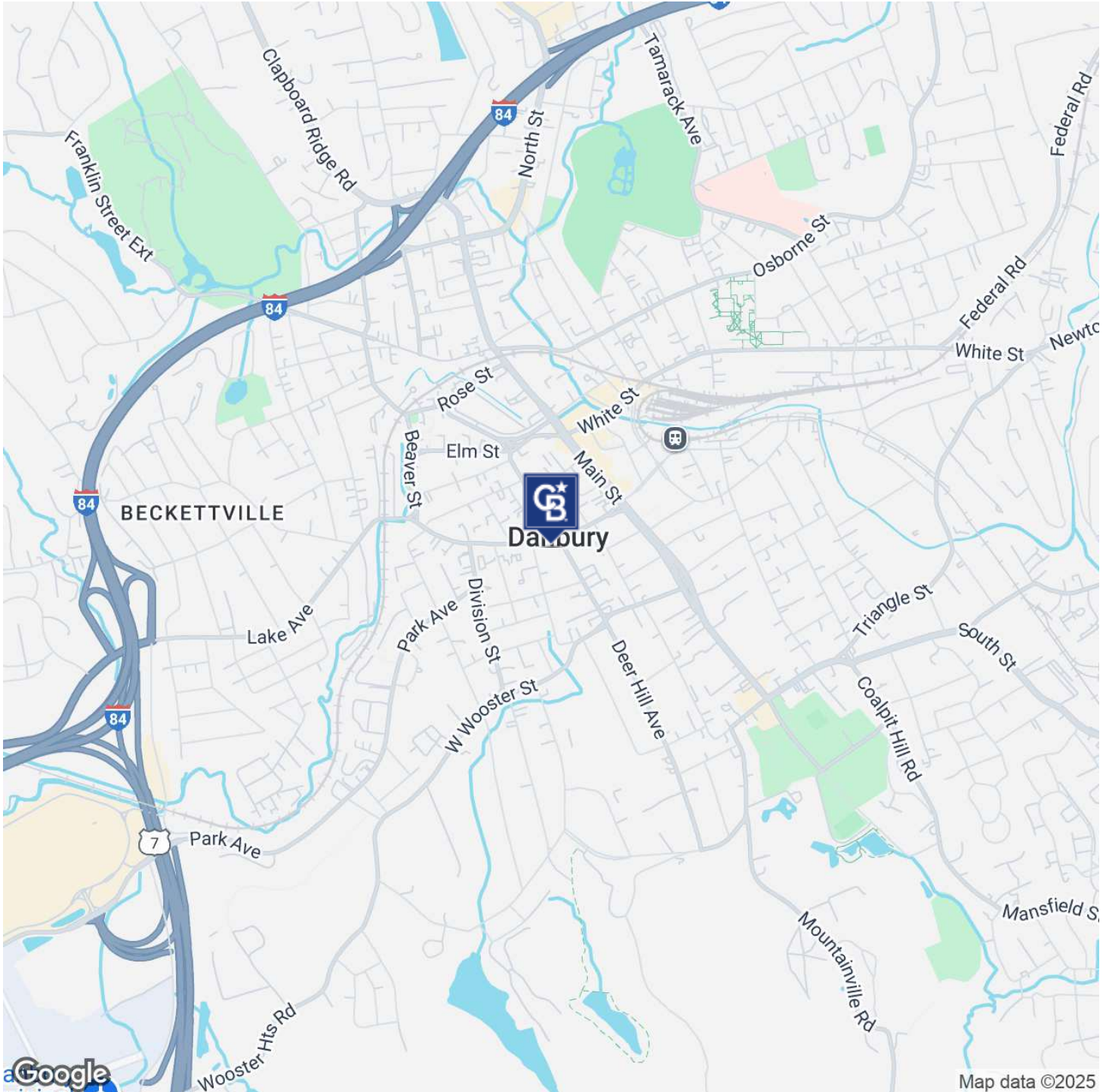


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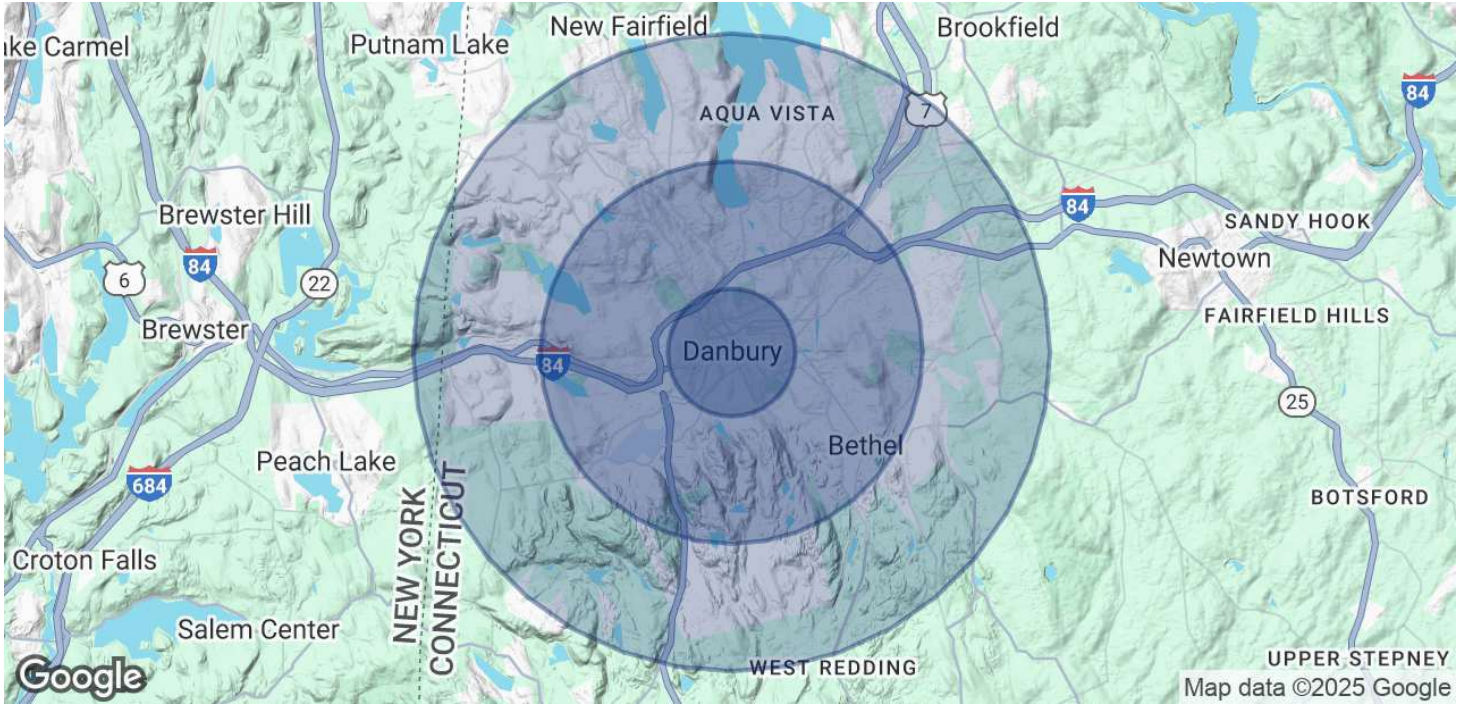
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,197	79,334	120,052
Average Age	37	40	41
Average Age (Male)	36	38	40
Average Age (Female)	38	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,842	28,927	44,373
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$81,143	\$106,030	\$129,038
Average House Value	\$354,738	\$393,854	\$444,888

Demographics data derived from AlphaMap

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