

PLAZA WEST

100 MILL PLAIN ROAD, DANBURY, CT



Cushman & Wakefield, as exclusive advisor, is pleased to present for sale 100 Mill Plain Road in Danbury, CT.

100 Mill Plain Road is a well-located, multi-tenant office and medical office property comprising 92,319 SF across four stories. The building is currently 38% leased to 12 tenants and features a diversified rent roll anchored by a mix of financial services, medical, and professional services users. The building's flexible floorplans are highlighted by retail-style ground floor space, which includes a retail bank branch and three medical office suites, providing strong visibility, convenient access, and functionality that appeals to both office and healthcare-oriented tenants.

The property is strategically positioned along Mill Plain Road, one of Danbury's primary commercial corridors, offering excellent access to Interstate 84 and direct connectivity to Fairfield County, greater Connecticut, and the Hudson Valley. The location benefits from strong surrounding retail density, with a wide array of dining, shopping, and daily services in close proximity, enhancing the building's appeal to tenants and employees alike. Ample parking, efficient floor plates, and strong frontage further support leasing across a broad range of tenant sizes and uses.

100 Mill Plain Road represents a compelling value-add investment opportunity. With a significant portion of the building currently vacant, there is an ability to create meaningful upside through lease-up, capitalize on continued demand for medical and healthcare-related space, and explore alternative or complementary uses where appropriate. The combination of an adaptable building design, institutional-quality location, and favorable market fundamentals positions 100 Mill Plain Road as an attractive opportunity to enhance cash flow and long-term value through proactive management and strategic leasing execution.



92,319
BUILDING SF



4.11
ACRES



38%
OCCUPANCY



12
TENANTS



2,952
AVG. TENANT SF



\$24.79
AVG. RENT PSF

Compelling Value-Add Opportunity

Flexible & Adaptable Floorplates

Amenity-Rich Mill Plain Road Location

Northern Fairfield County Economic Hub

Large Population Base with Relative Affordability



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