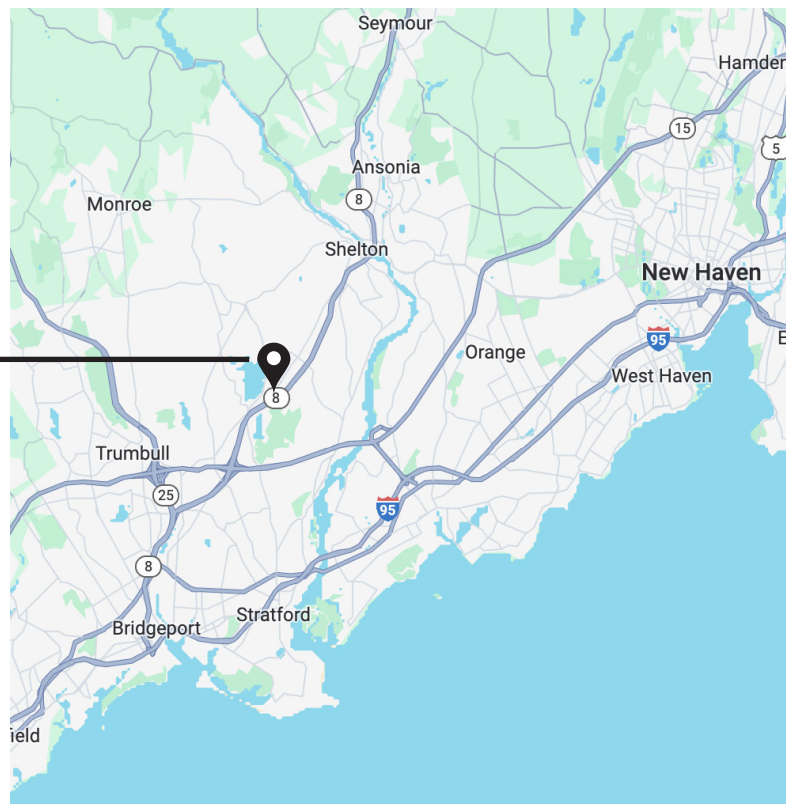


4 ARMSTRONG ROAD SHELTON, CT



EAC Properties presents this sublet opportunity at 4 Armstrong Road, centrally located in Shelton, Connecticut. This Class A building features expansive potential for business growth, with stunning double atriums, interior landscaping, exterior balconies, and elegant marble, granite, and terrazzo finishes. On-site amenities include a fitness center, jogging trail, picnic area, full-service cafeteria, 24/7 card key access, and roving security guard service. Each building benefits from dual power feeds, on-site management, and cable connectivity through Cablevision Lightpath and Comcast. The property is accessible from both Bridgeport Avenue and Armstrong Road, situated conveniently at Exit 11 on Shelton's vibrant Route 8 corridor, which connects to I-95 and the Merritt Parkway. It is surrounded by top-tier hotels, fine dining, shops, and community services.



AVAILABLE FOR SUBLEASE

Price available on request.

- Available 2,408 SF - 32,436 SF across three floors
- 24/7 RFID Access Controls, roving security guards
- 171 Spaces / Parking Ratio 3.7 / 1,000 SF
- Building renovation includes new HVAC units energy efficient lighting, management systems, new lobby, restrooms, shared areas, parking lot and landscaping
- Dual power feeds - Fiber Optics, Cablevision Lightpath, Comcast
- Water views and balconies on all floors
- Fitness Center with new lockers and showers – equipped with state-of-the-art work out equipment available to tenants at both buildings at no cost
- Easy access to Route 8, Exit 11 and the Merritt Parkway

CONTACT

Scott Cranston
Commercial Associate
203 209 9451
Scott@EACprops.com
RES.0825691

Andreas Senie
Managing Partner
203 584 7257
Andreas@EACprops.com
REB.0790681

DEMOGRAPHICS

Population 2023:

Shelton: 40,960 • Fairfield County: 965,140

Average Household Income:

Shelton 2023: \$138,744 • Shelton 2028: \$159,517 (projected)

Average Disposable Income 2023:

Shelton: \$97,657 • Fairfield County: \$108,789

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.



572 White Plains Road Trumbull, CT 06611 • Tel 844 322 7325 • Fax 844 322 7325 • www.EAC-Properties.com

4 Armstrong Road



No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.