

**CLASS A OFFICE
NEWLY RENOVATED
FOR SUBLEASE
PLUG AND PLAY**

**1 WATERVIEW DRIVE, SHELTON, CT
AVAILABLE 9,186 SF**



TOTAL AVAILABLE

**5,000 SF FIRST FLOOR SPACE SUBLEASE (FULLY FURNISHED)
EXPANSION AVAILABLE UP TO 48,000 SF**

LEASE RATE:

\$16.50/SF GROSS PLUS ELECTRIC

TERM:

**6 YEARS. ADDITIONAL TERM
AVAILABLE THROUGH LANDLORD**

LOCATION:

**1 MILE FROM EXIT 13 ROUTE 8
MINUTES FROM MERRITT PKY,
I-95 & I-84**

AMENITIES:

- * SPECTACULAR NEW LOBBY
- * PATIO FOR OUTDOOR DINING AND COMPANY PARTIES
- * NEW RESTROOMS
- * FITNESS CENTER WITH SHOWERS
- * REDUNDANT FIBER OPTICS
- * EMERGENCY GENERATOR
- * SUPERB CORPORATE IMAGE
- * GRANITE FINISHES
- * LARGE CONFERENCE ROOM

Christopher K. O'Hara
cohara@coldwellbanker.com
www.cbworldwide.com

Coldwell Banker Commercial NRT
355 Riverside Avenue
Westport, CT 06880

(203) 257-0032 Cell



Independently owned and operated by NRT. The Broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Seller/ Owner or has been obtained from other third party sources such as public records. Prior to entering into a contract, Purchaser/ Tenant is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's/ Tenant's intended use of the property.

**CLASS A OFFICE
NEWLY RENOVATED
FOR SUBLEASE
PLUG AND PLAY**

**1 WATERVIEW DRIVE SHELTON, CT
AVAILABLE 9,186 SF**



BUILDING AREA:

94,800SF - AVAILABLE 5,000 SF for Sublease

SITE AREA:

THE PROPERTY REST ON 9.7 WOODED ACRES

TENANT ROSTER:

PRESTIGIOUS ROSTER INCLUDES:
VIBRANT HEALTH, TANGOE and CONNECTICUT
RENAISSANCE

CAFETERIA:

FULL SERVICE CATERER
BREAKFAST AND LUNCH

PARKING:

5 PER 1,000 - EXPANDABLE

Christopher K. O'Hara
cohara@coldwellbanker.com
www.cbworldwide.com

Coldwell Banker Commercial NRT
355 Riverside Avenue
Westport, CT 06880

(203) 257-0032 Cell



Independently owned and operated by NRT. The Broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Seller/ Owner or has been obtained from other third party sources such as public records. Prior to entering into a contract, Purchaser/ Tenant is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's/ Tenant's intended use of the property.