



LAKE AVENUE PLAZA

11 LAKE AVE EXT.

DANBURY, CT



REALTY



THE OFFERING

Coldwell Banker Commercial Realty is proud to offer the final remaining office space for lease at Lake Avenue Plaza, located at 11 Lake Avenue Ext, Danbury, Connecticut.

This is your last opportunity to secure space in this recently updated office building. The available suite offers a flexible layout that can be customized to meet your specific needs. Building amenities include 24/7 key card access, covered parking, and central air conditioning.

PROPERTY SUMMARY

Lease Rate:	\$16 PSF + ELEC
RBA:	21,000 SF
Zoning:	CA-80
Year Renovated:	2023
Stories:	4

AVAILABLE SUITES

Suite 2W:	3,850 RSF
Suite 2E NORTH:	LEASED
Suite 2E SOUTH:	LEASED
Suite 3B:	LEASED
Suite 3D:	LEASED
Suite 3C:	LEASED

PROPERTY HIGHLIGHTS

► PRIME OFFICE SPACE AVAILABLE FOR LEASE

3,850 SF of well-appointed office space with a flexible layout and the ability to customize to your specifications. Competitively priced.

► MODERN, UPGRADED OFFICE BUILDING

Recently renovated with a refreshed lobby, hallways, and office suites, plus a state-of-the-art UV light HVAC system for enhanced air quality and workplace wellness.

► EXCEPTIONAL LOCATION & ACCESSIBILITY

Strategically positioned off I-84 in Danbury, providing seamless highway access and proximity to New York State line, Danbury Fair Mall, restaurants, hotels, and major retailers, ensuring convenience for businesses and clients.

► TENANT-FOCUSED AMENITIES & SECURITY

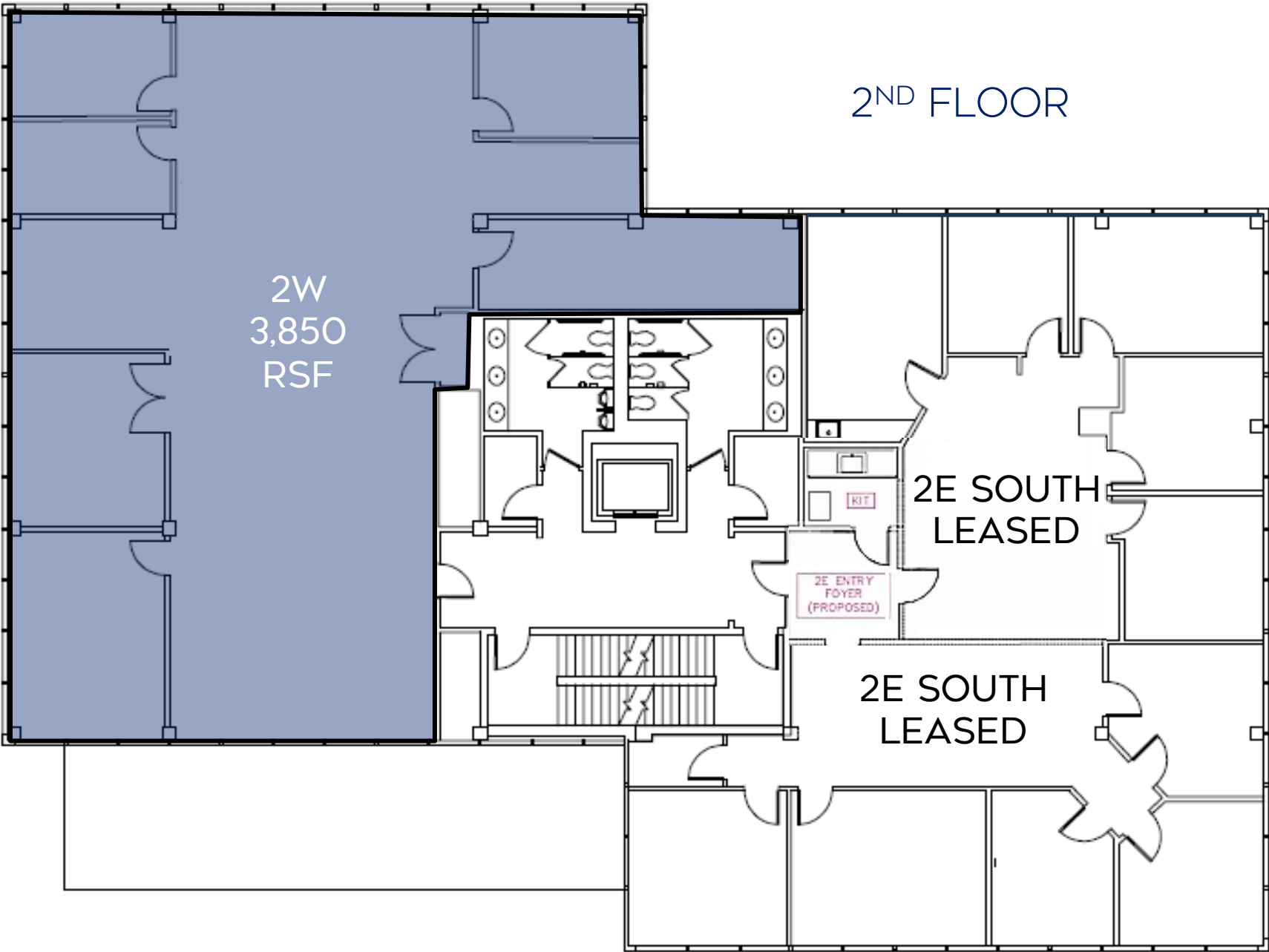
The building features 24/7 key card access, covered parking, central air conditioning, and modern infrastructure, creating a secure and professional environment.

► STRONG BUSINESS ENVIRONMENT

The property is located in a high-visibility commercial area, attracting professional tenants which benefit from steady traffic flow and nearby corporate activity.



FLOOR PLANS



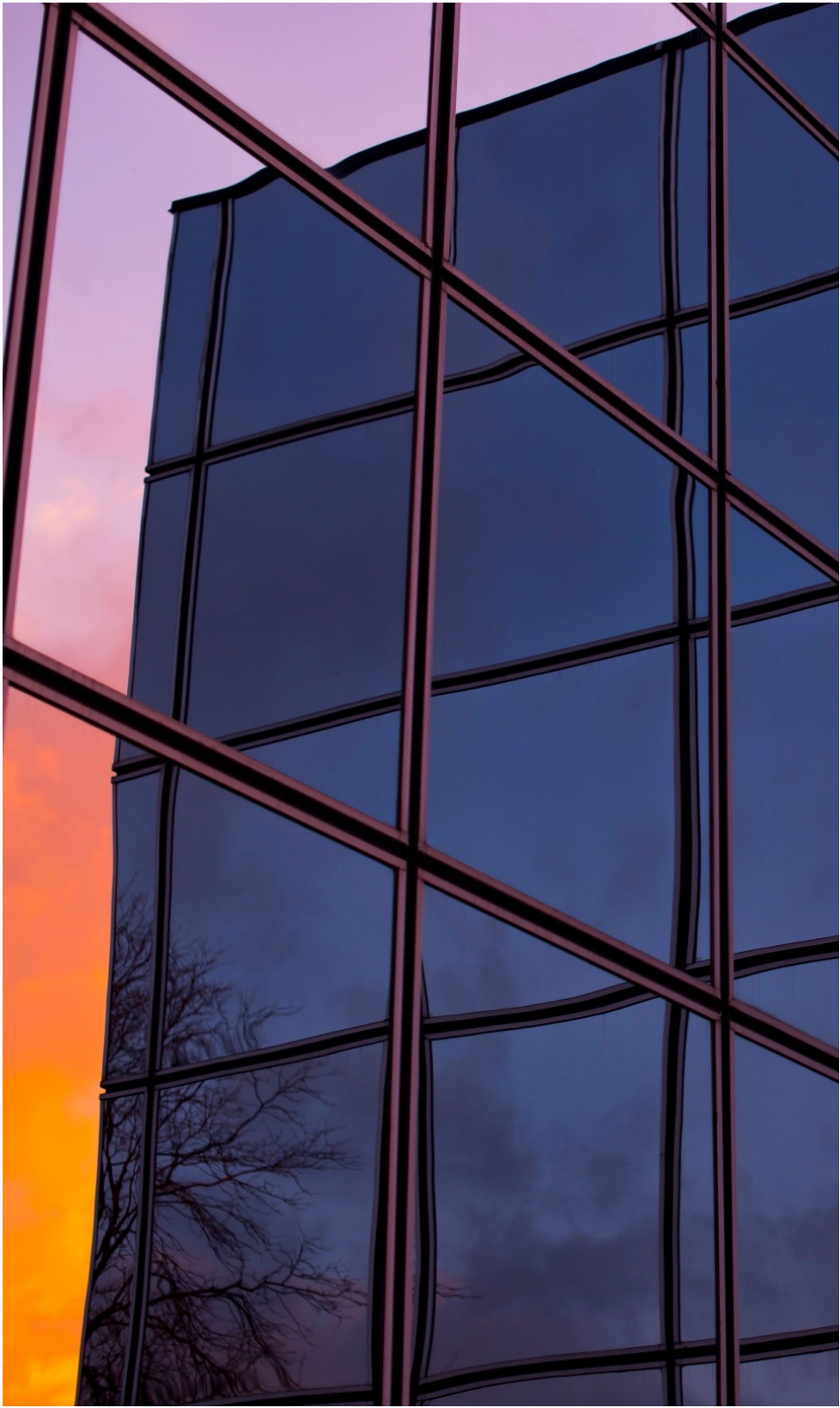
BUILDING DETAILS

SITE DETAILS

Property Address	11 Lake Ave Ext, Danbury, CT 06811
Site Area	0.49 acres
Zoning	CA-80
Elevators	1
Parking	3 / 1000

CONSTRUCTION & MECHANICAL DETAILS

Building Area	22,100 ± SF
Year Built	1981
Year Renovated	2023
Floors	4
Type of Construction	Steel
Exterior Walls	Glass / Metal
HVAC	Central A/C
Security	24/7 Access





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