

FOR LEASE

Office, Industrial, and Laboratory Space



Salame Plaza

127 – 131
West Street

DANBURY, CT

Space in the Heart of Danbury for Every Need

Building C – Office Space for Lease

- Unit C1: 4,500 SF, 1st floor office suite includes two restrooms, a kitchenette, private offices, and a large central bullpen

Building D – Industrial Space for Lease, 3,000 SF – 20,500 SF

- Space expandable in 1,500 SF increments
- Possible 2,500 SF mezzanine
- Private or shared loading facilities
- Buildout negotiable

Building E – Laboratory Space for Lease, 6,750 SF – 15,000 SF

- High-end fit out includes bench stations, locker rooms, conference facilities, and labs

Building G – Office Space for Lease, 2,176 SF – 10,000 SF

- Unit 1A: 1st floor office+2,176 SF includes private offices and open bullpen. Restrooms common.
- Unit 2A-C: 2nd floor elevator-served space between 2,300 SF –10,100 SF. Fit-out includes private offices, bullpens, and kitchen area. Restrooms common to hallway. Buildout negotiable.

Flexible Zoning Allows for a Variety of Uses

Located in the CG-20 Zone, which allows for uses such as professional offices, churches, fitness centers, printers, R&D, and personal services

Quick Access to Area Amenities and Transport

0.9 miles to Interstate-84

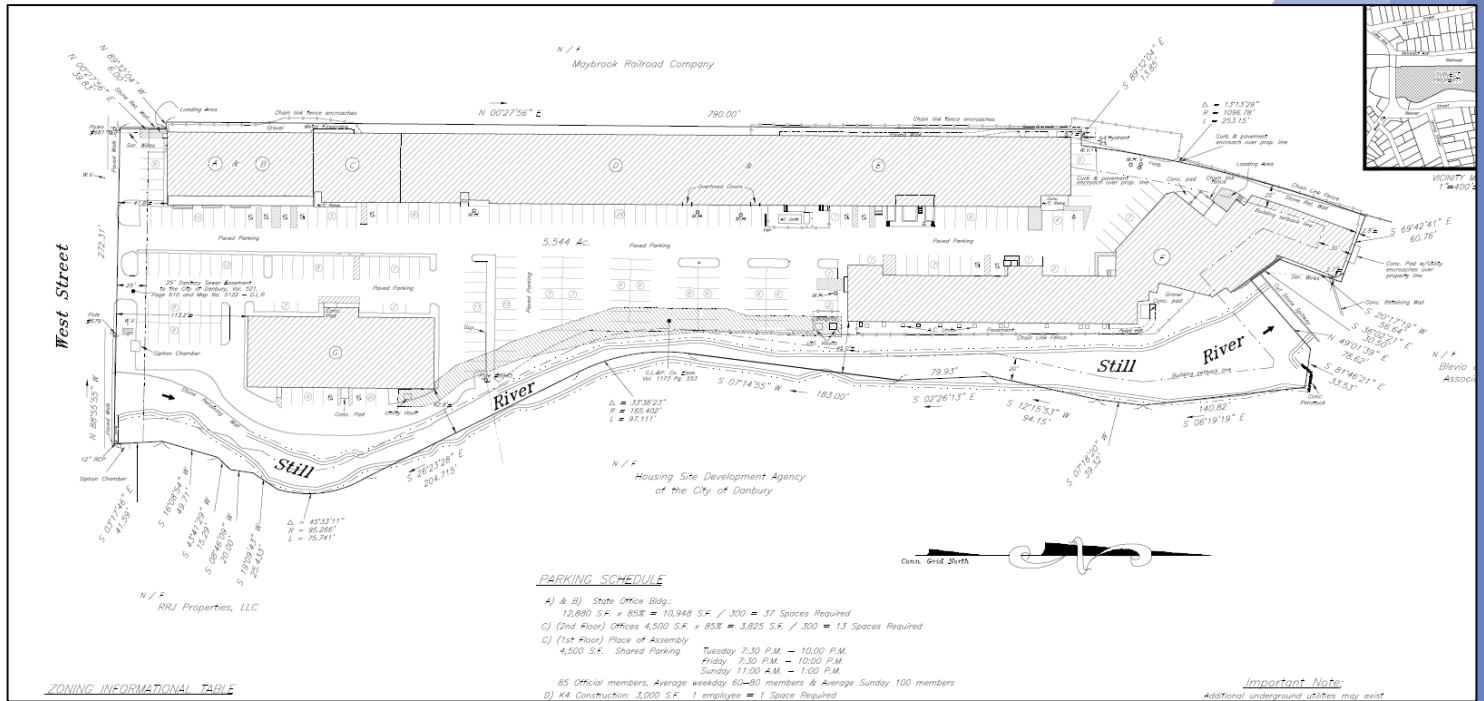
1.5 miles to the Danbury Fair Mall

**For
Lease:**

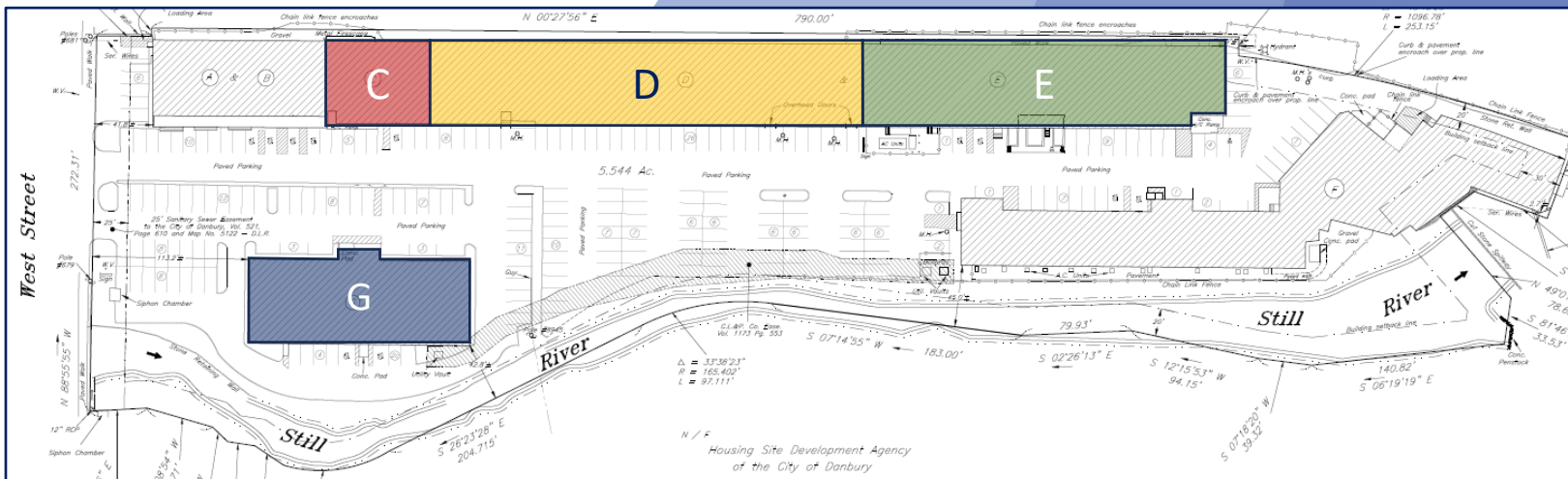
Type	Price
Office:	\$11.00/SF gross + utilities & taxes
Industrial:	\$15.00/SF, gross + utilities & taxes
Laboratory:	\$20.00/SF, gross + utilities & taxes

Site Plan Overview

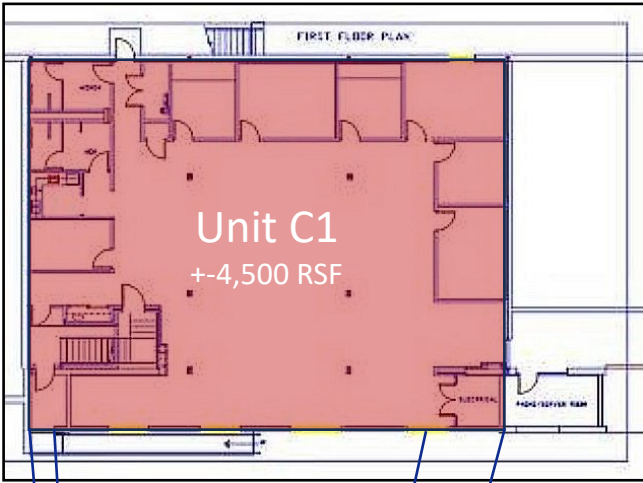
Full Site Plan



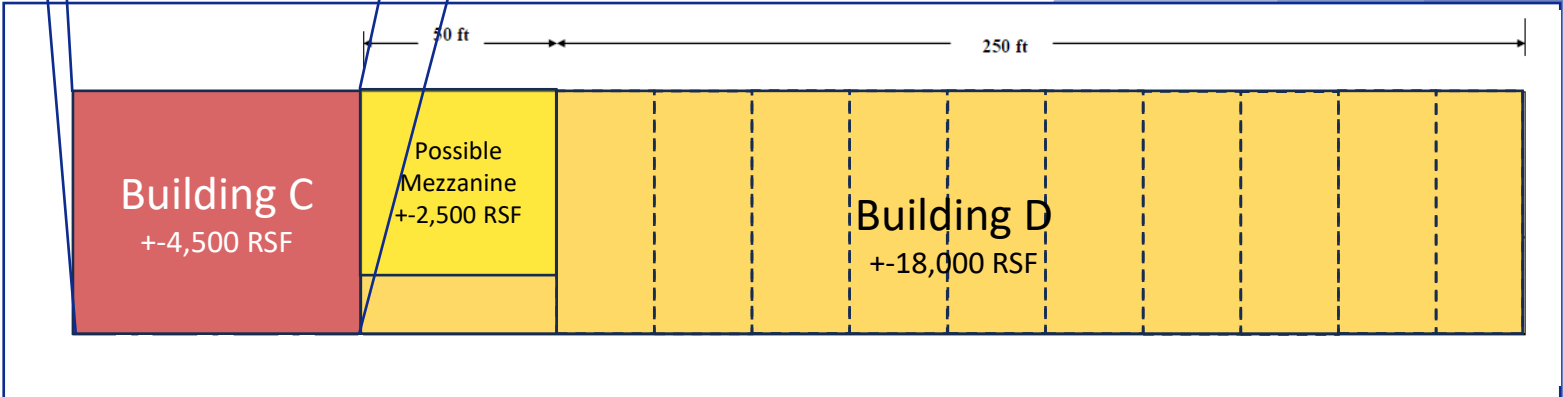
Site Plan with Buildings Indicated



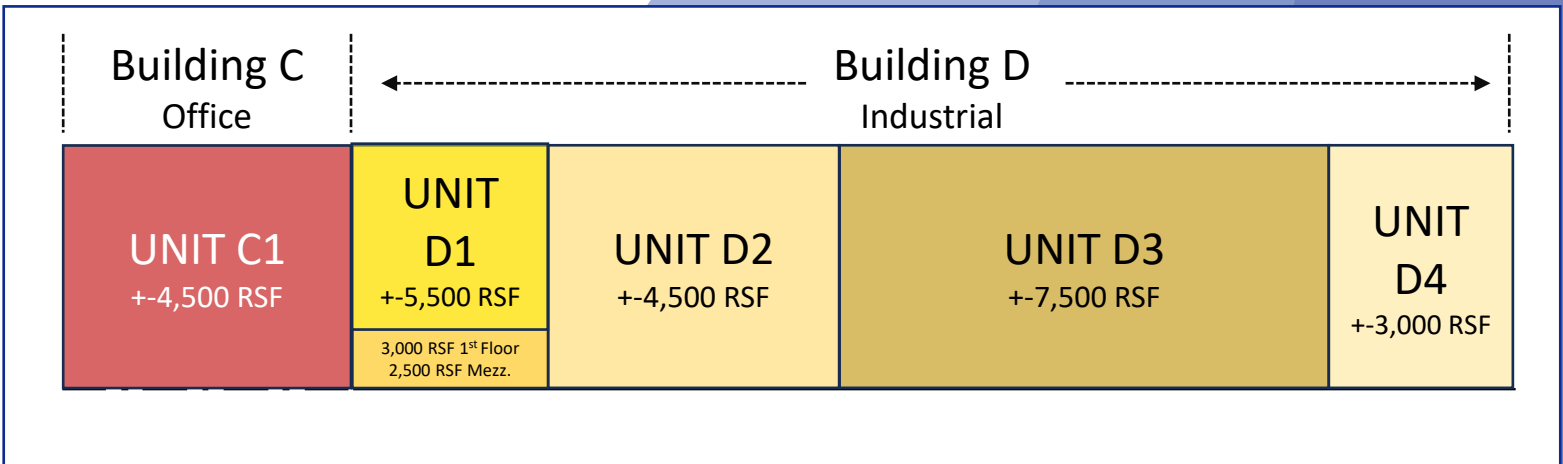
Floor Plans, Buildings C & D



Rent 3,000 SF minimum
Expandable in 1,500 SF increments.



Example Division
For Illustrative Purposes Only*



Virtual Tour
Available!

*all square footage
measurement approximate

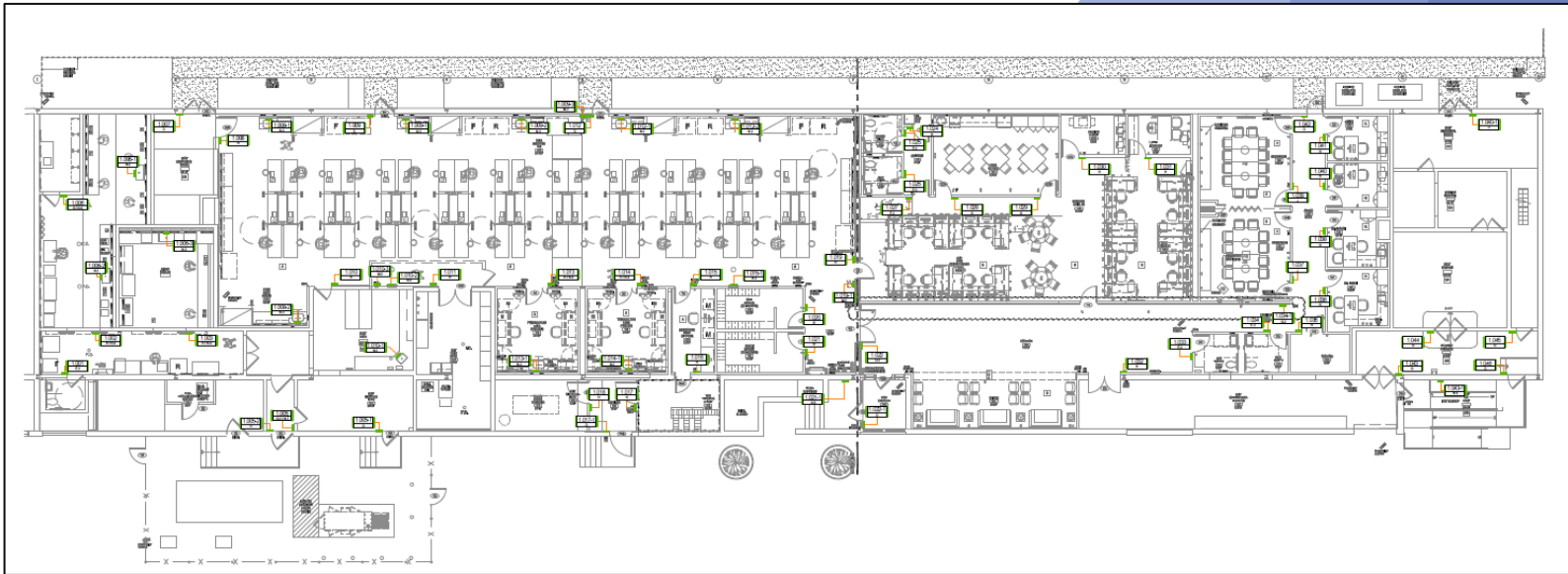
Floor Plans, Building E



Virtual Tour Available!

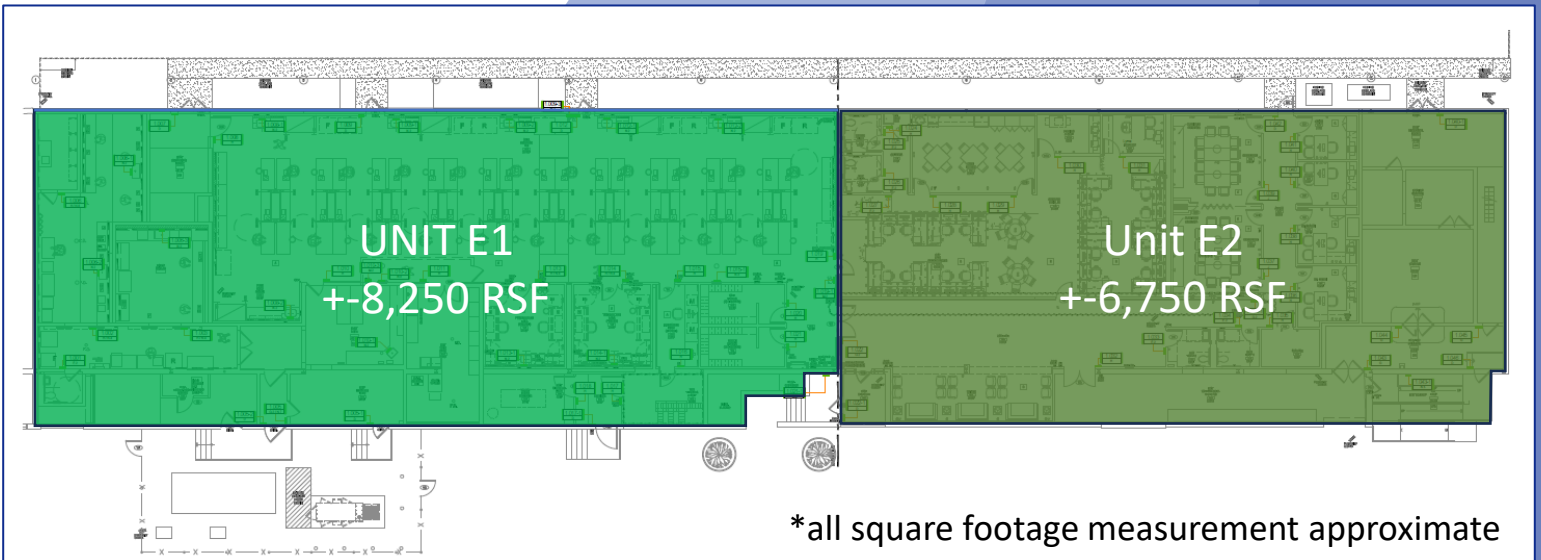
Building E

Total Square Footage: +-15,000 RSF



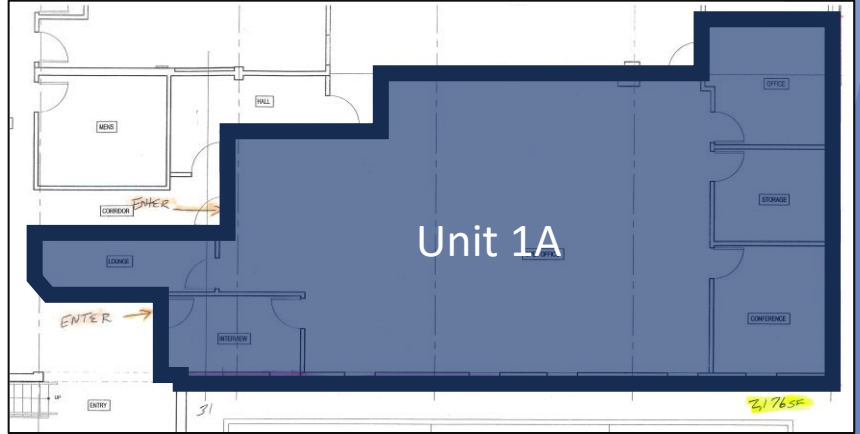
Example Division

For Illustrative Purposes Only

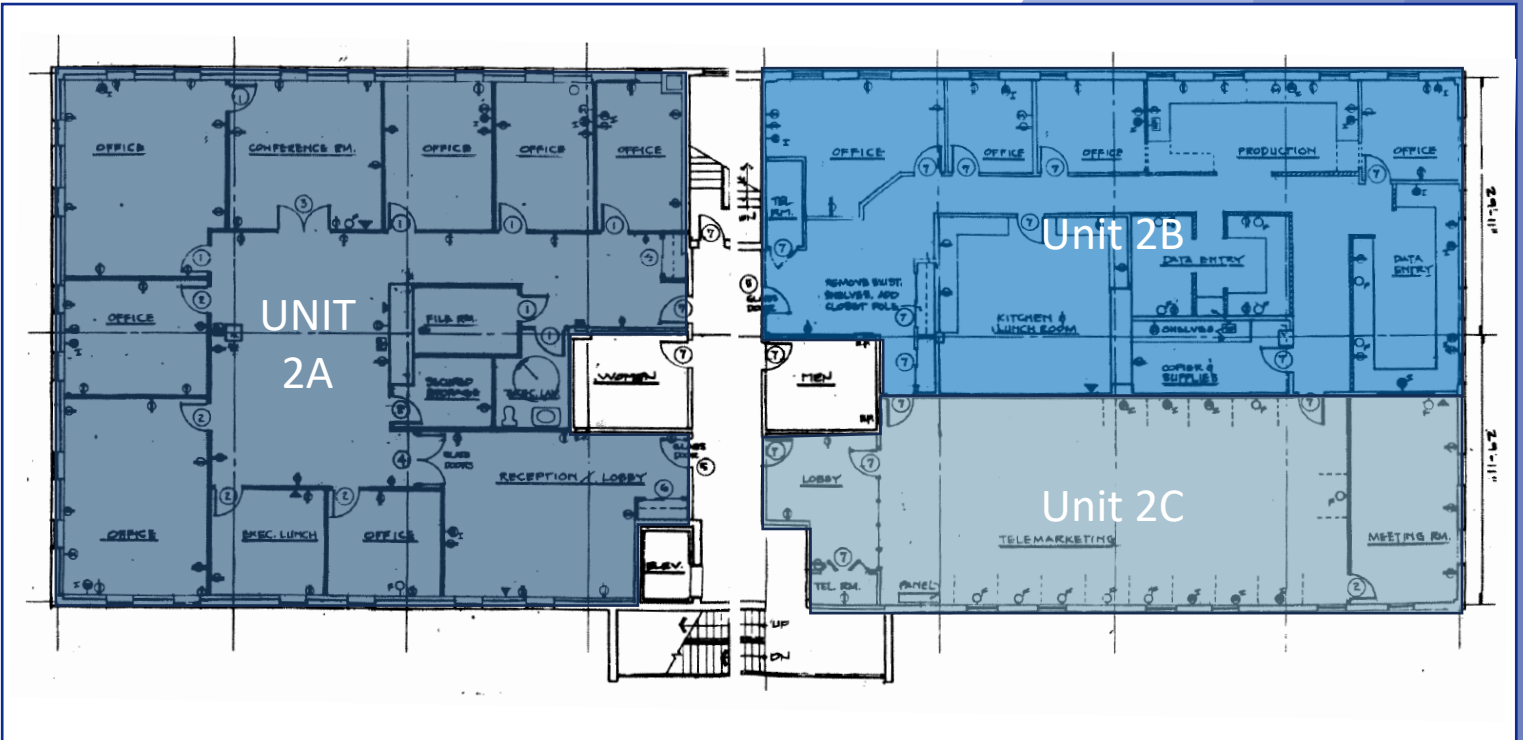


*all square footage measurement approximate

Floor Plans, Building G



Example Division
For Illustrative Purposes Only



Unit 1A: +-2,176 RSF



Unit 2C: +-2,300 RSF



Unit 2A: +-4,500 RSF



Unit 2B: +-3,300 RSF





Virtual Tour
Available!

*all square footage
measurement approximate

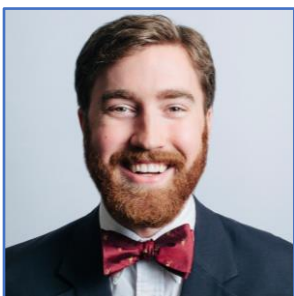
A Wide Variety of Space Near Your Clients and Customers!



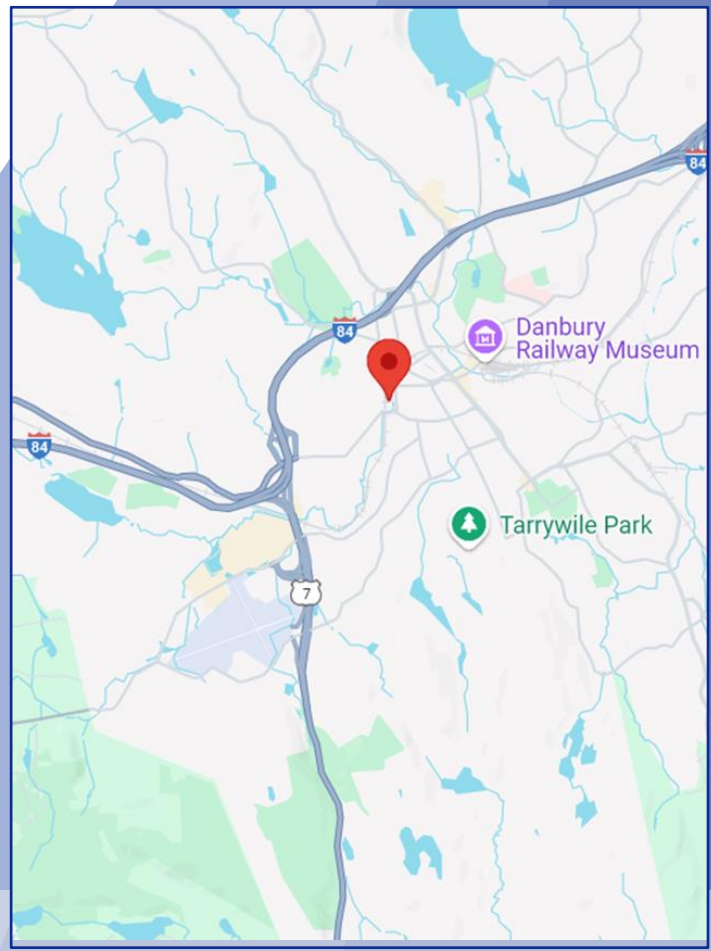
5-MILE FACTS

-  Population: 117,000
-  Total Households: 43,500
-  Average HH Income: \$128,000
-  Bachelor's Degree or Higher: 40%

2024 data provided by ESRI



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