

70 Old Kings Highway North, Darien, CT



To arrange a tour please contact
Robert Lewis
203-226-7101 Ext 7
robert@vidalwettenstein.com

AVAILABLE FOR SALE OR LEASE 3,300 SF Office Building

- Potential expansion
- Abundant parking
- Immediate occupancy
- Many new upgrades to mechanicals, windows and flooring
- Accessible from I-95 Exit 11, 12 & 13
- Located in downtown Darien, within walking distance to train station, restaurants & upscale retail.
- Additional separate carriage house residential income producing component with attractively landscaped yard on site.
- **Sale price: ~~\$1,699,000~~ Reduced: \$1,599,000**
- Lease rate: \$30.00 PSF gross + utilities

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



SIOR

Individual Members

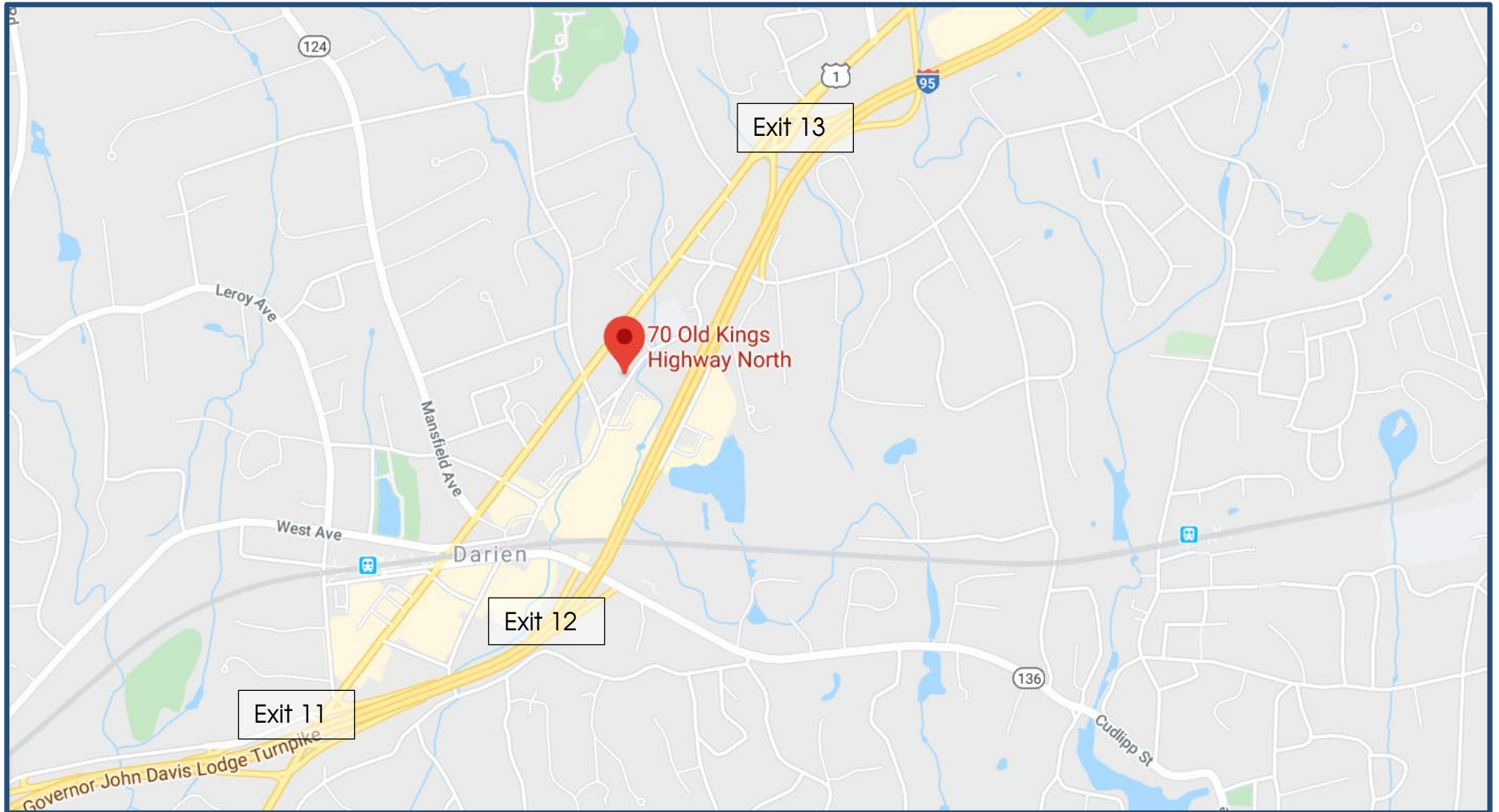
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

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ISSUED FOR DATE
 CLIENT REVIEW 9/21/12
 FIRE MARSHAL 10/2/12
 FIRE MARSHAL 10/3/12
 ARB REVIEW 10/11/12
 PAZ APPLICATION 10/11/12
 CLIENT REVIEW 2/28/13
 REVISED 3/7/13
 IN-HOUSE REVIEW 4/10/13

NEIL HAUCK ARCHITECTS
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 859 Post Road Darien, CT 06830
 neilhauckarchitects.com

PROJECT
 ALTERATIONS TO
 CEDAR MOUNTAIN MGMT
 OFFICES
 TITLE
 ARCHITECTURAL SITE
 PLAN

JOB NUMBER
 1210
 DATE
 4/10/13

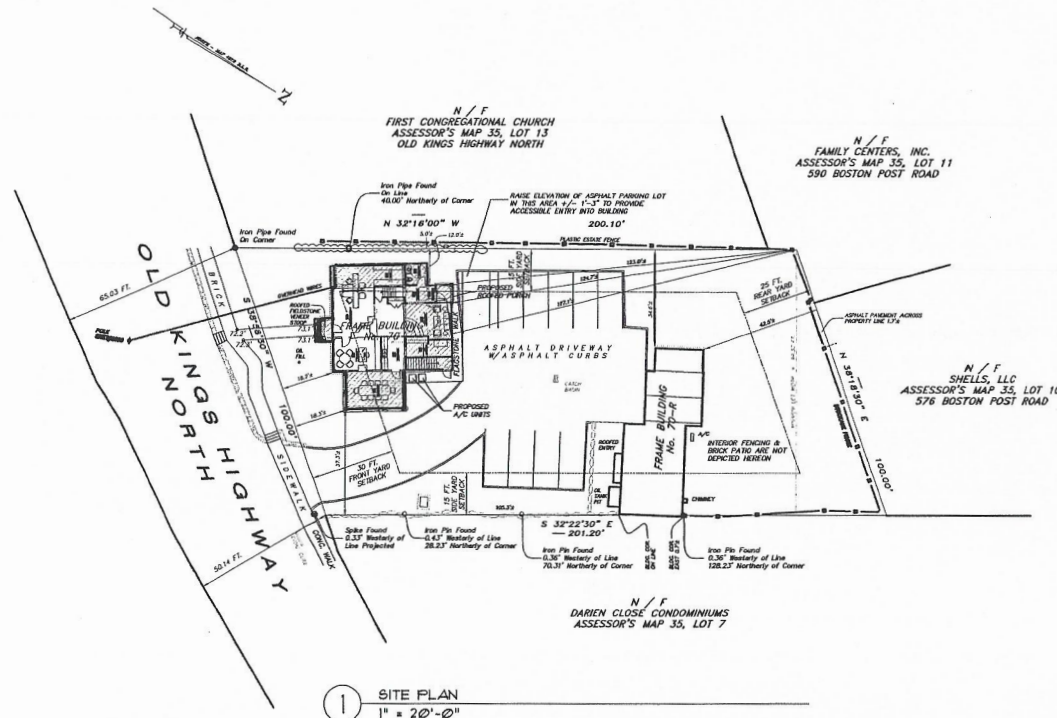
SP-1

ZONING CHART 70 OLD KINGS HIGHWAY NORTH			
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	1/2 ACRE (20,790 SQ. FT.)	0.43546 ACRE (18,967 SQ. FT.)	NO CHANGE
MIN. WIDTH	80 FEET	94.37 FEET	NO CHANGE
MIN. FRONTAGE	80 FEET	100.00 FEET	NO CHANGE
MIN. DEPTH	100 FEET	200.10 FEET	NO CHANGE
MIN. FRONT YARD	30 FT (SEE NOTE A)	18.28 FT (SEE NOTE A)	NO CHANGE
MIN. SIDE YARD	15 FT (SEE NOTE B)	0.04 FT (SEE NOTE B)	NO CHANGE/15.04 FT (SEE NOTE B)
MIN. REAR YARD	25 FT (SEE NOTE C)	122.16 FT (SEE NOTE C)	NO CHANGE
MAX. BUILDING HEIGHT (STORIES)	2 STORES	2 STORES	NO CHANGE
MAX. BUILDING HEIGHT (FEET)	28 FEET	< 28 FEET	NO CHANGE
MAX. BUILDING COVERAGE	DETERMINED BY FAR	N/A	N/A
MIN. FRONT LANDSCAPE DEPTH	30 FT	18.28 FT	NO CHANGE
MAX. DEVELOPED SITE AREA	70K	< 50K	< 50K
MIN. SETBACK FROM ANY RESIDENTIAL OR DOR ZONE	25 FT.	> 25 FT.	NO CHANGE
MAX. FLOOR AREA RATIOS	0.40 OF FIRST 10,000 S.F. OF LOT AREA PLUS 0.50 OF ALL LOT AREA OVER 10,000 S.F.	NOT MEASURED	3,176 SF
MAX. FLOOR AREA OF ALL DWELLING UNITS	1,000 SQ. FT. (SEE NOTE D)	N/A	N/A

REFER TO SECTION 625 OF THE DARIEN ZONING REGULATIONS FOR NOTES A THROUGH D AS REFERRED TO ABOVE.

ZONING CHART 70 - R OLD KINGS HIGHWAY NORTH			
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	1/2 ACRE (20,790 SQ. FT.)	0.43546 ACRE (18,967 SQ. FT.)	NO CHANGE
MIN. WIDTH	80 FEET	94.37 FEET	NO CHANGE
MIN. FRONTAGE	80 FEET	100.00 FEET	NO CHANGE
MIN. DEPTH	100 FEET	200.10 FEET	NO CHANGE
MIN. FRONT YARD	30 FT (SEE NOTE A)	105.34 FT. (SEE NOTE A)	NO CHANGE
MIN. SIDE YARD	15 FT (SEE NOTE B)	0.78 (1) (SEE NOTE B)	NO CHANGE
MIN. REAR YARD	25 FT (SEE NOTE C)	62.84 FT (SEE NOTE C)	NO CHANGE
MAX. BUILDING HEIGHT (STORIES)	2 STORES	2 STORES	NO CHANGE
MAX. BUILDING HEIGHT (FEET)	28 FEET	< 28 FEET	NO CHANGE
MAX. BUILDING COVERAGE	DETERMINED BY FAR	NOT MEASURED	NOT MEASURED
MIN. FRONT LANDSCAPE DEPTH	30 FT	18.28 FT	NO CHANGE
MAX. DEVELOPED SITE AREA	70K	< 70K	NO CHANGE
MIN. SETBACK FROM ANY RESIDENTIAL OR DOR ZONE	25 FT.	> 25 FT.	NO CHANGE
MAX. FLOOR AREA RATIOS	0.40 OF FIRST 10,000 S.F. OF LOT AREA PLUS 0.50 OF ALL LOT AREA OVER 10,000 S.F.	NOT MEASURED	NOT MEASURED
MAX. FLOOR AREA OF ALL DWELLING UNITS	1,000 SQ. FT. (SEE NOTE D)	NOT MEASURED	NOT MEASURED



REFER TO SECTION 625 OF THE DARIEN ZONING REGULATIONS FOR NOTES A THROUGH D AS REFERRED TO ABOVE.
 (1) FOR ZONING PURPOSES, THE MINIMUM EXISTING SIDE YARD MAY, IN THIS CASE, BE INTERPRETED TO BE ZERO FEET.



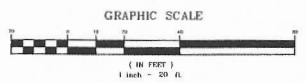
1 SITE PLAN
 1" = 20'-0"

NOTE:
 LOT LINES HAVE BEEN TAKEN FROM A 'CLASS A-2' SURVEY DATED OCTOBER 11, 2009 BY WILLIAM W. SETHOUR AND ASSOCIATES, P.C. LAND SURVEYORS

LEGEND

-  PORTION OF EXISTING BUILDING TO BE REMOVED
-  PROPOSED NEW ADDITION

LOT AREA = 18,967± Sq. Ft. OR 0.4354± ACRE

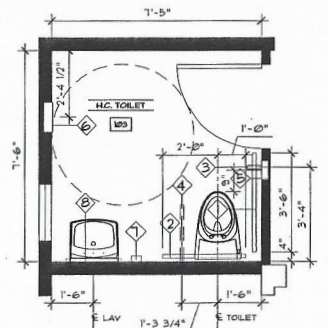


70 & 70-R OLD KINGS HIGHWAY NORTH
 DARIEN, CONNECTICUT
 ASSESSOR'S MAP 35, LOT 14
 PROPERTY IS LOCATED IN A 'DB - 2' ZONE.

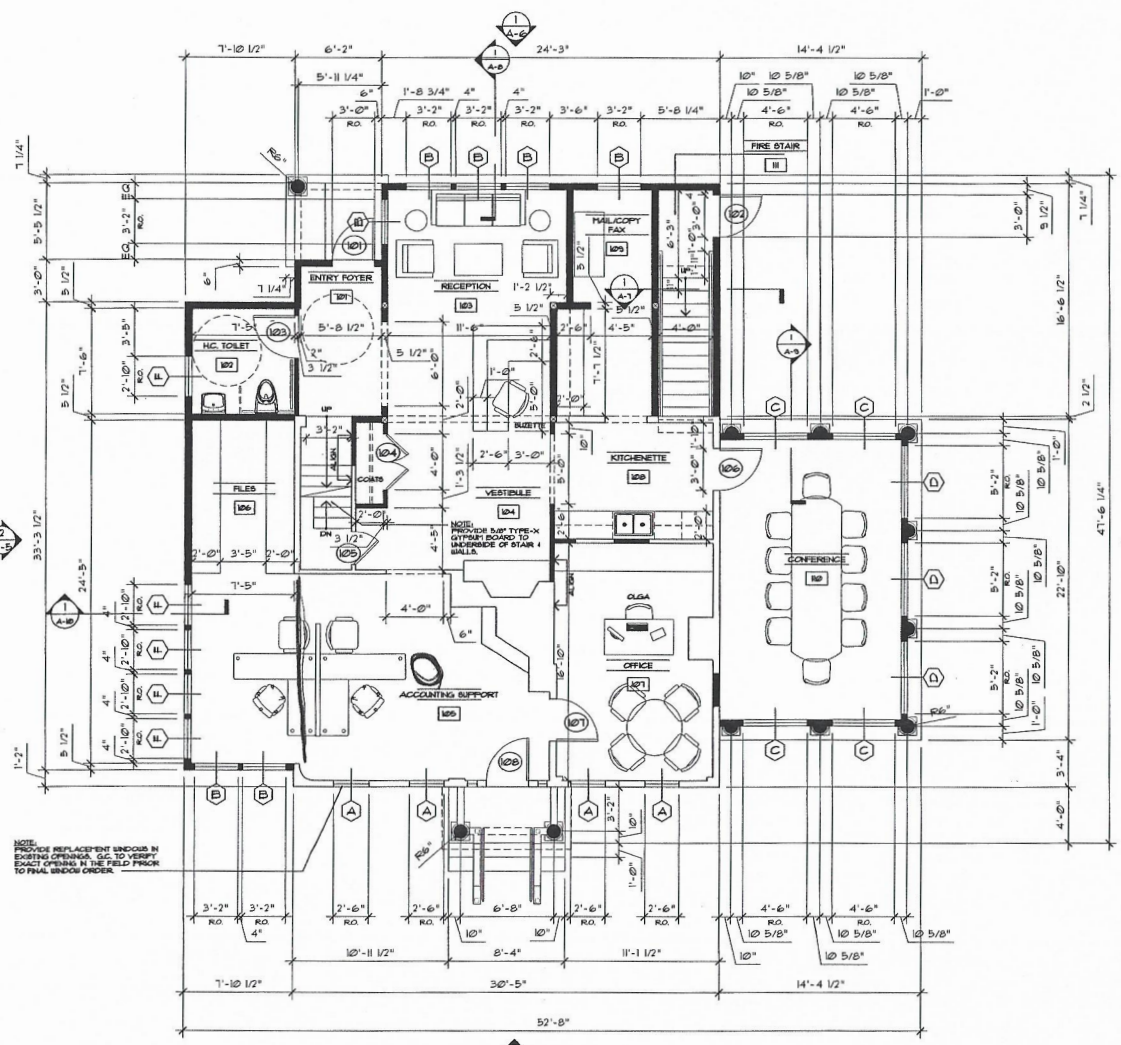
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TOILET ACCESSORIES SCHEDULE		5/20/12		
TYPE	DESCRIPTION	MANUFACTURER MODEL NUMBER	FINISHING HEIGHT	REMARKS
1	4" Grab Bar with Pinned Grip	Bobrick B4000-35-D	Centerline of Bar at 33" AFF	See plan for location
2	36" Grab Bar with Pinned Grip	Bobrick B4000-35-36	Centerline of Bar at 33" AFF	See plan for location
3	18" Grab Bar with Pinned Grip	Bobrick B4000-35-18	Mount Bar Vertically w/ Bol. = 30"-4" AFF	See plan for location
4	20" Pull-Down Grab Bar with Pinned Grip	Bobrick D455035	Centerline of Bar at 33" AFF	See plan for location
5	Recessed Toilet Paper Dispenser	Bobrick S4388	Bottom of Dispenser at Fin. 5" AFF	See plan for location
6	Recessed Paper Towel Dispenser and Waste Disposal	Bobrick D4343	Top of Dispenser at 54" AFF	See plan for location
7	Soap Dispenser	Bobrick B2311	Publication at 44" AFF	See plan for location
8	18" Floor with Stainless Steel Frame	Bobrick B233-2436	Bol. Edge of Rail. Surface at 30" AFF	See plan for location

- NOTES:
1. Provide Type 304 Stainless Steel with #4 finish on all items.
 2. Manufacturer shall be Bobrick, or approved equal (ASI, Bradley, or McKinlay/Parker).
 3. Provide solid blocking for ALL grab bars and misc. accessories as required.



2 H.C. TOILET PLAN
1/2" = 1' - 0"



1 FIRST FLOOR PLAN
1/4" = 1' - 0"

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NEIL HAUCK ARCHITECTS
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 OFFICES
 TITLE
 FIRST FLOOR PLAN AND
 SECOND FLOOR PLAN

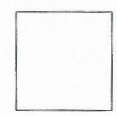
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 neilhauckarchitects.com



PROJECT
 ALTERATIONS to
 CEDAR MOUNTAIN MGMT
 OFFICES
 TITLE
 SECOND FLOOR PLAN AND
 ATTIC FLOOR FRAMING
 PLAN

JOB NUMBER
 1210
 DATE
 4/10/13

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