

45 RESEARCH DRIVE STAMFORD, CT



OFFICE/FLEX FOR LEASE

20,000 sf

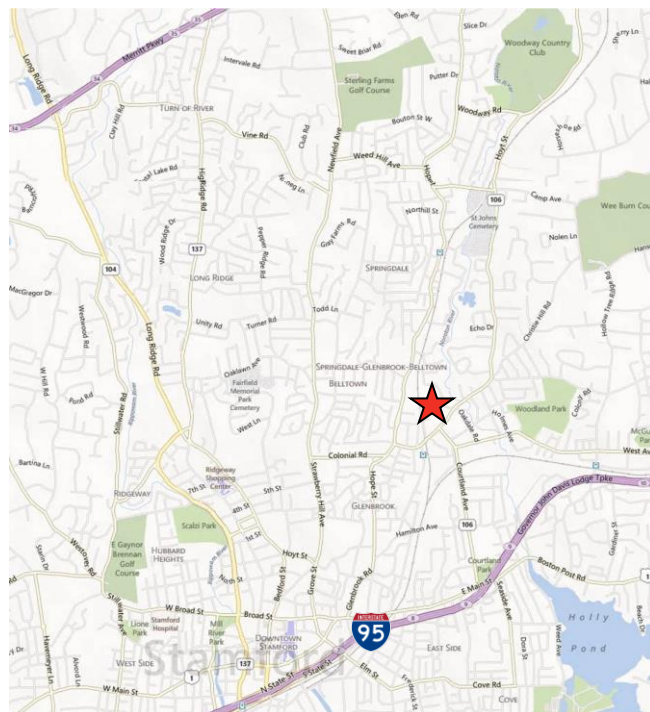


PROPERTY FEATURES

- Located in Stamford's Research Park, this quality office/flex building is available for lease
- 2-story building – 10,000 sf per floor
- Approximately 16,000 sf office / 4,000 sf storage
- Gas heat
- 8 A/C units for flexible control
- 8 x 12 overhead door
- 1600 AMP power, fiber optic cable, CAT 5 E data lines
- New windows in most of the building

BUILDING FEATURES

TOTAL SQUARE FEET	20,000 sf
	10,000 sf per floor
PARKING	55 spaces on-site, 1.05 acres
ZONING	ML-Industrial
LEASE RATE	\$11.50 psf NNN



For more information, please contact:

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A licensed real estate broker in CT and

salesperson in NY, affiliated with C&W

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