



# Unique Waterfront Plaza Office or Retail Spaces for Lease 412-418 Roosevelt Drive/Rte. 34, Derby 1,330sf, 1,450sf & 1,900sf Spaces Available



## Unique Waterfront Commercial/Retail/Office Space in Derby Lease rates are plus Utilities, Taxes, Insurance & Trash Service

On Route 34 with views of the Housatonic River and good traffic count (11,000 ADT), just north of downtown and Yale Boat house. Popular deli/catering facility on premise.

**412 Roosevelt Drive (Left Unit):** Ideally suited for open office concept or retail use. Unit has private rest room and storage closets and individual Gas HVAC heating, cooling and hot water. Ready to move in or add your own finishing touches.

1,450 sf, frontage on CT Rt 34. Has large retail/office space currently set up as a training room, but would be ideal for open office concept. \$14/sf modified gross.

**412 Roosevelt Drive (Lower Unit):** Unique location overlooking a marina allows you to combine work with a tranquil stroll by the water or lunch on your boat (not provided). Excellent location for Lawyer, Accountant, Healthcare or Financial Services, Consulting firm and many other professionals. Includes 7 offices, conference room, open bullpen area, a break room and restroom already fit up.

1,900sf, offices have carpets and plenty of closet space available as well. Ready to move in or add your own finishing touches. \$14/sf modified gross.

**418 Roosevelt Drive: Office with River Views:** 2<sup>nd</sup> Floor Office Space, former insurance agency, 1,330sf with 5 private offices, large conference room, private lavatory. \$9/sf modified gross

**Possible Lease Purchase Option also available  
Shopping Center For Sale: 412-418 Roosevelt Drive  
.76 acre property with 2 buildings – 12,000+/-sf**

***Call Mark Yash Today – 203-209-6713!***

*The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.*

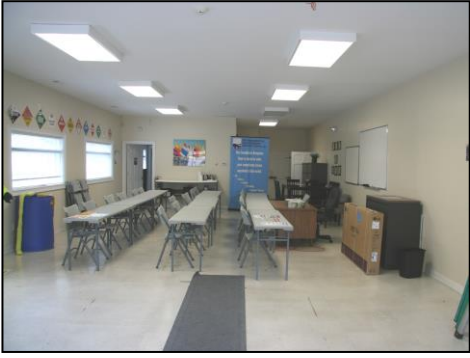


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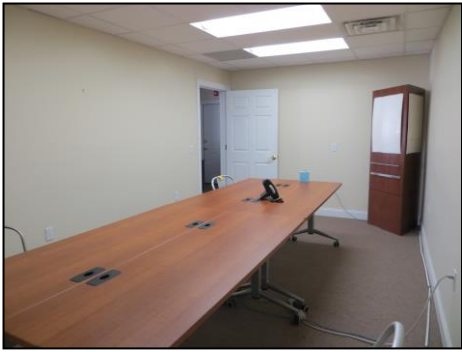


***Integrity. Quality. Experience. Service.***

412 Roosevelt Drive - Upper Left – Retail or Office Unit



412 Roosevelt Drive – Lower Level Office Unit



418 Roosevelt Drive – 2<sup>nd</sup> Floor Office Unit



Location - Views

