

Successful Sales and Leases 2013

Advantage Realty Commercial

Prepared on Jan 1, 2014 on Commercial IQ

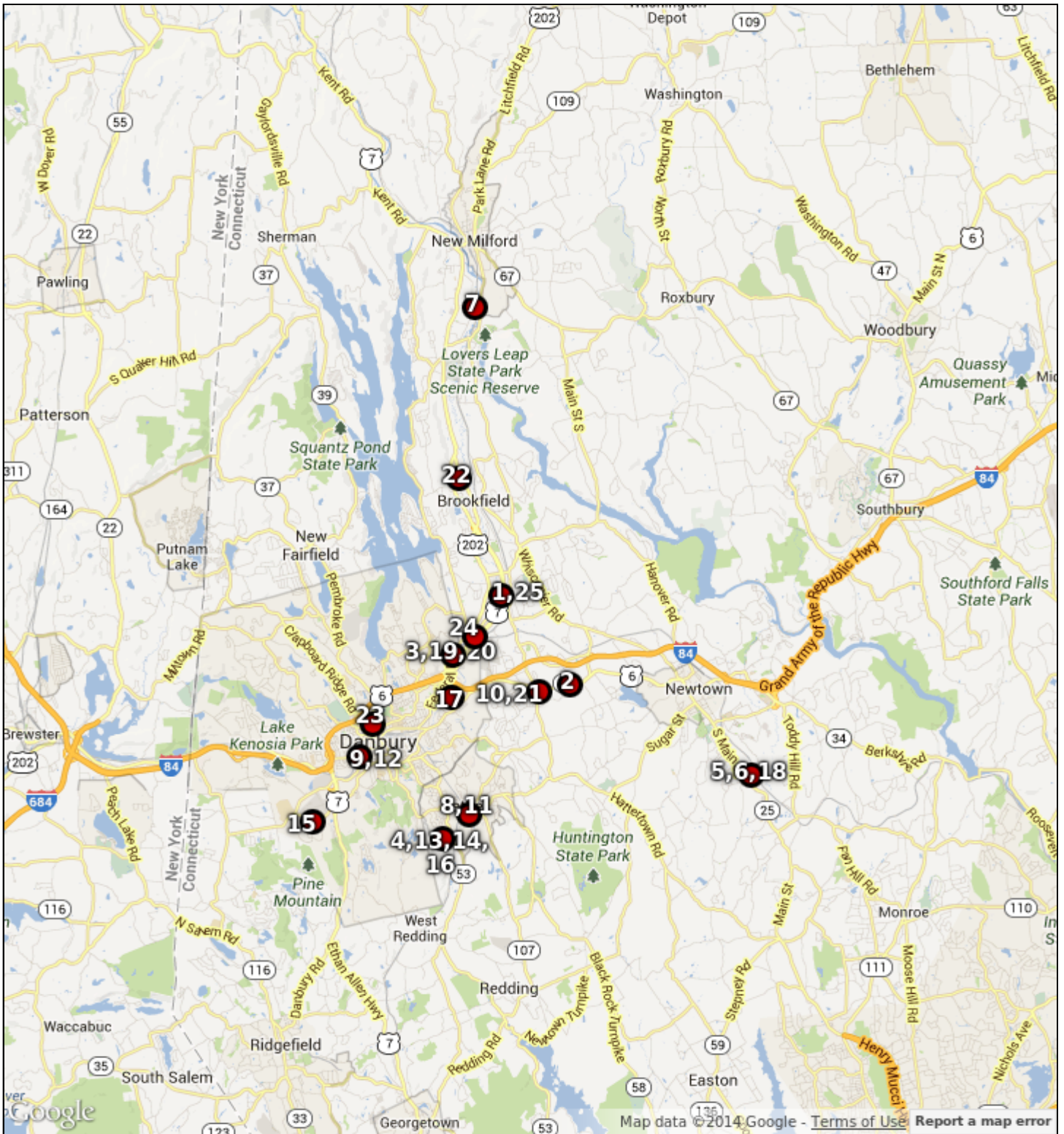
Advantage Realty Commercial has been a leader in providing commercial real estate services in the Greater Danbury area for over 30 years. For your consideration and convenience, we have enclosed a recap of numerous sale and lease transactions that have successfully been completed by our brokers in the last several years (starting with those at the end of 2013). You will find a wide variety of transactions from large to the very small. You'll also find sale and lease transactions across all types of commercial real estate including Industrial, Retail, Office, Land and Business.

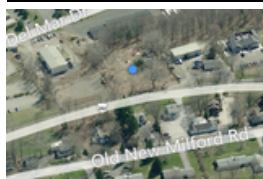
We hope that once you have reviewed these past successes stories that you'll consider Advantage Realty Commercial when contemplating the Sale or the Lease of your valuable commercial real estate properties. Call us for a free consultation today.

J. Michael Struna
Owner / Broker
Advantage Realty Commercial
203-798-9345 (O)
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Mike@AdvantageRealtyInc.Com

Prepared By

J. Michael Struna





1. 337 Federal Road - Brookfield - 337 Federal Road Brookfield, CT 06804

Final Price:	\$360,000	Land Size:	1.07 Acres	Status:	Sold
Asking Price:	\$375,000			Type:	Vacant Land For Sale
Unit Price:	\$336,448 Per Acre			Uses:	Retail-Pad
Closing Date:	12/31/2013			Zoning:	See Agent

COMPARABLE ID: 1910993

Raw land for use as possible Dunkin Donuts

Todd Payne Goodfellows



2. Maplewood Medical Center, Building One - 164 Mount Pleasant Road Newtown, CT 06470

Lease Rate:	\$26.25 PSF (Annual)	Suite:	Building One	Status:	Leased
Lease Type:	See Agent	Size:	9,500 SF	Type:	Office For Lease
Lease Date:	12/20/2013	Building Size:	26,389 SF	Subtype:	Mixed Use, Office Building
Space Type:	New	Land Size:	3.26 Acres	Zoning:	See Agent

COMPARABLE ID: 1908500

Davita Dialysis Centers has just signed a new long term lease in the first building of the Maplewood Medical Center. Ground breaking will begin immediately on this new medical office building while a second building is all ready in the planning stages. The age oriented "cluster" will include the Maplewood of Newtown assisted living facility, a Toll Brothers age restricted community, and two 27,000 s.f. medical buildings, each with elevator and two stories on a total of 7 acres. The site is located in the retail development path between Exit 8 and Exit 9 off I-84 on Route 6 with 330' of highly visible road frontage. The entire development is located near the new Bethel "Big Y" and new senior assisted living facility now under construction. The property is convenient to Danbury, Bethel, Brookfield, and Newtown with easy access from any where on I-84 at Exit 9. The property will be serviced by municipal water and sewer, CL&P for electric, Yankee gas, and Charter Cable which are already located at ...

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3. Mountain View Corporate Center, 2nd Floor - 101 East Ridge Drive Danbury, CT 06811

Lease Rate:	\$19.25 PSF (Annual)	Suite:	2nd Floor	Status:	Leased
Lease Type:	See Agent	Size:	14,320 SF	Type:	Office For Lease
Lease Date:	12/21/2013	Building Size:	65,000 SF	Subtype:	Institutional, Office Building
Space Type:	Relet	Land Size:	4.01 Acres	Zoning:	See Agent

COMPARABLE ID: 1908315

Now The Mountain View Corporate Center offers a "Office Park" business setting with beautiful views of Danbury CT. The building is located directly off Exit 8 off I-84. The property is now under new ownership and management. Access to the building is provided from both the I-84 East and West exits. It will be convenient for local employees from Danbury, Bethel, Brookfield, and Newtown and just a 10 minute drive to the New York State line. The current tenants in the building include Eastern Accounting, Orion Mobility, Matson Financial and Rockwell Global Capital. Located next to the Mountain View Corporate Center are the Avalon Danbury Apartments. Public Transportation is available with a bus stop nearby. The Corporate Center is convenient to gas stations, restaurants, banks, auto dealerships, movie theaters, and other retail shopping areas. Holiday Inn, Hampton Inn, Courtyard, Wellesley Inn & Suites, La Quinta Inn, Best Western, Micro-Tel, and Days Inn hotels are conveniently located within minutes of ...

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COMPARABLE ID: 1898282

4. 13 Francis Clark Circle - Bethel, Take Time Cheer Leading - 13 Francis Clark Circle Bethel, CT 06801

Lease Rate:	\$7.25 PSF (Annual)	Suite:	Take Time Cheer Leading	Status:	Leased
Lease Type:	NNN	Size:	6,000 SF	Type:	Industrial For Lease
Lease Date:	10/1/2013	Building Size:	90,410 SF	Subtype:	Light Industrial, Warehouse/Distribution
Space Type:	Relet	Land Size:	9.20 Acres	Zoning:	See Agent

The property is under new ownership and is currently available for lease with lease sizes ranging from 6,000 s.f. to 45,000 s.f. Ideally suited for car storage, warehousing, or manufacturing and distribution. The property is located in Clarke Business Park (previously called Francis Clarke Industrial Park) which delivers an environment which provides tenants a very peaceful setting with walking trails, hiking, biking, and jogging. The building has 240 car parking. The first phase of construction was completed in 1988 with an addition added in 1991. Three new leases have been signed in 2013: Sky Zone trampoline center; Take Time Cheerleading Academy; and Mariano Moving and Storage. The building is currently going through a major retrofit. The property is located 4.5 miles from Exit 5 of I-84 and is convenient to Bethel, Danbury, Redding, Easton, Weston, Wilton, and Ridgefield. Utilities include a 4" sprinkler line, 8" fire line, 1" water line, Connecticut Light and Power, Yankee Gas, Town of ...

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COMPARABLE ID: 1898072

5. 31 Pecks Lane-Newtown, R & D / Office - 31 Pecks Lane Newtown, CT 06470

Lease Rate:	\$9.25 PSF (Annual)	Suite:	R & D / Office	Status:	Leased
Lease Type:	See Agent	Size:	16,000 SF	Type:	Industrial For Lease
Lease Date:	12/7/2013	Building Size:	134,165 SF	Subtype:	Cold Storage, Warehouse/ Distribution
Space Type:	Relet	Land Size:	See Agent	Zoning:	See Agent

The facility at 31 Pecks Lane will is under new ownership and available for Leasing. The property is located on 23.95 acres with 350 car parking in Newtown CT. The property is located 5 minutes from either Exit 10 or 11 off Interstate I-84. Its location is convenient to Newtown, Monroe, Trumbull, Oxford, Southbury, Bethel, Danbury, Brookfield and Bridgewater. The complex contains its own on site deli and restaurant conveniently serving breakfast and lunch. The building contains 134,165 s.f. of 100% air-conditioned and fully sprinklered office and industrial space. All Tenant spaces are individually demised and secure with access to building amenities, docks, and bathrooms via indoor common areas. There is a loading dock area with 4 loading docks, some equipped with auto levels. The building is currently heated by oil but gas HVAC upgrades are in progress. The property is serviced by Town water and large engineered septic system. The available spaces range in size from 2,500 s.f. to 15,000 ...

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COMPARABLE ID: 1898071

6. 31 Pecks Lane-Newtown, Warehouse - 31 Pecks Lane Newtown, CT 06470

Lease Rate:	\$9.25 PSF (Annual)	Suite:	Warehouse	Status:	Leased
Lease Type:	See Agent	Size:	14,000 SF	Type:	Industrial For Lease
Lease Date:	12/6/2013	Building Size:	134,165 SF	Subtype:	Cold Storage, Warehouse/ Distribution
Space Type:	Relet	Land Size:	See Agent	Zoning:	See Agent

The facility at 31 Pecks Lane will is under new ownership and available for Leasing. The property is located on 23.95 acres with 350 car parking in Newtown CT. The property is located 5 minutes from either Exit 10 or 11 off Interstate I-84. Its location is convenient to Newtown, Monroe, Trumbull, Oxford, Southbury, Bethel, Danbury, Brookfield and Bridgewater. The complex contains its own on site deli and restaurant conveniently serving breakfast and lunch. The building contains 134,165 s.f. of 100% air-conditioned and fully sprinklered office and industrial space. All Tenant spaces are individually demised and secure with access to building amenities, docks, and bathrooms via indoor common areas. There is a loading dock area with 4 loading docks, some equipped with auto levels. The building is currently heated by oil but gas HVAC upgrades are in progress. The property is serviced by Town water and large engineered septic system. The available spaces range in size from 2,500 s.f. to 15,000 ...

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COMPARABLE ID: 1898070

7. 55 Pickett District Road - New Milford - 55 Pickett District Rd New Milford, CT 06776

Final Price:	\$360,000	Size:	2,304 SF	Status:	Sold
Asking Price:	\$380,000	Land Size:	0.38 Acres	Type:	Industrial For Sale
Unit Price:	\$156.25 PSF	Building Size:	2,304 SF	Subtype:	Light Industrial, Research & Development
Closing Date:	12/7/2013			Zoning:	See Agent
Ceiling:	22 ft.				

Just reduced by \$70,000 from \$450,000 to \$380,000. This is the first time on the market for this 4 year (built in 2009) new pristine industrial building. The building is located on .38 of an acre in Central New Milford with easy access to Route 7 North and South. The building has 3 - 12' X 14' and 1 - 16' x 16' overhead doors. It has 20' high ceilings. The 2,304 s.f. is insulated with 2" X 4' X 8" polyisocyanurate insulation and includes a modern handicap bathroom. There is a 240 volt / 200 amp single phase electric service. The property is serviced by well water and Town Sewer. The property is heated by a "Woodmaster" stove with radiant floor heat in the warehouse. Electric baseboard heat is available in the bathroom. See the enclosed literature on this very efficient system. The zoning for New Milford is RI which is restricted industrial. Call the listing broker J. Michael Struna at 203-798-9345 to schedule an appointment and to discuss your industrial requirements.

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COMPARABLE ID: 1896175

8. 19 Taylor Avenue-Unit B - 19 Taylor Avenue, Unit: E Bethel, CT 06801

Final Price:	\$135,000	Size:	1,640 SF	Status:	Sold
Asking Price:	\$159,000	Land Size:	1.17 Acres	Type:	Industrial For Sale
Unit Price:	\$82.32 PSF	Building Size:	1,640 SF	Subtype:	Mixed Use, Warehouse/ Distribution
Closing Date:	11/30/2013			Zoning:	See Agent
Loading:	1 Door				
Ceiling:	21 ft. / 18 ft. Clear				

This almost new industrial condo was just listed for Sale at \$159,000 (\$97.00 s.f.). It was built in 2006 and located near Route 53 and the Bethel central business area. Its location is convenient to Bethel, Redding, Georgetown, Wilton, Ridgefield and Danbury. It is an ideal location and setup for a business in need of warehouse space, contractors' office, self-storage unit, or large vehicle storage. This unit has been owned since new by Timberdale Homes and used as carpentry shop and includes an additional 200 s.f. storage mezzanine that is not included in the s.f. The condo has numerous electrical connects and dust collection ducting for a wide variety of carpentry shop machines. The condo also includes a handicap bathroom, and large drive in door. This 1680 s.f. unit comes with 152 s.f. of office with HVAC / Electric, 12' X 14' overhead door, and 18'-21' ceiling. There is Industrial zoning on 1.116 acres of property and serviced by Town water / sewer, Yankee Gas, and CL & P 225 amp 3 phase ...

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COMPARABLE ID: 1768558

9. 64 West Street - Danbury, 3389 s.f. - 64-66 West Street Danbury, CT 06810

Lease Rate:	\$16 PSF (Annual)	Suite:	3389 s.f.	Status:	Leased
Lease Type:	Modified Gross	Size:	3,389 SF	Type:	Office For Lease
Lease Date:	9/23/2013	Building Size:	8,461 SF	Subtype:	Mixed Use, Office Building
Space Type:	Relet	Land Size:	0.66 Acres	Zoning:	See Agent

This property has gone through a total upgrade. The entire roof has been replaced. All power and HVAC has been upgraded. The parking on the entire site has been redone to increase the amount of parking available for all Tenants. All new paving and landscaping is already in place. A long term lease has been signed by a Church group for 5000 s.f. on the West Street side of the building. The Church group will use the property on Evenings and weekends. There is currently 3,389 s.f. of open space remaining in the building and being offered at \$12.50 s.f. NNN. 5-10 year leases and immediate occupancy is available. The entrance on the Williams Street side of the building is convenient to the expanded parking lot. The space will be delivered as a vanilla box with 3 bathrooms and full HVAC and 10' ceiling height. There is a partial basement for the storage of mechanical equipment. The City zoning regulations allow for office or neighborhood retail. The location is ideal for non-profit entities. The ...

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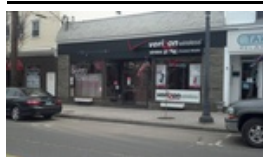
COMPARABLE ID: 1768366

10. Stony Hill Corners - 180 Old Hawleyville Road - Bethel, 5 - 180 Old Hawleyville Rd Bethel, CT 06801

Lease Rate:	\$25 PSF (Annual)	Suite:	5	Status:	Leased
Lease Type:	Gross Lease	Size:	1,000 SF	Type:	Retail-Commercial For Lease
Lease Date:	9/1/2013	Building Size:	9,000 SF	Subtype:	Restaurant, Street Retail
Space Type:	Relet	Land Size:	See Agent	Zoning:	See Agent

Dunking Donuts has chosen "Stony Hill Corners" for its newest location. These "Stony Hill Corners" retail condominiums have a new owner and a totally new look. Construction has been completed, leasing has been very active. Numerous site and building improvements are already in place. "Stony Hill Corners" shares the busy intersection with the Big Y shopping center at the corner of Old Hawleyville Road and CT Route 6. There is 1 - 1000 s.f. retail condo unit that is still available for lease. The current occupants of "Stony Hill Corners" include Dunkin Donuts, Union Savings Bank, Rita's Italian Ice, Capri Pizza, a tee shirt shop, a chiropractor, a new hair salon, new cleaners, a new vitamin store, and a Chinese takeout restaurant. Business sales and bank deposit are increasing in all of these businesses. The remaining space is now available for occupancy in April of 2013 and would be ideal for numerous retail or service type uses. Under the clock tower is Unit #5 which is available with a 5 year ...

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COMPARABLE ID: 1765817

11. 126 Greenwood Avenue - Bethel, #1 - 126 Greenwood Avenue Bethel, CT 06801

Lease Rate:	\$15.75 PSF (Annual)	Suite:	#1	Status:	Leased
Lease Type:	Gross Lease	Size:	1,332 SF	Type:	Retail-Commercial For Lease
Lease Date:	9/1/2013	Building Size:	2,664 SF	Subtype:	Mixed Use, Street Retail
Space Type:	Relet	Land Size:	0.76 Acres	Zoning:	See Agent

Just reduced to \$15.75 s.f. This is one of best commercial spaces in the Village Commercial District. Located next to and sharing a building with the Verizon Wireless store. It is also located across from PT Barnum Square. There is plenty of foot traffic coming and going from numerous excellent restaurants, churches, supermarkets, and banks which are located nearby. Just a couple of blocks from the Town Hall and the Post Office. The space is 1332 s.f. The space is currently being used for a fitness center and is configured with two large retail areas, a bathroom and several closets. Basement storage is also possible with entry from a Bilco door from the parking lot. The space is priced at \$17.50 gross plus utilities for a starting rent of \$1748.25 per month. Immediate occupancy. Give J. Michael Struna a call today at 203-798-9345 to discuss your retail requirement.

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COMPARABLE ID: 1731566

12. 93 Lake Avenue-Danbury, 3rd Floor - 93 Lake Avenue Danbury, CT 06810

Lease Rate:	\$20 PSF (Annual)	Suite:	3rd Floor	Status:	Leased
Lease Type:	Modified Gross	Size:	7,787 SF	Type:	Office For Lease
Lease Date:	7/19/2013	Building Size:	42,221 SF	Subtype:	Institutional, Office Building
Space Type:	Relet	Land Size:	4.50 Acres	Zoning:	See Agent

The most convenient Class A building in the Greater Danbury Area - Located directly at I84 at Exit 4. Access at intersection of Route 7 and I-84 - Near Danbury Mall. Tenants include International Union, AAA Motor Club, and Wells Fargo Advisors. There is a grand lobby - double elevators, Penthouse level with great views. Bathrooms and lobby on each floor, dedicated IT room, full HVAC, sprinklers. Penthouse Space: "Contemporary" space design, open ducting, glass walled offices, great views. 7,787 s.f. \$21.50 s.f. gross plus utilities. Occupancy in 30 days. Second Floor: 3500 s.f. available with multiple offices, conference rooms, lots of glass. \$20.50 s.f. gross plus utilities and immediately available. 4 / 1000 s.f. of on site parking, excellent street signage, variety of nearby restaurants. Call J. Michael Struna the exclusive broker at 203-798-9345 for an appointment today.

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COMPARABLE ID: 1708017

13. 13 Francis Clark Circle - Bethel (copy), Moving Company - 13 Francis Clark Circle Bethel, CT 06801

Lease Rate:	\$6.75 PSF (Annual)	Suite:	Moving Company	Status:	Leased
Lease Type:	NNN	Size:	9,300 SF	Type:	Industrial For Lease
Lease Date:	6/16/2013	Building Size:	90,410 SF	Subtype:	Mixed Use, Warehouse/ Distribution
Space Type:	Relet	Land Size:	9.20 Acres	Zoning:	See Agent

The property is under new ownership and is currently available for sale or lease with lease sizes ranging from 9,000 s.f. to 91,000 s.f. The property is located in Clarke Business Park (previously called Francis Clarke Industrial Park) which delivers an environment which provides tenants a very peaceful setting with walking trails, hiking, biking, and jogging. The building has 250 car parking. The first phase of construction was completed in 1988 with an addition added in 1991. The building is currently going through a major retrofit and occupancy beginning 1 April 2012. The property is located 4.5 miles from Exit 5 of I-84 and is convenient to Bethel, Danbury, Redding, Easton, Weston, Wilton, and Ridgefield. Utilities include a 4" sprinkler line, 8" fire line, 1" water line, Connecticut Light and Power, Yankee Gas, Town Water and Sewer, AT & T phone, and Comcast cable. Portions of the building have previously installed HVAC. Industrial Park is the current zoning designation with a total of 9.2 ...

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COMPARABLE ID: 1708016

14. 13 Francis Clark Circle - Bethel, Sky Zone - 13 Francis Clark Circle Bethel, CT 06801

Lease Rate:	\$6.75 PSF (Annual)	Suite:	Sky Zone	Status:	Leased
Lease Type:	NNN	Size:	28,000 SF	Type:	Industrial For Lease
Lease Date:	6/3/2013	Building Size:	90,410 SF	Subtype:	Mixed Use, Warehouse/ Distribution
Space Type:	Relet	Land Size:	9.20 Acres	Zoning:	See Agent
		Ceiling:	19 ft.		

The property is under new ownership and is currently available for sale or lease with lease sizes ranging from 9,000 s.f. to 91,000 s.f. The property is located in Clarke Business Park (previously called Francis Clarke Industrial Park) which delivers an environment which provides tenants a very peaceful setting with walking trails, hiking, biking, and jogging. The building has 250 car parking. The first phase of construction was completed in 1988 with an addition added in 1991. The building is currently going through a major retrofit and occupancy beginning 1 April 2012. The property is located 4.5 miles from Exit 5 of I-84 and is convenient to Bethel, Danbury, Redding, Easton, Weston, Wilton, and Ridgefield. Utilities include a 4" sprinkler line, 8" fire line, 1" water line, Connecticut Light and Power, Yankee Gas, Town Water and Sewer, AT & T phone, and Comcast cable. Portions of the building have previously installed HVAC. Industrial Park is the current zoning designation with a total of 9.2 ...

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COMPARABLE ID: 1696584

15. 54 Miry Brook Road-Danbury, 1st Floor - 54 Miry Brook Road Danbury, CT 06810

Lease Rate:	\$8.75 PSF (Annual)	Suite:	1st Floor	Status:	Leased
Lease Type:	Modified Gross	Size:	7,433 SF	Type:	Industrial For Lease
Lease Date:	5/21/2013	Building Size:	21,563 SF	Subtype:	Truck Terminal, Warehouse/Distribution
Space Type:	New	Land Size:	3.52 Acres	Zoning:	See Agent
		Loading:	21 Docks, 24 Doors		

This unique and rare Truck Terminal and Logistics facility located on the West Side of Danbury is a short distance from several I-84 exits. It has immediate and easy congestion free access to & from the I-84, I-684, and Rte. Super 7 Northeast transportation hub and provides truckers convenient movement and mobility of merchandise throughout the region and the Northeast. This close proximity to I-84 allows utilization of Twin-trailers to and from the site. The location is the Gateway for freight going into Eastbound New England and Westbound New York, New Jersey and PA. Metropolitan NY and NJ is only one hour South. Spaces currently available are 2,750sf, 3,650sf and 11,333sf up to 17,733sf with multiple truck docks. All truck docks are weather protected with cantilevered dock canopies. The rear Metro Turf building has a column free 24' high 6,854sf Warehouse with an on-grade overhead door plus 11 truck docks. Docks have dock plates and 9' x 10' doors. The rear building also includes 2,100sf of 18' high 2 ...

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16. 5 Second Lane - Bethel - 5 2nd Ln Bethel, CT 06801

Final Price:	\$975,000	Size:	17,780 SF	Status:	Sold
Asking Price:	\$1,200,000	Land Size:	3.89 Acres	Type:	Industrial For Sale
Unit Price:	\$54.84 PSF	Building Size:	17,780 SF	Subtype:	Cold Storage, Warehouse/ Distribution
Closing Date:	5/17/2013			Zoning:	See Agent
Loading:	9 Docks, 6 Doors				

COMPARABLE ID: 1694749

Enjoy your workday! Experience the peaceful setting of the "Clarke Business Park" environment with walking, biking, and jogging as part of your daily routine. The Park is located 4.5 miles from Exit 5 - I-84. C L & P, Yankee Gas, Bethel Town sewer & water, AT & Comcast provide a full complement of utilities to all locations. A 600 acre Town Park is located adjacent to the business park. This is the first time the building has been offered for sale. The building is currently occupied by the Culligan Water Company who will be relocating to a smaller facility after the sale. The 3.885 acre property is zone Industrial Park and is located at 5 Second Lane. The parcel is within the boundaries of the Clarke Business Park. This pre-engineered steel building contains a total of 17,780 square feet. There is 6,400 s.f. of office space and a 2,480 s.f. of mezzanine. It has 9 loading docks and 10' x 10' doors and one large drive in door. The facility has a large gated truck parking and handling area ...

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17. 28 Eagle Road-Danbury, 9,500 s.f. - 28 Eagle Road Danbury, CT 06810

Lease Rate:	\$9.75 PSF (Annual)	Suite:	9,500 s.f.	Status:	Leased
Lease Type:	Modified Gross	Size:	9,500 SF	Type:	Industrial For Lease
Lease Date:	4/29/2013	Building Size:	20,500 SF	Subtype:	Mixed Use, Warehouse/ Distribution
Space Type:	Relet	Land Size:	See Agent	Zoning:	See Agent
		Loading:	1 Dock, 1 Door		
		Ceiling:	15 ft.		

COMPARABLE ID: 1685116

Just Reduced for lease. Located on connector road between Loews Theaters and Wal-Mart. Easy access to Brookfield, Danbury, and Bethel at Exit 8 of I-84. 9,500 s.f. available. Excellent parking on 3.1 acres IG-80 Zoning. Great access to the site with traffic light / highly visible corner location. Tenant Improvement allowance based on lease term of 5 to 10 years. Gas, sprinklered, A/C, city water, city sewer. 16' ceiling height. Loading dock, drive-in door. Lots of R & D type space. Originally Built in 1986. Excellent parking secure setting. Occupancy in late 2009. For Lease at \$10.75 s.f. NNN. Call Mike Struna for an appointment today at 203-798-9345 !

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18. 153 S. Main St-Newtown, 3,421 s.f. - 153 South Main Street Newtown, CT 06470

Lease Rate:	\$18 PSF (Annual)	Suite:	3,421 s.f.	Status:	Leased
Lease Type:	Modified Gross	Size:	4,200 SF	Type:	Office For Lease
Lease Date:	4/1/2013	Building Size:	35,000 SF	Subtype:	Mixed Use, Office Building
Space Type:	Relet	Land Size:	See Agent	Zoning:	See Agent

COMPARABLE ID: 1664804

5 suites available now or in the near future. 2,520 s.f. 1,336 s.f. 3,421 s.f. 2,352 s.f. 2,275 s.f. Available for immediate occupancy. Current occupants: Dr Galbo Dentistry, Claris Architects and Construction, Sabrina's Encore Productions, Thin Air, Inc., Newtown Radiology, Bulk Materials International, Newtown Sports medicine, Kevins Community Center, Bulk Materials, and Vista Financial Services, Vanguard Printing Beautiful Office Park business setting with two private ponds and walking trails. M2- zoning. Included for all Tenants use is the high tech conference center with video and high speed internet DSL access and private health and exercise center with men's and women's showers. Lots of windows, full A/C, sprinklers, 3.5/1000 paved parking ratio. Located on Route 25 with excellent access to Monroe, Newtown, Bethel, Southbury. Lease term 3 to 5 years for lease at \$18.50 Gross plus utilities. Call Mike Struna for an appointment and to get copy of the latest floor plan at ...

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COMPARABLE ID: 1664803

19. Mountain View Corporate Center, 3rd Floor - 101 East Ridge Drive Danbury, CT 06811

Lease Rate:	\$20 PSF (Annual)	Suite:	3rd Floor	Status:	Leased
Lease Type:	Modified Gross	Size:	10,000 SF	Type:	Office For Lease
Lease Date:	4/14/2013	Building Size:	65,000 SF	Subtype:	Institutional, Office Building
Space Type:	Relet	Land Size:	4.01 Acres	Zoning:	See Agent

Now The Mountain View Corporate Center offers a "Office Park" business setting with beautiful views of Danbury CT. The building is located directly off Exit 8 off I-84. The property is now under new ownership and management. Access to the building is provided from both the I-84 East and West exits. It will be convenient for local employees from Danbury, Bethel, Brookfield, and Newtown and just a 10 minute drive to the New York State line. Located next to the Mountain View Corporate Center are the Avalon Danbury Apartments. Public Transportation is available with a bus stop nearby. The Corporate Center is convenient to gas stations, restaurants, banks, auto dealerships, movie theaters, and other retail shopping areas. Holiday Inn, Hampton Inn, Courtyard, Wellesley Inn & Suites, La Quinta Inn, Best Western, Micro-Tel, and Days Inn hotels are conveniently located within minutes of the Corporate Center for the convenience of visiting clients. The Corporate Center offers excellent parking – 4/1000 s.f. ...

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COMPARABLE ID: 1664802

20. Mountain View Corporate Center, 1st Floor - 101 East Ridge Drive Danbury, CT 06811

Lease Rate:	\$19.75 PSF (Annual)	Suite:	1st Floor	Status:	Leased
Lease Type:	Modified Gross	Size:	2,916 SF	Type:	Office For Lease
Lease Date:	4/14/2013	Building Size:	65,000 SF	Subtype:	Institutional, Office Building
Space Type:	Relet	Land Size:	4.01 Acres	Zoning:	See Agent

Now The Mountain View Corporate Center offers a "Office Park" business setting with beautiful views of Danbury CT. The building is located directly off Exit 8 off I-84. The property is now under new ownership and management. Access to the building is provided from both the I-84 East and West exits. It will be convenient for local employees from Danbury, Bethel, Brookfield, and Newtown and just a 10 minute drive to the New York State line. Located next to the Mountain View Corporate Center are the Avalon Danbury Apartments. Public Transportation is available with a bus stop nearby. The Corporate Center is convenient to gas stations, restaurants, banks, auto dealerships, movie theaters, and other retail shopping areas. Holiday Inn, Hampton Inn, Courtyard, Wellesley Inn & Suites, La Quinta Inn, Best Western, Micro-Tel, and Days Inn hotels are conveniently located within minutes of the Corporate Center for the convenience of visiting clients. The Corporate Center offers excellent parking – 4/1000 s.f. ...

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COMPARABLE ID: 1664796

21. Stony Hill Corners - 180 Old Hawleyville Road - Bethel, 9 - 180 Old Hawleyville Rd Bethel, CT 06801

Lease Rate:	\$19.75 PSF (Annual)	Suite:	9	Status:	Leased
Lease Type:	NNN	Size:	1,000 SF	Type:	Retail-Commercial For Lease
Lease Date:	4/13/2013	Building Size:	9,000 SF	Subtype:	Restaurant, Street Retail
Space Type:	Relet	Land Size:	See Agent	Zoning:	See Agent

Dunkin Donuts has chosen "Stony Hill Corners" for its newest location. These "Stony Hill Corners" retail condominiums have a new owner and a totally new look. Construction has been completed, leasing has been very active. Numerous site and building improvements are already in place. "Stony Hill Corners" shares the busy intersection with the Big Y shopping center at the corner of Old Hawleyville Road and CT Route 6. There are 2 - 1000 s.f. retail condos that are available for lease. The current occupants of "Stony Hill Corners" include Dunkin Donuts, Union Savings Bank, Capri Pizza, a tee shirt shop, a chiropractor, a new hair salon, new cleaners, a new vitamin store, and a Chinese takeout restaurant. Business sales and bank deposit are increasing in all of these businesses. The remaining two spaces are now available for occupancy in November of 2012 and would be ideal for numerous food or restaurant type uses. Under the clock tower is Unit #5 which is available with a 5 year lease offered at ...

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COMPARABLE ID: 1664795

22. 3 Production Drive - Brookfield, 3 - 3 Production Drive Brookfield, CT 06804

Lease Rate:	\$9.50 PSF (Annual)	Suite:	3	Status:	Leased
Lease Type:	Modified Gross	Size:	3,600 SF	Type:	Industrial For Lease
Lease Date:	4/1/2013	Building Size:	18,000 SF	Subtype:	Cold Storage, Warehouse/ Distribution
Space Type:	Relet	Land Size:	1.80 Acres	Zoning:	See Agent
		Loading:	1 Dock		
		Ceiling:	22 ft.		

The 18,000 s.f. building contains 4 separate industrial spaces of various sizes. This is one of those very hard to find office and industrial spaces. It is ideal for numerous types of service contractors and service businesses. The property is convenient to Brookfield, New Milford, Danbury, and Bethel. There is a total of 3660 s.f. of space in this unit. The square footage includes 750 s.f. of office space, a drive in door, and a loading dock. There is also an 800 s.f. mezzanine for storage which is not considered in the square footage. Tenant pays separately metered gas and electric. The property is located just north of Brookfield Center in Brookfield CT. and within minutes of the on ramp to the Route 7 a 4-lane highway. The property is offered for lease at \$7.75 s.f. NNN with the nets estimated at \$2.50 s.f. Please give J. Michael Struna a call to discuss your industrial space requirements. The zoning is IRC 80/40.

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COMPARABLE ID: 1646317

23. 395 Main Street - Danbury, 395 Main Street - 395 Main Street - Danbury Danbury, CT 06810

Lease Rate:	\$20 PSF (Annual)	Suite:	395 Main Street	Status:	Leased
Lease Type:	NNN	Size:	3,675 SF	Type:	Retail-Commercial For Lease
Lease Date:	2/1/2013	Building Size:	3,675 SF	Subtype:	Restaurant, Tavern/Bar/ Nightclub
Space Type:	New	Land Size:	0.60 Acres	Zoning:	See Agent

Construction is underway on this brand new 3,675 s.f. retail building. The building will be sub-dividable to 2,000 and 1,675 s.f. at a slightly higher rental rate. Metered electric and gas. Property is located near Taco Bell, Dunkin Donuts, Glitz Car Wash, and numerous other retail properties. Located between Exit 5 and Exit 6 of I-84. Both East and West on and off ramps for Interstate I-84. Very high traffic counts with 4 lanes. Exit 5 is considered the entrance to the City of Danbury. 26 parking places available on site. The space is being offered for lease at \$19.75 s.f NNN for 10 year leases. The NNN's are currently estimated at \$5.50 s.f. Medical office is possible. Retail is ideal.

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COMPARABLE ID: 1615594

24. 67 Federal Road-Brookfield-Retail, 2499 Retail - 67 Federal Road Brookfield, CT 06804

Lease Rate:	\$22.50 PSF (Annual)	Suite:	2499 Retail	Status:	Leased
Lease Type:	Modified Gross	Size:	2,499 SF	Type:	Retail-Commercial For Lease
Lease Date:	1/19/2013	Building Size:	30,100 SF	Subtype:	Restaurant, Tavern/Bar/ Nightclub
Space Type:	Relet	Land Size:	See Agent	Zoning:	See Agent

Neighborhood retail center. Near Stew Leonard's, Home Depot, Costco, Kohl's. "Miracle Mile" Very high visibility at the intersection of Route 7 and Federal Road. Ideal for furniture sales, retail, daycare, restaurants. Excellent parking with 150 spaces. Traffic count in 2010 indicates excess of 40,000 cars per day. Excellent access from Interstate. Lease term - 5 to 10 years. City sewer, well water (City water coming), gas heat, full A/C, sprinklers, originally built in 1992. Call Mike Struna for an appointment today at 203-798-9345. Main Level Retail : 1,265 s.f. @ \$19.50 s.f. NNN 1,232 s.f. @ \$19.50 s.f. NNN 6,900 s.f. @ \$19.50 s.f. NNN Build to Suit Pad Site: 4,500 s.f. with drive thru service site plan to be approved Office Space also available on the Upper Level: 1500 s.f. - \$10.50 s.f. NNN with elevator-Upper Bldg A 1127 s.f. - \$10.50 s.f. NNN with elevator-Upper Bldg A 1482 s.f. - \$10.50 s.f. NNN with elevator-Upper Bldg A 2440 s.f. - \$10.50 s.f. NNN with elevator-Upper ...

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COMPARABLE ID: 1614420

25. 125 Commerce Drive - Brookfield, Industrial - 125 Commerce Dr Brookfield, CT 06804

Lease Rate:	\$9.95 PSF (Annual)	Suite:	Industrial	Status:	Leased
Lease Type:	Modified Gross	Size:	3,000 SF	Type:	Industrial For Lease
Lease Date:	1/13/2013	Building Size:	18,042 SF	Subtype:	Cold Storage, Warehouse/ Distribution
Space Type:	New	Land Size:	See Agent	Zoning:	See Agent

The building is located at 125 Commerce Drive in Brookfield CT. The site is service with easy access from Interstate "Super 7" and Federal Road and is convenient to Bethel, Brookfield, Danbury, and New Milford. The property is zoned industrial and is neighbors with Sears's service center, Defeo Manufacturing, Voltonics, AB Electronics, Eastern Precast, Petro Oil Company, Dolan Moving and Storage, Art Metal Industries, and the Greentree Toyota service center. There are three spaces available: 1. Industrial space #1: Two 14' X 14' overhead doors. There is a total of 2340 s.f. of industrial space with 20' ceiling height and gas heat. The office space is located adjacent to the space. Tenant can have be flexible and take a minimum 1,000 to a maximum of 5,000 s.f. of handicap accessible office space to accompany this warehouse space. There is also outside storage for fleet vehicles / trucks. Ideal for a service company headquarter. Offered for lease at \$8.95 s.f. gross plus utilities. 2. ...

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