



For Lease

Wilton Corporate Center

40 Danbury Road, Wilton, CT

Units Available:

- 1st Floor: 4,510-16,033 RSF
- 2nd Floor: 55,060 RSF (divisible)

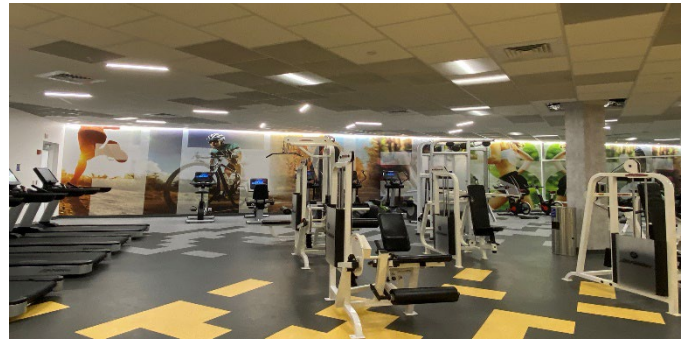
Rental Rates Available Upon Request

<https://www.wiltoncorporatepark.com/>

40 Danbury Road Wilton, CT

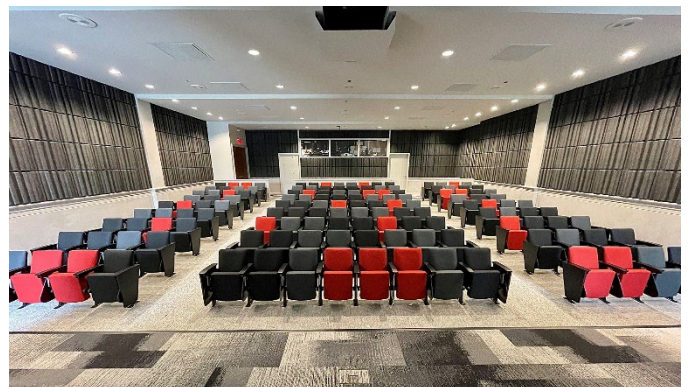
Facts & Figures

- Built in 2008
- 161,222 RSF
- 11-acre campus setting
- LEED gold certification
- Merv 13 air filtration
- 492 parking spaces
- 9'6" ceilings
- 45' X 30' column spacing
- 78' X 60' high-efficiency double pane full height windows with 5' mullions



Amenities

- 100% structured tenant parking
- 2 full-service cafeterias
- Fitness center with country club locker rooms
- Tennis, volleyball and basketball courts
- Horseshoe pit
- 142-seat auditorium
- Two-story atrium lobby with granite flooring
- 2 high-speed elevators
- Redundant main building power



Floorplans

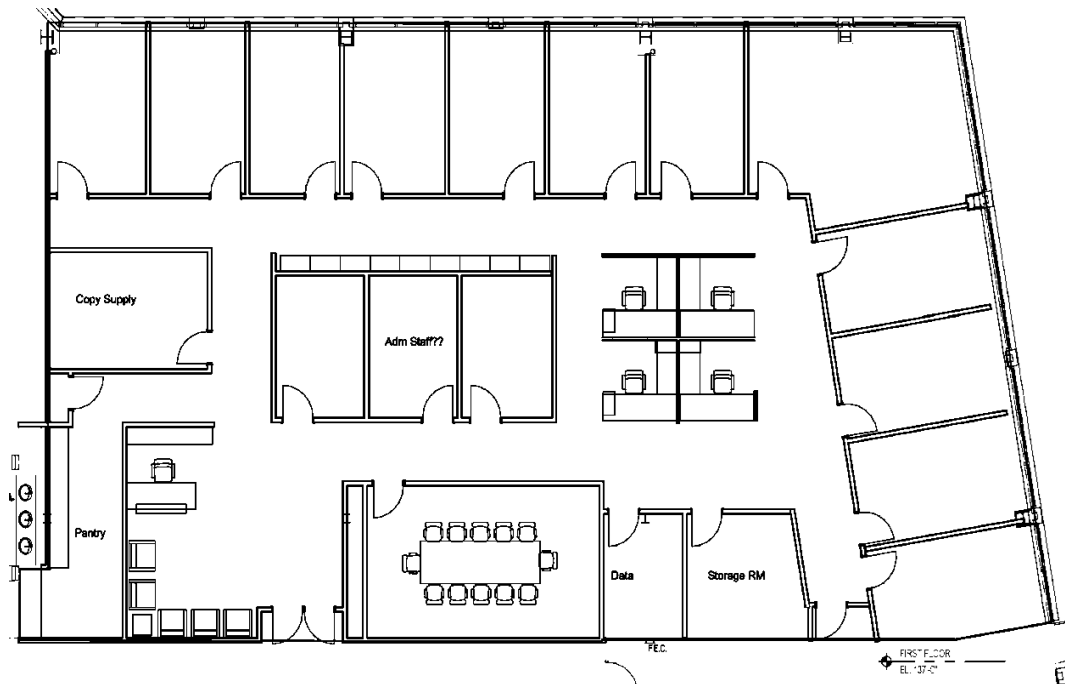
1st Floor: 4,510 RSF – 16,033 RSF



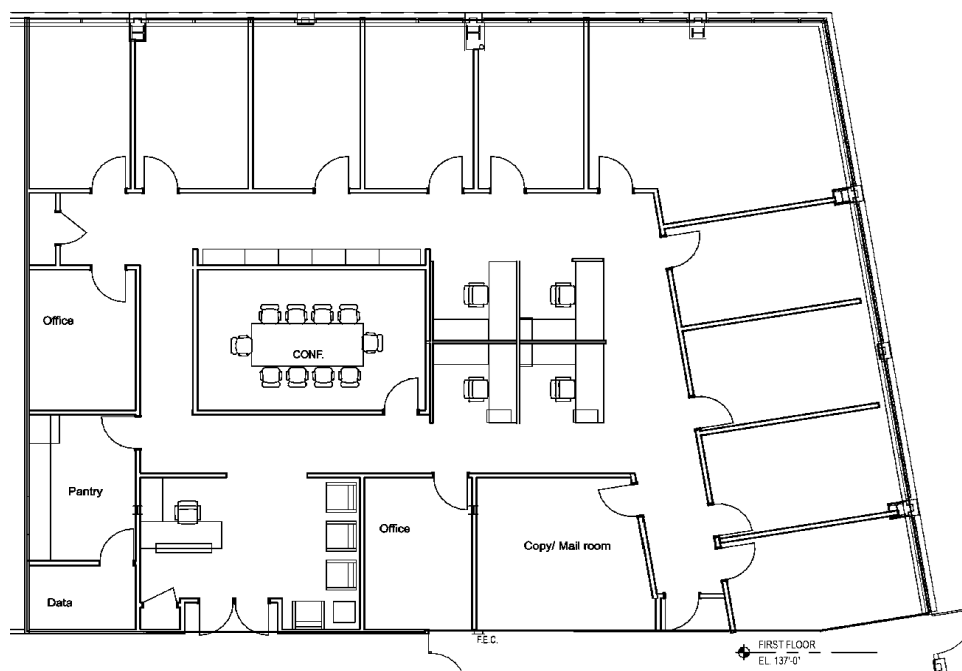
Floorplans

1st Floor: Test Fits

6,950 RSF



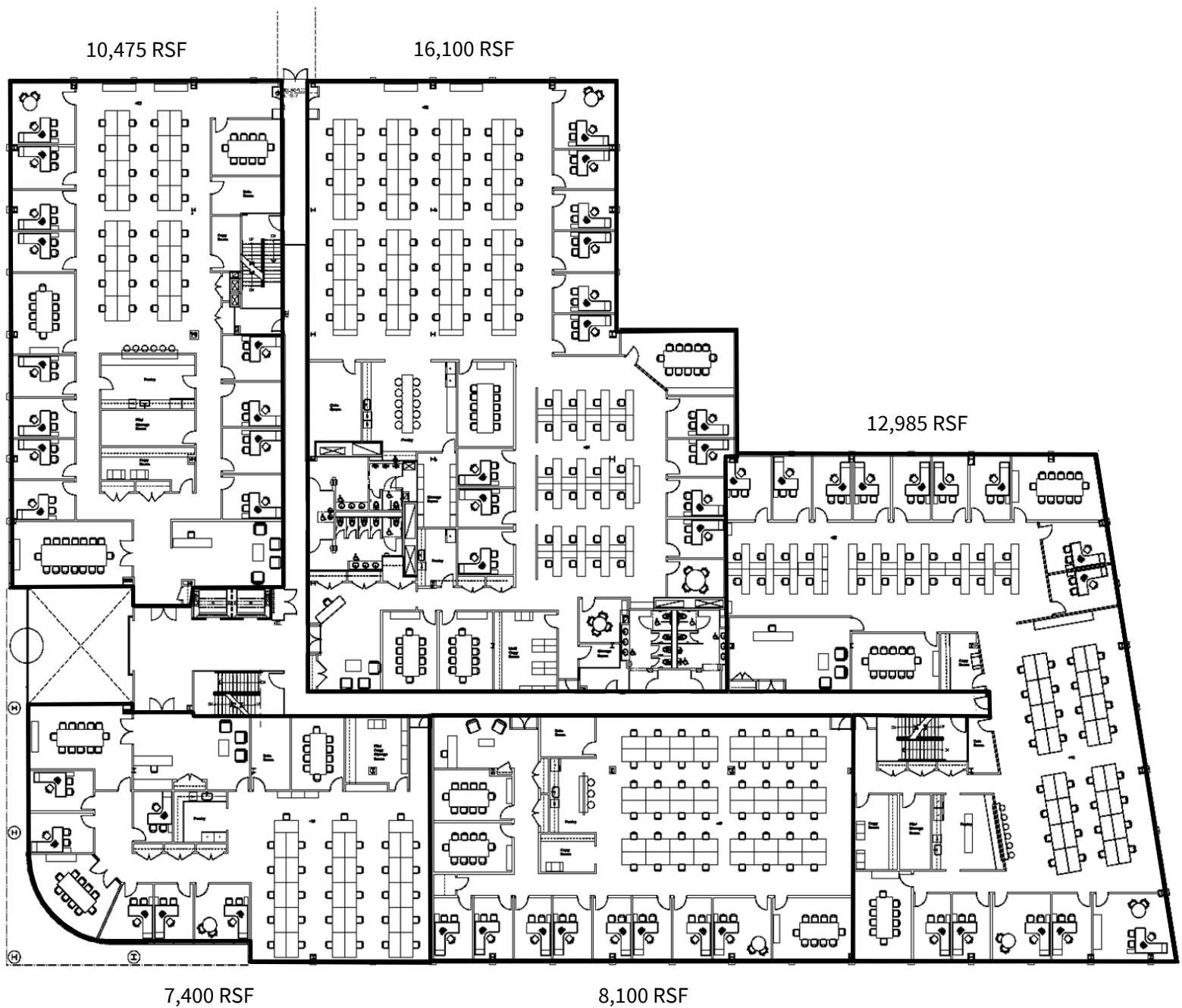
5,500 RSF

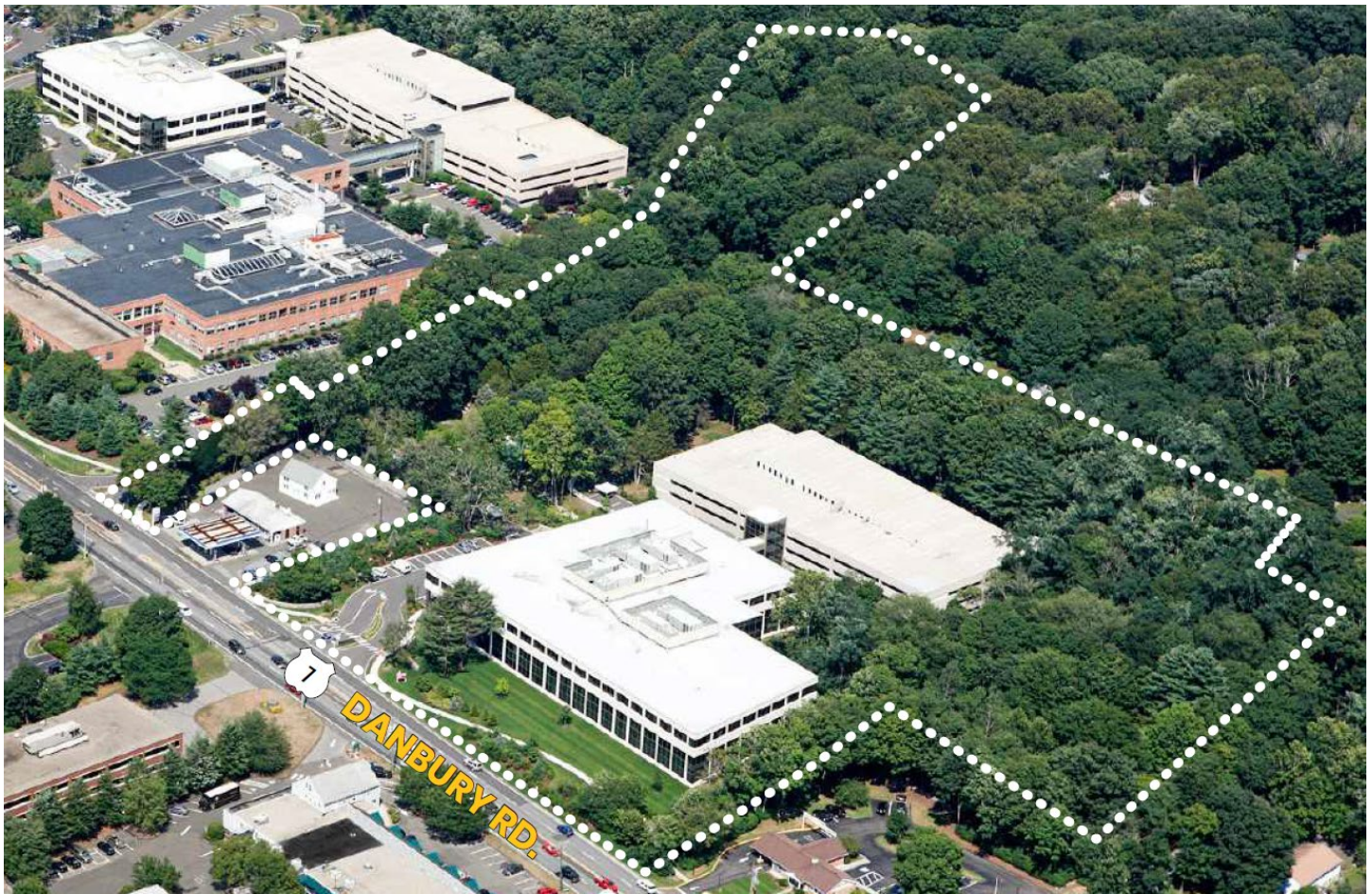


Floorplans

2nd Floor: 55,060 RSF

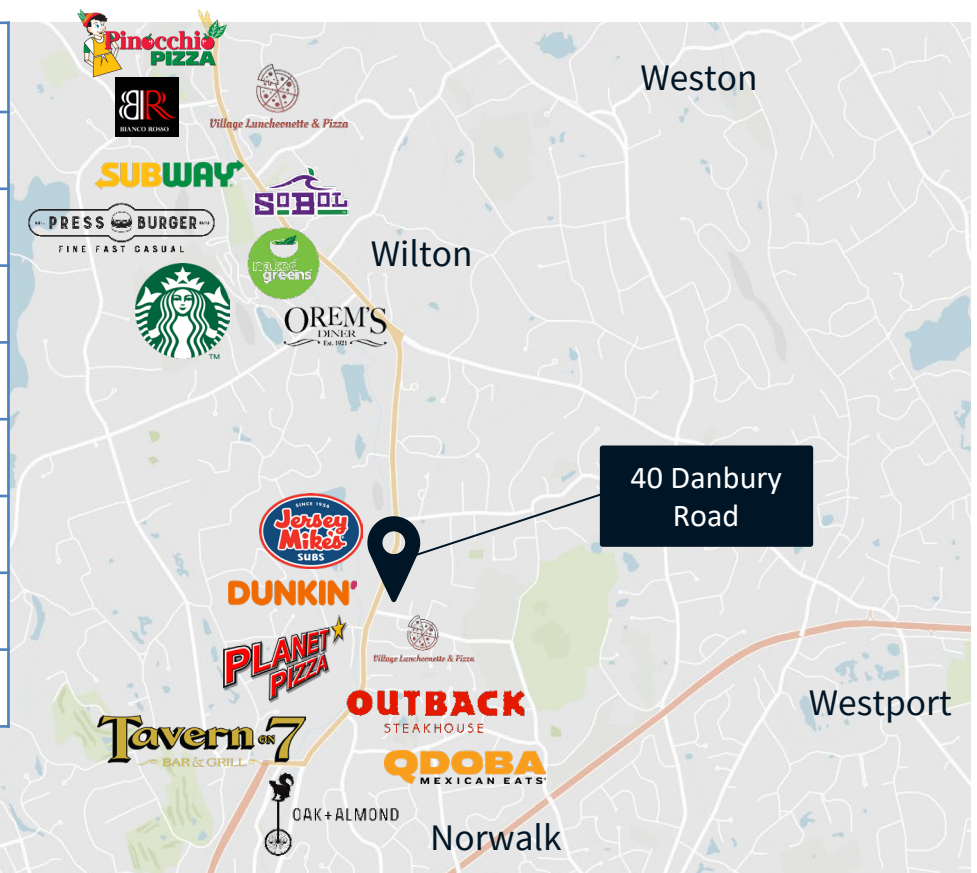
Multi-tenant Plan





Location	Driving Time/Distance
Route 7 Connector	3 Minutes / 1 Mile
Exit 41 Merritt Parkway - Westport	10 Minutes / 5.2 Miles
I-95	8 Minutes / 4.5 Miles
Downtown Wilton	5 Minutes / 2.5 Miles
Downtown New Canaan	15 Minutes / 6.5 Miles
Downtown Stamford	18 Minutes / 12.5 Miles
Wilton Train Station	5 Minutes / 2.4 Miles
South Norwalk Train Station	11 Minutes / 5.6 Miles

New Canaan





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