

LEASE

641 DANBURY ROAD

Ridgefield, CT 06877



PROPERTY DESCRIPTION

Professional office suites are available for lease at 641 Danbury Road, offering a prime Ridgefield location along Route 7. The property features five private suites, including four executive offices and one larger office, with flexible options for individual professionals, small businesses, and growing firms.

Tenants benefit from a professional setting, convenient on-site parking, strong visibility, and easy access to downtown Ridgefield, Danbury, Wilton, Redding, and northern Westchester County. Ideal for attorneys, accountants, financial advisors, therapists, consultants, real estate professionals, and other service-oriented businesses, 641 Danbury Road provides a flexible, well-maintained environment for an established practice, growing business, or satellite office.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,939	28,240	85,699
Total Population	16,664	69,457	218,277
Average HH Income	\$161,139	\$132,029	\$142,050

PROPERTY HIGHLIGHTS

- Professional, well-maintained office environment
- Prominent Route 7 location
- Ample on-site parking
- Minutes from downtown Ridgefield
- Immediate occupancy available

OFFERING SUMMARY

Lease Rate:	\$650 - 8,380.50 per month (Full Service; MG)
Number of Units:	5
Available SF:	200 - 5,587 SF
Building Size:	12,330 SF

Chris Scatterday
(203) 461-1931

Dan Sousa
(203) 948-7870



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LEASE INFORMATION

Lease Type:	Full Service; MG	Lease Term:	Negotiable
Total Space:	200 - 5,587 SF	Lease Rate:	\$650 - \$8,380.50 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office #5/6/7/8	Available	200 SF	Full Service	\$650 per month	Four private executive office suites of approximately 200 SF each are available for lease, offering an ideal solution for independent professionals, consultants, attorneys, therapists, accountants, and other service-oriented businesses. These well-appointed offices provide a professional, move-in-ready workspace within a well-maintained building.
Unit #2	Available	5,587 SF	Modified Gross	\$18.00 SF/yr	Available December 1, 2026, this ±5,587 SF office suite offers an exceptional opportunity for a growing company seeking a spacious, professional workspace in a prime Ridgefield location. The suite features an efficient layout, abundant natural light, high-quality office furniture included, and ample on-site parking, providing a turnkey solution for businesses looking to minimize relocation costs and downtime. Ideal for corporate offices, professional services, medical users, or collaborative office environments.

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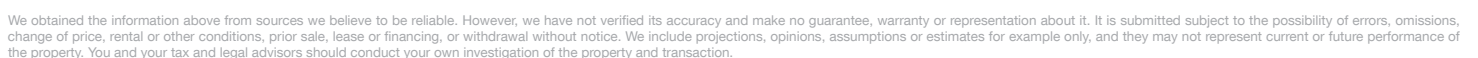
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Executive Office Suites



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Unit #2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 653 sq.ft. FLOOR 2 6,204 sq.ft. FLOOR 3 4,812 sq.ft.
EXCLUDED AREAS : GARAGE 5,208 sq.ft. PATIO 268 sq.ft.
TOTAL : 11,670 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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CHRIS SCATTERDAY

Senior Sales Associate

Direct: (203) 461-1931
chris.scatterday@cbrealty.com



DAN SOUSA

Managing Director - National Brokerage

Direct: (203) 948-7870
dan.sousa@cbcprt.com

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Dan Sousa
(203) 948-7870



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