

## **40 Mungertown Road 2<sup>nd</sup> Floor, Madison, CT**

- **2933 Sq. Ft. 2<sup>nd</sup> Floor Office space in brand new building.**
- **Entire 2<sup>nd</sup> Floor for lease. Owner (Milano Development) occupies entire 1<sup>st</sup> Floor.**
- **Two stairwells. Two restrooms.**
- **Standby generator. Utilities and dumpster included. No common charges.**
- **Building ready for occupancy within 30 days. Tenant improvements negotiable.**

### **1) View from Orchard Park Road**



**2) View from Mungertown Road**



**3) 2<sup>nd</sup> Floor Office Space**



**4) 2<sup>nd</sup> Floor Office Space**



# 5) Floor Plan

Note: Restroom area as-built varies slightly

