



OFFICE SPACE FOR LEASE
6 ARMSTRONG ROAD
SHELTON, CT

SHELTON'S QUALITY ALTERNATIVE

BUILDING FEATURES

- Class-A building
- Recent capital include new exterior entryways, parking lots, lobby, HVAC system; common hallways, and lavatories
- Located off Route 8 between exits 11 and 12
- Loading dock, drive-in door
- Covered executive parking in heated garage
- Ample storage space available
- Restaurants and shopping within walking distance
- Office Park setting with three-acre pond with fountain and walking trail

BUILDING AMENITIES

- Full-service cafeteria
- New community conference room
- Fitness center with new equipment, lockers and showers
- Walking distance to Panera Bread, Chili's Bar & Grill, Long Horn Steak House, Asian Bistro, Vazzy's Cucina and Red Lotus Restaurant
- Walking distance to Hyatt House Shelton, Courtyard by Marriott and Hampton Inn.
- Pond-side picnic area

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36,974 SF AVAILABLE



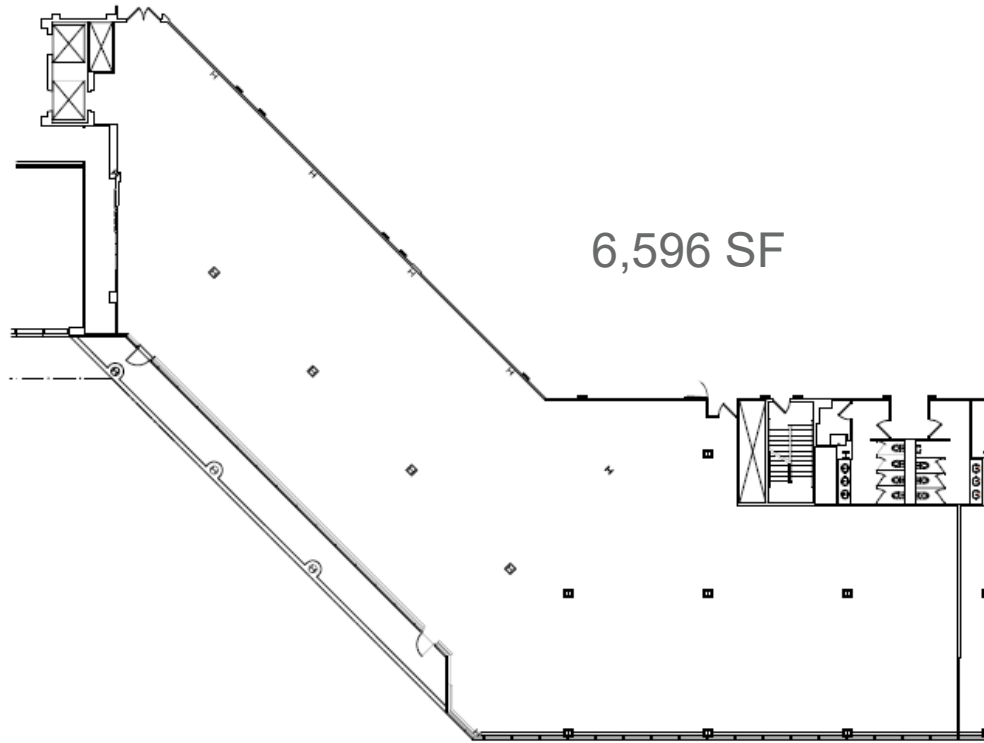
BUILDING FEATURES

AVAILABLE	Floor 2:	Suite 7	6,596 RSF Office
		Suite 10A	3,205 RSF Office
		Suite 11	13,099 RSF Office
	Floor 3:	Suite 13	14,704 RSF Office

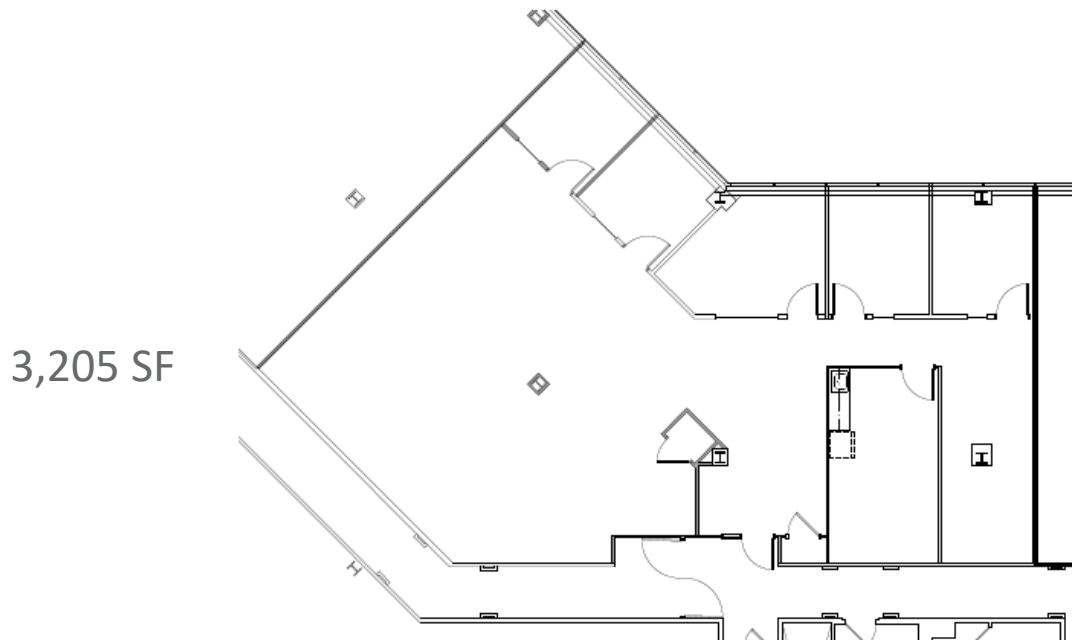
ASKING RATE \$22.00/SF Gross plus electric

POSSESSION Immediate

PARKING 3.00/1,000 rsf

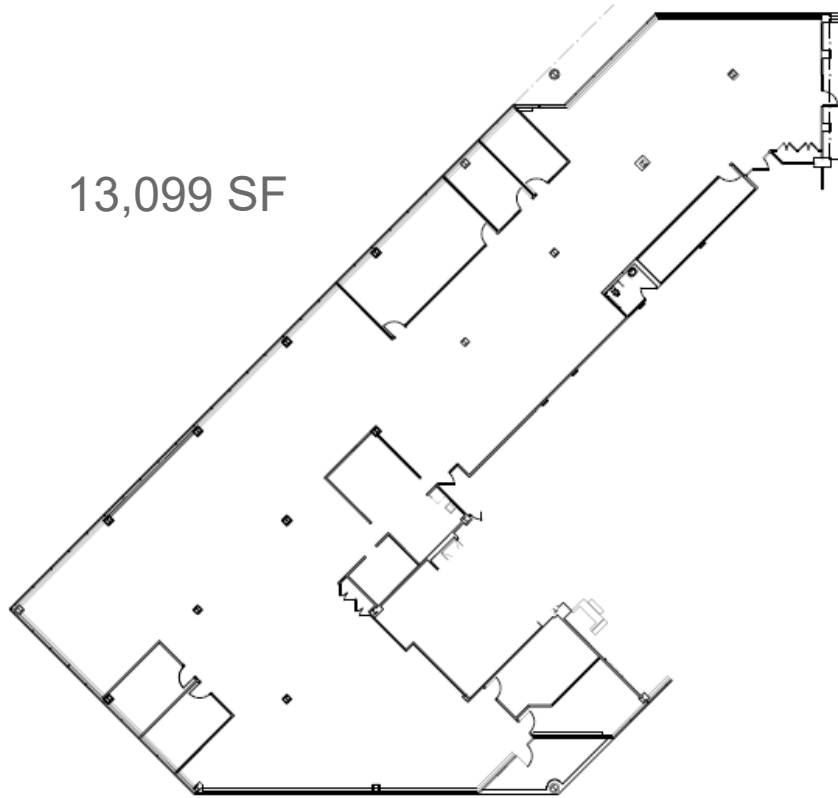


SUITE 7 SECOND FLOOR SCALE: 1/8" = 1'-0"
6 ARMSTRONG PARK SHELTON, CONNECTICUT 23 JULY 2020



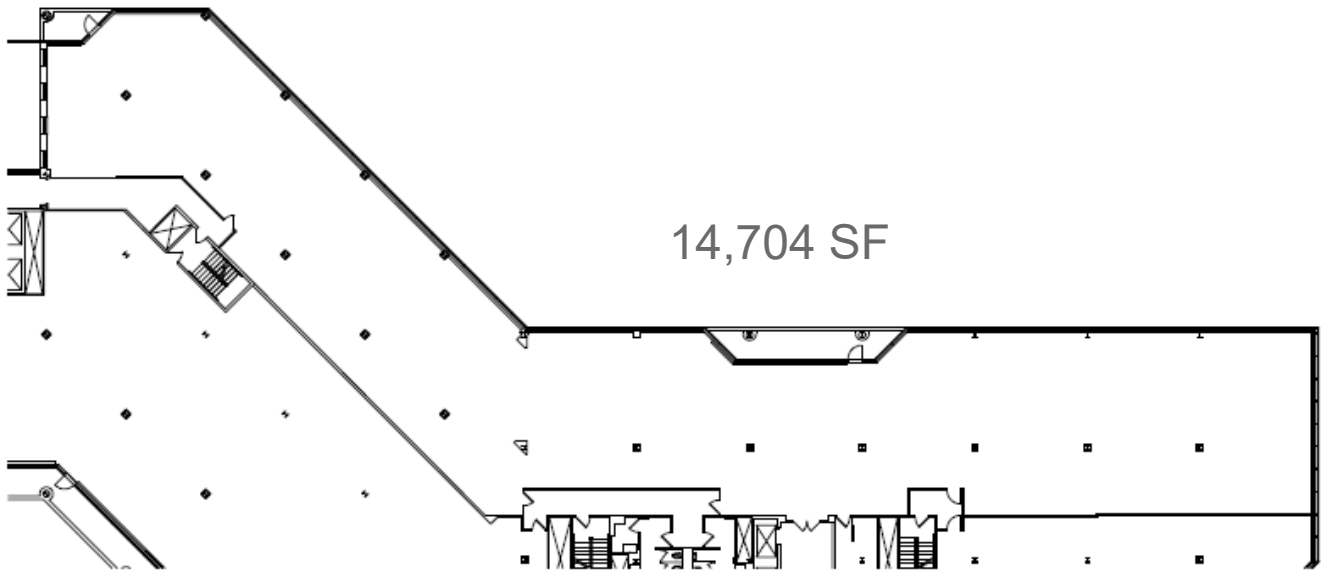
SUITE 10A SECOND FLOOR SCALE: 1/8" = 1'-0"
6 ARMSTRONG PARK SHELTON, CONNECTICUT 23 JULY 2020

13,099 SF



SECOND FLOOR
SUITE 111 6 ARMSTRONG PARK SHELTON, CONNECTICUT SCALE: 1/8" = 1'-0" 23 JULY 2020

14,704 SF



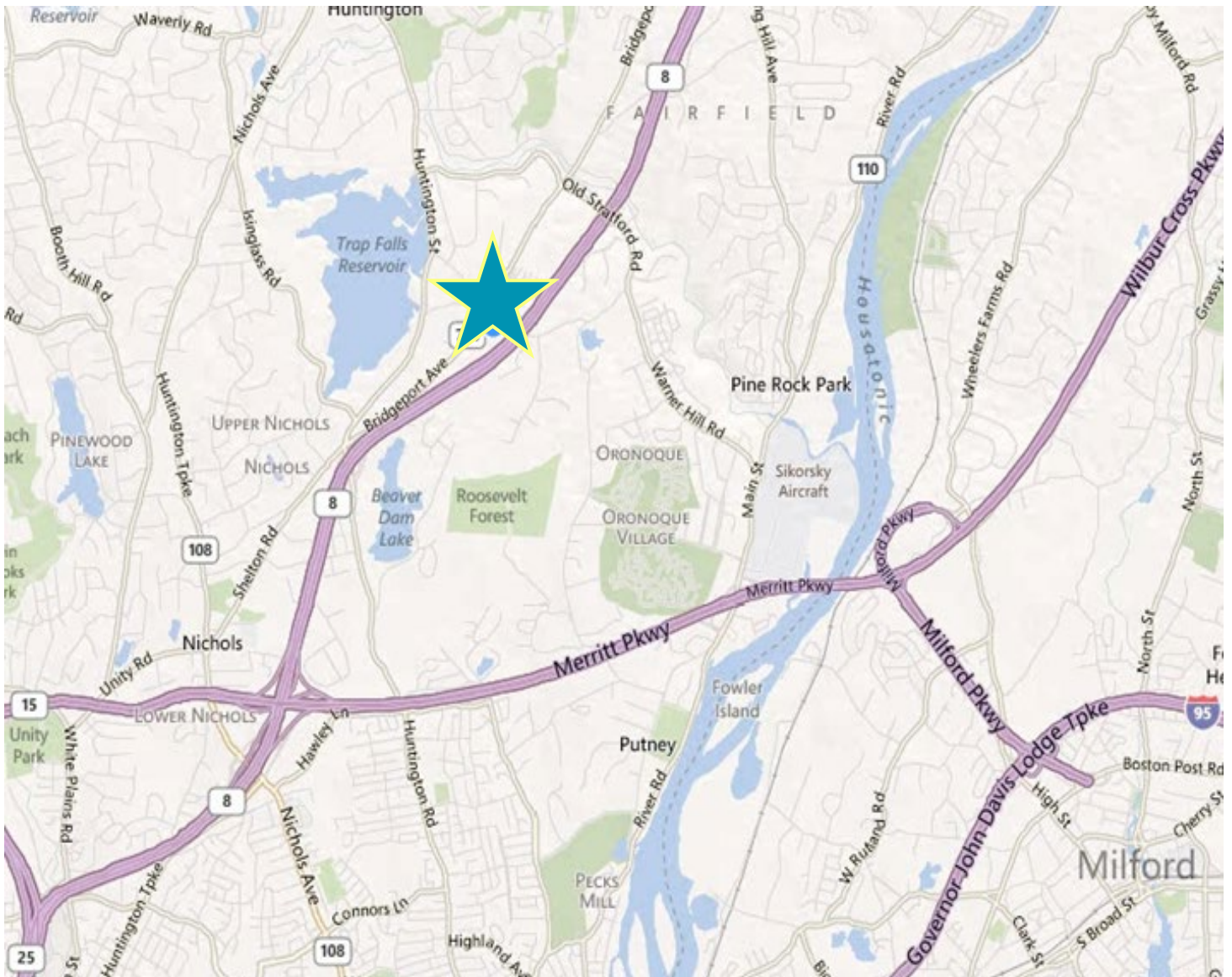
THIRD FLOOR
SUITE 113 6 ARMSTRONG PARK SHELTON, CONNECTICUT SCALE: 1/8" = 1'-0" 23 JULY 2020



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