

OFFICE SPACE FOR LEASE

88 Ryders Lane, Stratford, CT

To arrange a tour contact:
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VIDAL/WETTENSTEIN, LLC


SIOR Individual Members
Society of Industrial & Office Realtors



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

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

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OFFICE SPACE AVAILABLE IN RYDERS LANDING

Space from 548 to 7,070 sq. ft. units on 2nd floor

Many new updates to Ryders Landing property and buildings as well as modifications to transportation routes and traffic flow!

- Parking for 400+ vehicles
- Parking lot resurfaced & stripped
- 8 Minutes to I-95 & 5 minutes to Route 8
- 4 way exchange to Merritt Parkway within view
- Expanding walk ways
- Bus line at Ryder's Landing
- Owners will do a test fit for prospective tenant
- Owners have in house construction team

SPACE DETAILS

Location strong for commuters

Supporting amenities on site

Elevator

Spaces have separate gas and electric meters

Immediate Occupancy

Lease Rate Reduced!! \$17.50 PSF + Utilities + .50 PSF cam charges

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Location:
Exit 53 from CT-15/ Merritt Parkway.



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Access to Merritt Parkway

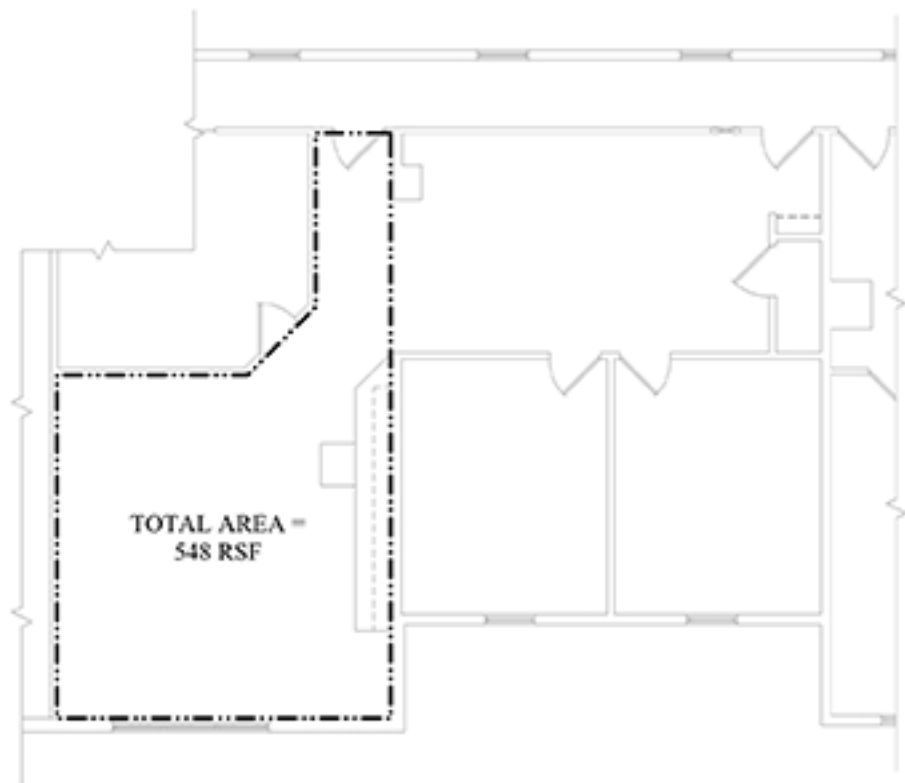
Commuter Lot



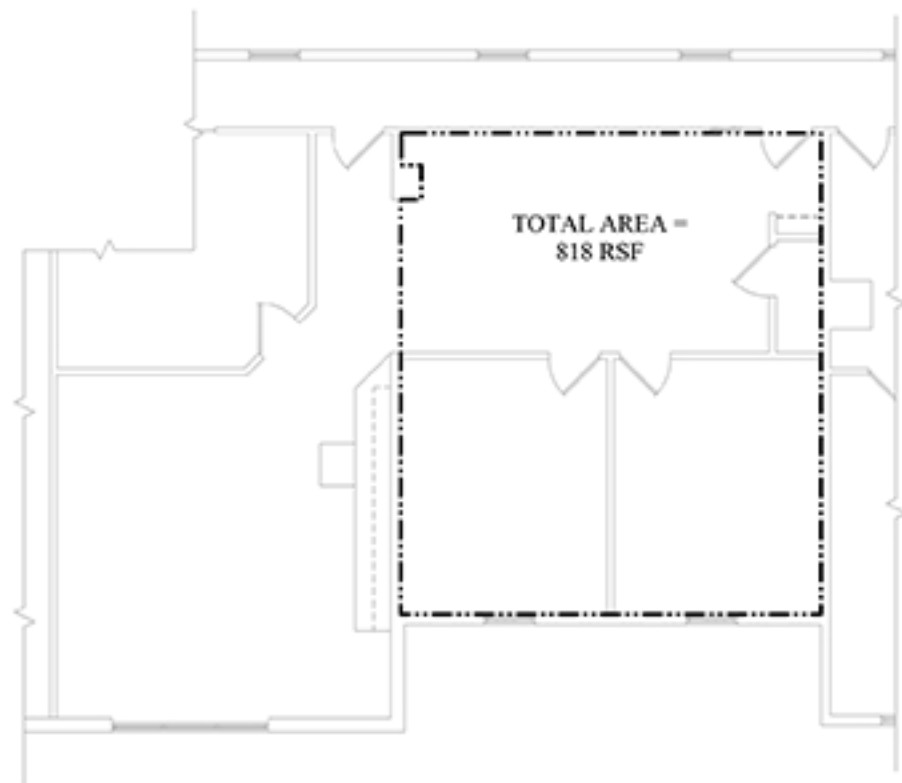
PARTIAL SECOND FLOORPLAN
STRATFORD, CONNECTICUT



ANTINUZZI ASSOCIATES
ARCHITECTURE & INTERIORS



TOTAL AREA =
548 RSF



TOTAL AREA =
818 RSF

EXISTING SECOND FLOOR PLAN (PARTIAL)

SCALE: 1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"