

**39 LOCUST AVENUE
NEW CANAAN, CONNECTICUT**

OFFICE SPACE AVAILABLE



Building Size:	12,600 sq. ft.
Space Available:	1,150 sq. ft. 2nd floor
Height:	3 Stories
Use:	Office Space
Parking:	3 per 1,000 sq. ft. & visitor parking
Base Rent:	\$35.00 per sq. ft. plus electric
Other Cost:	Increases in real estate taxes and building expenses passed through to tenant on a pro rata basis over the base year.
Other:	Landlord will renovate to tenant's needs on turnkey basis

Exclusive Agent
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