## CUSHMAN & WAKEFIELD

## 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





#### **BUILDING FEATURES**

	AVAILABLE	Floor 2:		6,596 RSF Office 3,205 RSF Office 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			

Tom O'Leary Senior Director 203.326.5840 tom.o'leary@cushwake.com

Cushman & Wakefield of Connecticut, Inc. 107 Elm Street Four Stamford Plaza, 8<sup>th</sup> Floor Stamford, CT 06902 T +1 230 326 5800

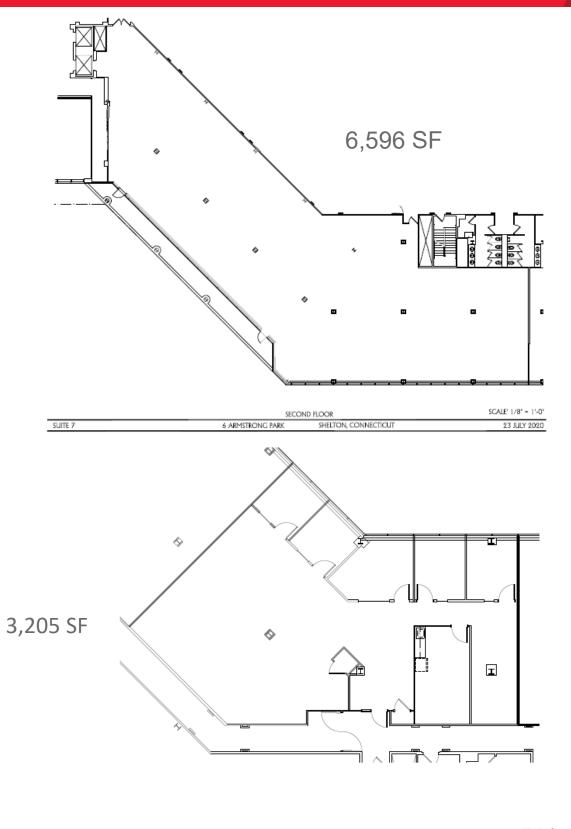
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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivere by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the above photograph of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered b Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and Cushman & Wakefield or its client.



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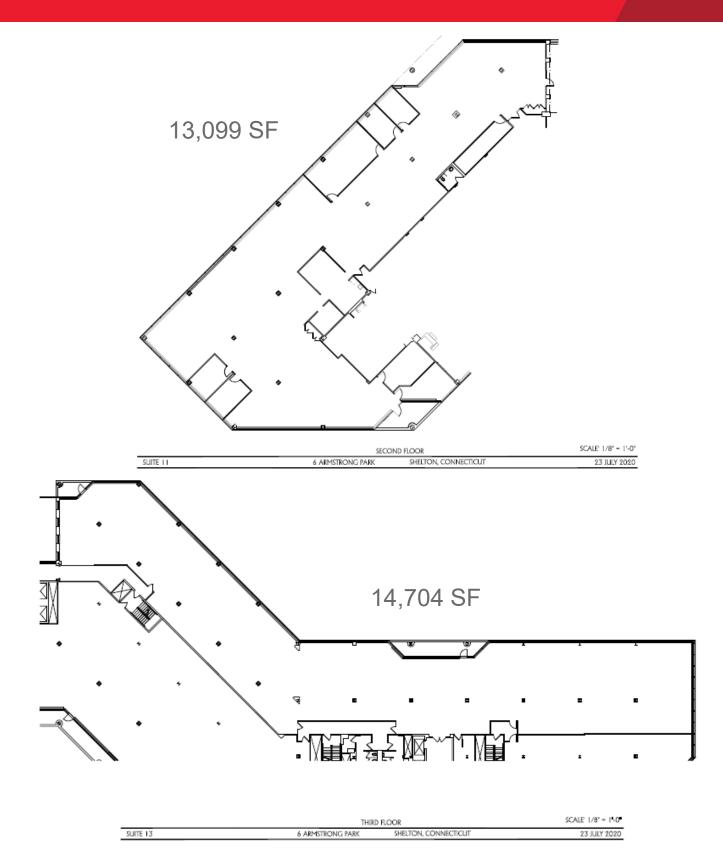
Suite 10A
6 ARMSTRONG FARK
SHELTON, CONNECTICUT
23 JULY 2020

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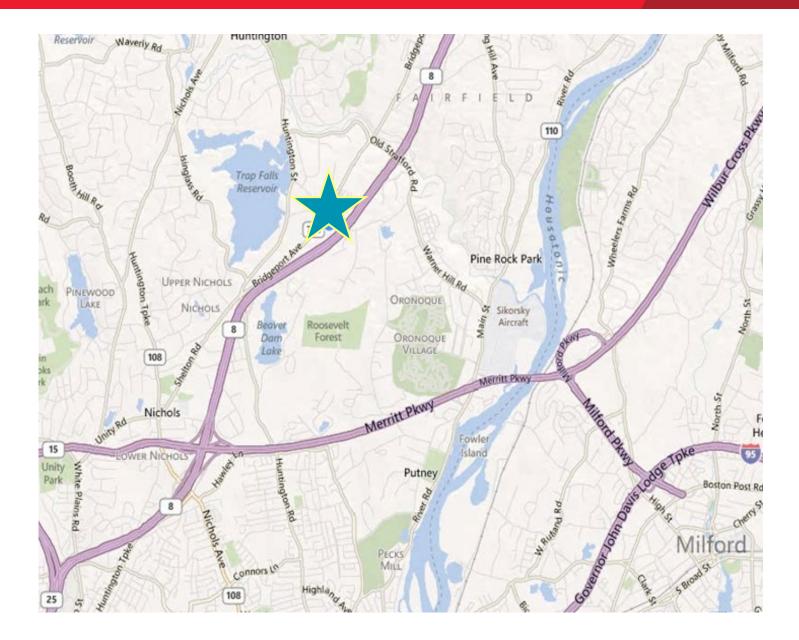
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