



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/

JLL SEE A BRIGHTER WAY

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 heigh windows with 5' mullions







Amenities

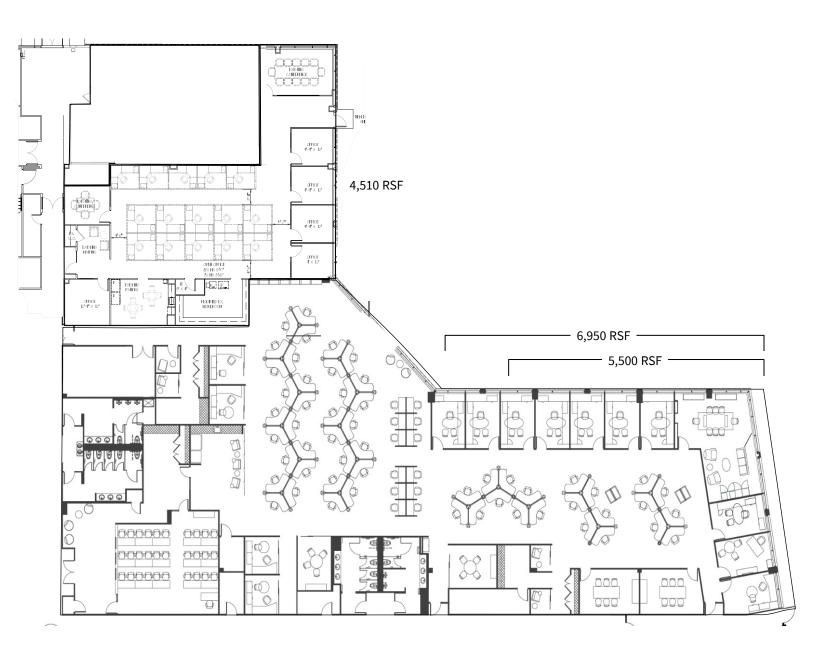
- 100% structured tenant parking
- 2 full-service cafeterias
- Fitness center with country club locker rooms
- Tennis, volleyball and basketball courts
- Horseshoe pit
- 142-seat auditorium
- Two-story atrium lobby with granite flooring
- 2 high-speed elevators
- Redundant main building power

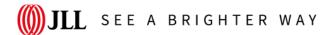




Floorplans

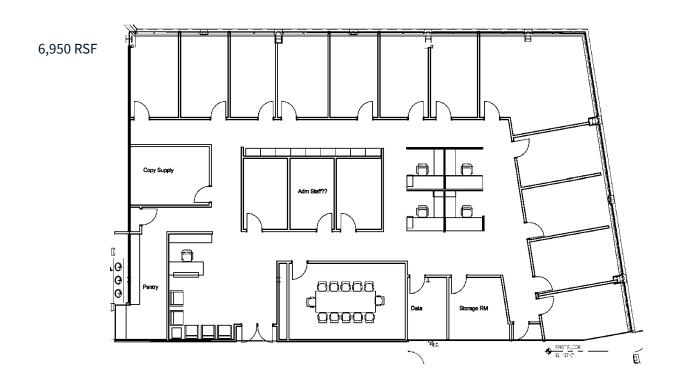
1st Floor: 4,510 RSF – 16,033 RSF

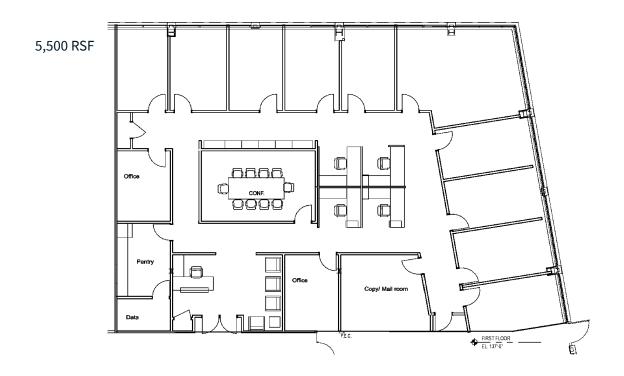


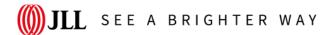


Floorplans

1st Floor: Test Fits



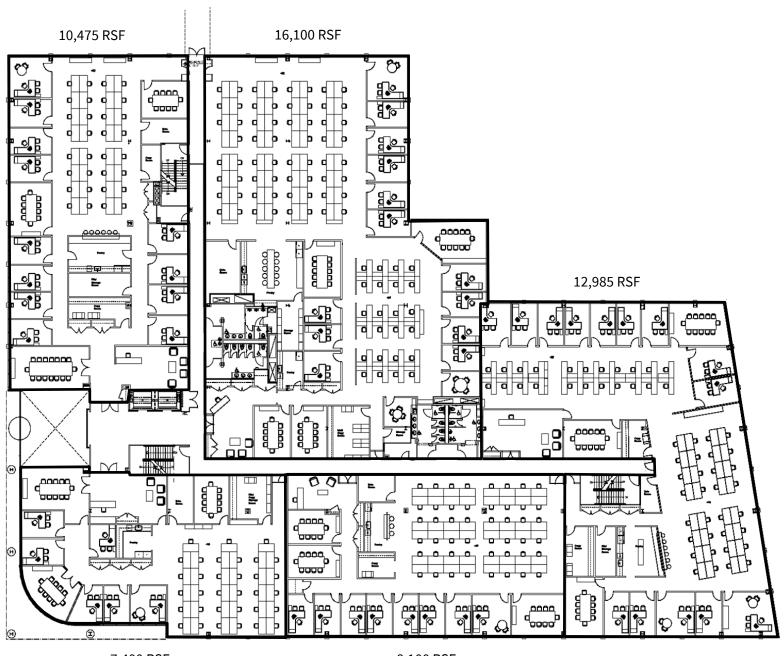




Floorplans

2nd Floor: 55,060 RSF

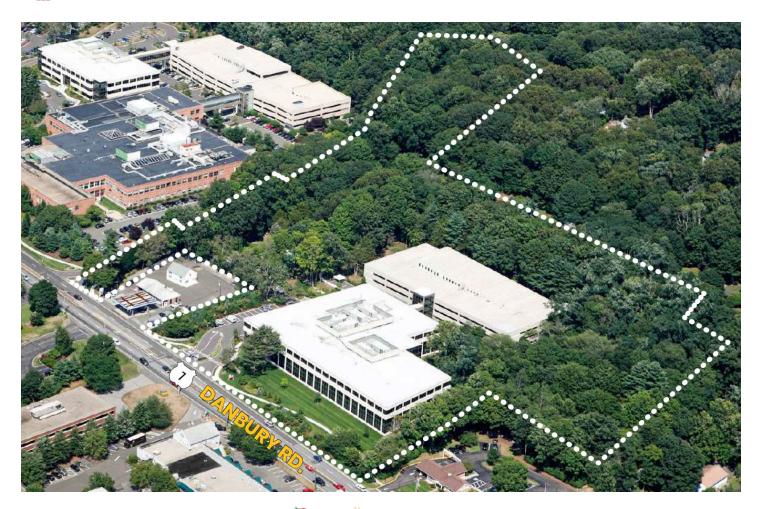
Multi-tenant Plan



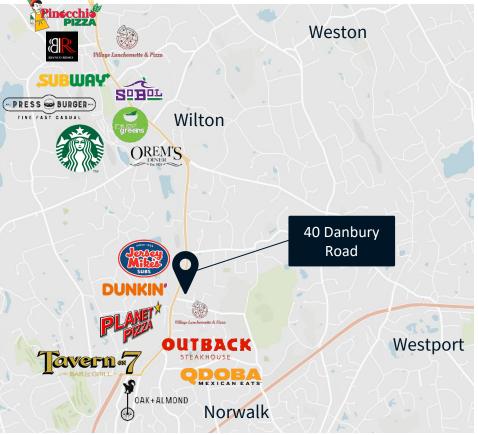
7,400 RSF

8,100 RSF

JLL SEE A BRIGHTER WAY

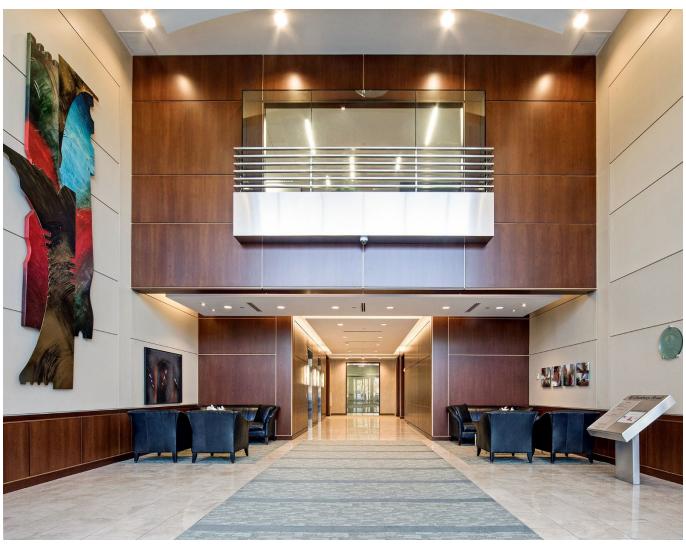


Location	Driving Time/Distance
Route 7 Connector	3 Minutes / 1 Mile
Exit 41 Merritt Parkway - Westport	10 Minutes / 5.2 Miles
I-95	8 Minutes / 4.5 Miles
Downtown Wilton	5 Minutes / 2.5 Miles
Downtown New Canaan	15 Minutes / 6.5 Miles
Downtown Stamford	18 Minutes / 12.5 Miles
Wilton Train Station	5 Minutes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



JLL SEE A BRIGHTER WAY







Rick Rosencrans
Rick.Rosecrans@jll.com
+1 203 705 2249

Although information has been obtained from sources deemed reliable, neither Owner not JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject of the terms of that agreement. © 2023. Jones Land LaSalle IP, Inc. All rights reserved.