For Lease

92,857 RSF of office/medical space available

1st Floor	Unit A- 3,394 SF Unit B- 3,068 SF Unit C- 13,443 SF Unit D- 7,000 SF
2nd Floor	13,850 SF 8,378 SF 7,400 SF 1,946 SF 1,752 SF
3rd Floor	6,703 SF
5th Floor	33,323 SF

4 Research Drive, Shelton, CT

Space attributes

- On-Site property management
- Full-service cafeteria
- Fitness Center with renovated locker rooms
- Covered parking, parking ratio 4.64/1,000 SF
- Fiber optics and sonnet-ring available
- Building signage available

Location

- Easy access to Route 8 and Merritt Parkway
- Close proximity to Shelton restaurants and shopping
- Major hotels, shopping centers, cafes and restaurants all located within walking distance

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Availabilities

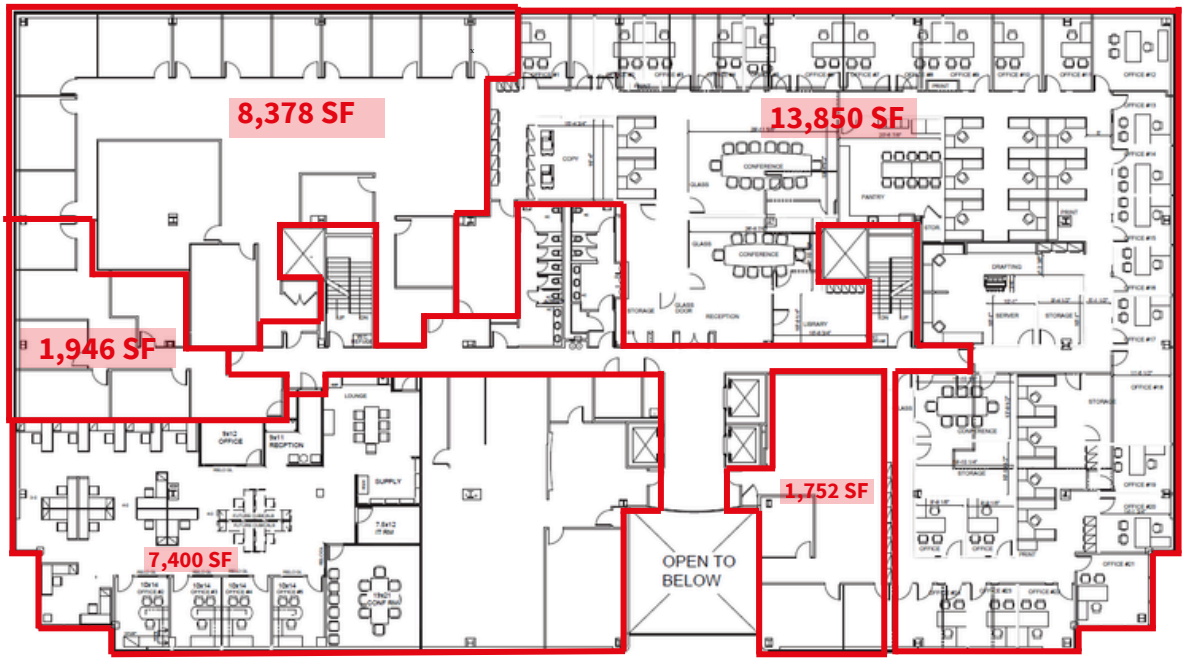
- Unit A- 3,394 SF
- Unit B- 3,068 SF
- Unit C- 13,443 SF
- Unit D- 7,000SF

4 RESEARCH - 1ST FLOOR

Availabilities

- 13,850 SF
- 8,378 SF
- 7,400 SF
- 1,946 SF
- 1,752 SF

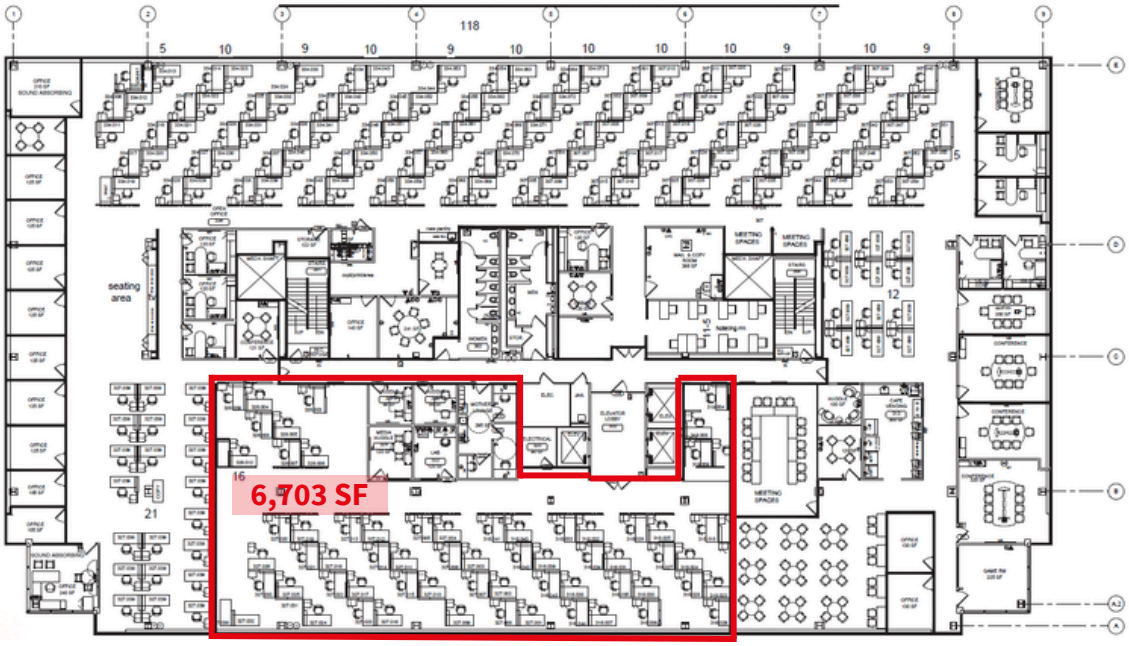
4 RESEARCH - 2ND FLOOR



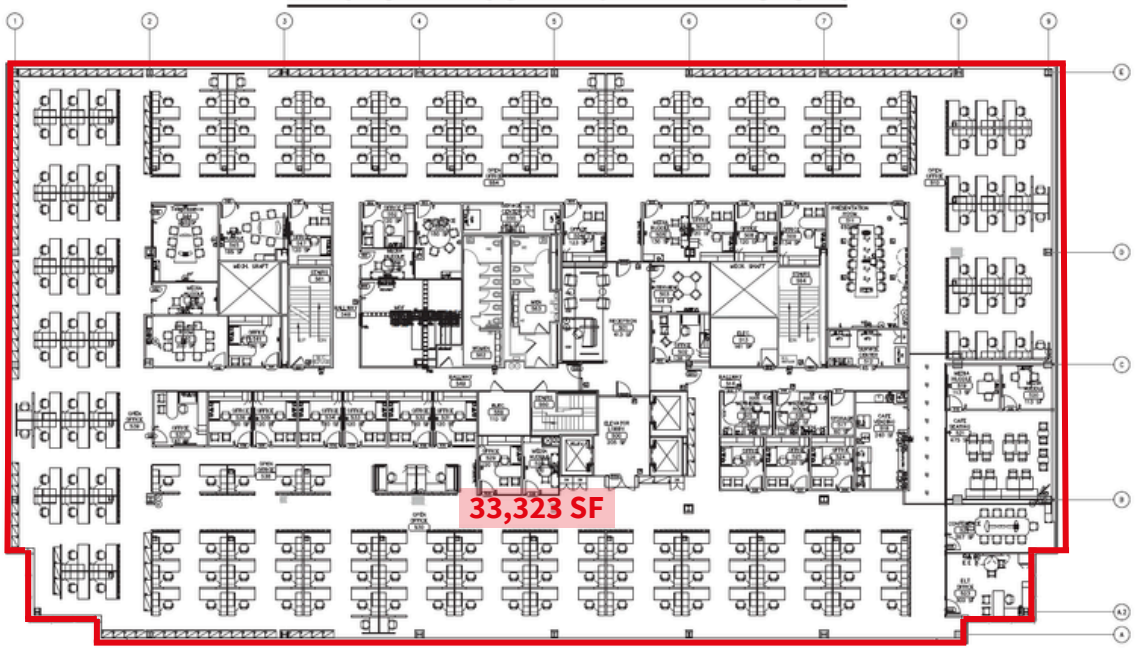
Availabilities

- 6,703 SF

4 RESEARCH - 3RD FLOOR



Availabilities

- 33,323 SF

4 RESEARCH - 5TH FLOOR