457 NORTH MAIN STREET
DANBURY, CT



EAC Properties

EAC Properties LLC is proud to exclusively present "The Atrium", a 22,769 SF medical office building on approximately 0.63 acres in Danbury, Connecticut available for Sale or Ground Lease.

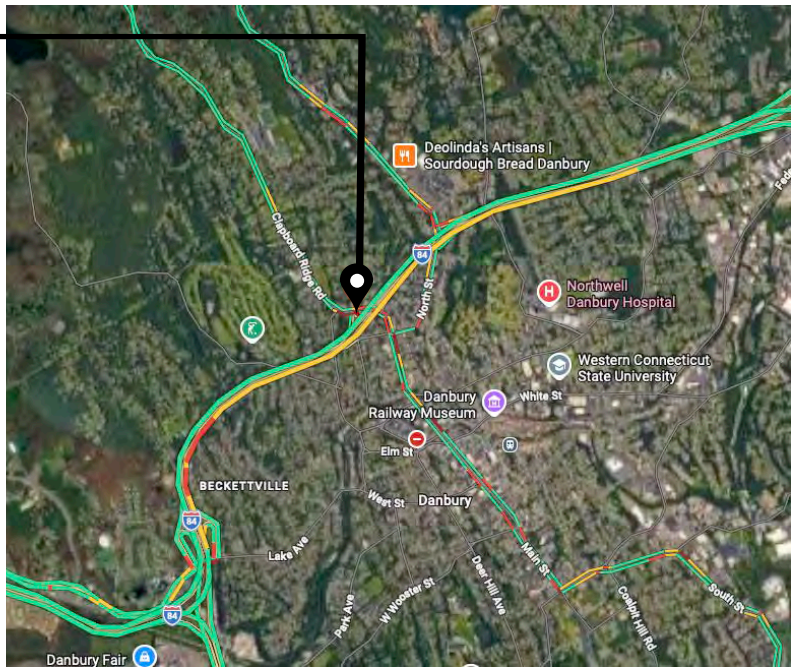
Currently less than 25% occupied with Connecticut Health Career Institute, Gaby Chin Multi-Sevices, Jewelry store in place with flexible lease terms.

Flexible offering: acquisition and lease-up for an investor, a ground-lease position for capital that wants the fee without construction risk, mixed-use adaptive reuse for a builder-buyer working at cost, a medical build-out entered at a general-office basis, or an 80-to-150-person corporate headquarters with SBA 504 eligibility. Leases, rent roll, and estoppels are available to qualified parties, and every strategy remains subject to municipal approvals and buyer diligence.

Highest and best use appears to be mixed-use redevelopment, with early concepts indicating ~9,000 SF retail and 30–36 residential units.

AVAILABLE

- **22,769 SF medical office building known as "The Atrium" a four-story atrium office design on 0.63 acres corner parcel at signalized intersection**
- **Masonry construction, 1986 — newer and better built than most of the Class B inventory it competes with in this submarket.**
- **Building is configured as sixteen individually demised office units across roughly 5,500 to 5,700 SF floor plates, and it is currently near-vacant: four tenancies remain in place and twelve units are open.**
- **88 parking spaces 63 Surface | 25 Covered Spaces (3.5/1,000 SF office)**
- **Expensive infrastructure is already installed, including a passenger elevator, wet sprinkler throughout**
- **Available for Sale and or Lease**



Land

Land Acres	0.63 AC	Land SF	
Bldg FAR	0.90		
Zoning	C-CBD		

Market Conditions

	Current	YOY Change
Vacancy Rates		
Subject Property	0.0%	-28.1%
Submarket 2-4 Star	8.8%	-1.0%
Market Overall	13.4%	-1.0%
Market Asking Rent Per Area		
Subject Property	$19.01/SF	1.7%
Submarket 2-4 Star	$24.63/SF	1.1%
Market Overall	$33.74/SF	1.0%
Submarket Leasing Activity		
12 Mo. Leased	88,000 SF	110.2%
Months on Market	23.7	-3.5 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume	$68.56M	$5.76M
Market Sale Price Per Area	$143/SF	$134/SF

CONTACT

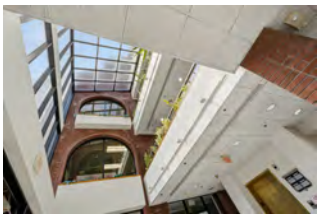
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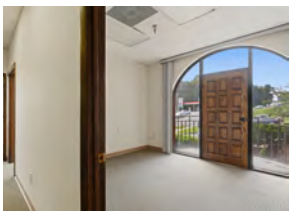
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