

STAMFORD  
CONNECTICUT

FLEX/OFFICE FOR LEASE  
44 COMMERCE ROAD



SITE

ENTRANCE

Commerce Rd



ROYAL  
PROPERTIES



STAMFORD  
CONNECTICUT

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44 COMMERCE ROAD



**AVAILABLE:**

2,772 SF – First Floor (Flex)  
13,672 SF – Second Floor (Office)

**CO-TENANTS:**

Pure Hockey, Sola Salon Studios, and West Side Bodybuilding

**NEIGHBORING TENANTS:**

Concentra Urgent Care, Tesla (coming soon), Stamford Health Medical Group, Liberation Programs (coming soon), DaVita Stamford Dialysis, K9 Pet Resorts, Greenwich Auctions, Ring's End, Freepoint Commodities, WindowRama, West Stone Supply, ShopRite, Banfield Pet Hospital, Palm Beach Tan, Dunkin', T-Mobile, Orangetheory Fitness, First County Bank, Subway, Domino's Pizza, Stop & Shop, Home Depot, CVS, Wendy's, Ethan Allen, Starbucks, Taco Bell, Edge Fitness, Hyatt Hotel and many more

**PROPERTY HIGHLIGHTS:**

- 36,516 SF Flex/Office Building
- 2 Stories
- 2.6 Acre Lot
- 105 Parking Spaces
- Built in 1960
- Ceiling Heights:
  - 1<sup>st</sup> Floor: 11'3" to Underside of A/C Duct; 14'6" to Beam & 16'3" to Deck
  - 2<sup>nd</sup> Floor: 11'11" to Beam and 14'8" to Deck

**RENT:**

Call for Details

**CAM/TAXES:**

\$6.12/SF (Includes Electric)

For More Information,  
Please Contact:

914-237-3400

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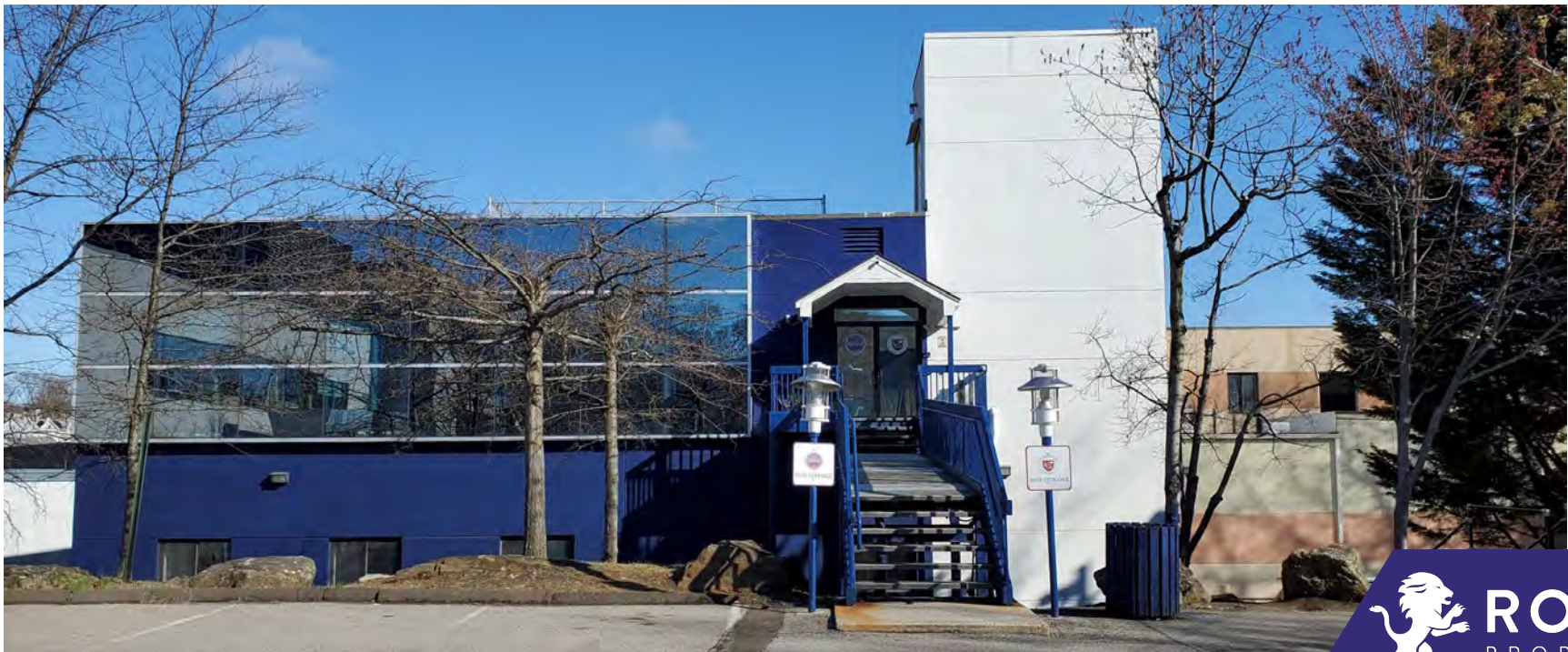
**ROYAL**  
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EXTERIOR PHOTOS





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PHOTOS  
FIRST FLOOR





FLEX/OFFICE FOR LEASE  
44 COMMERCE ROAD

INTERIOR PHOTOS  
SECOND FLOOR

STAMFORD, CT





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SITE PLAN

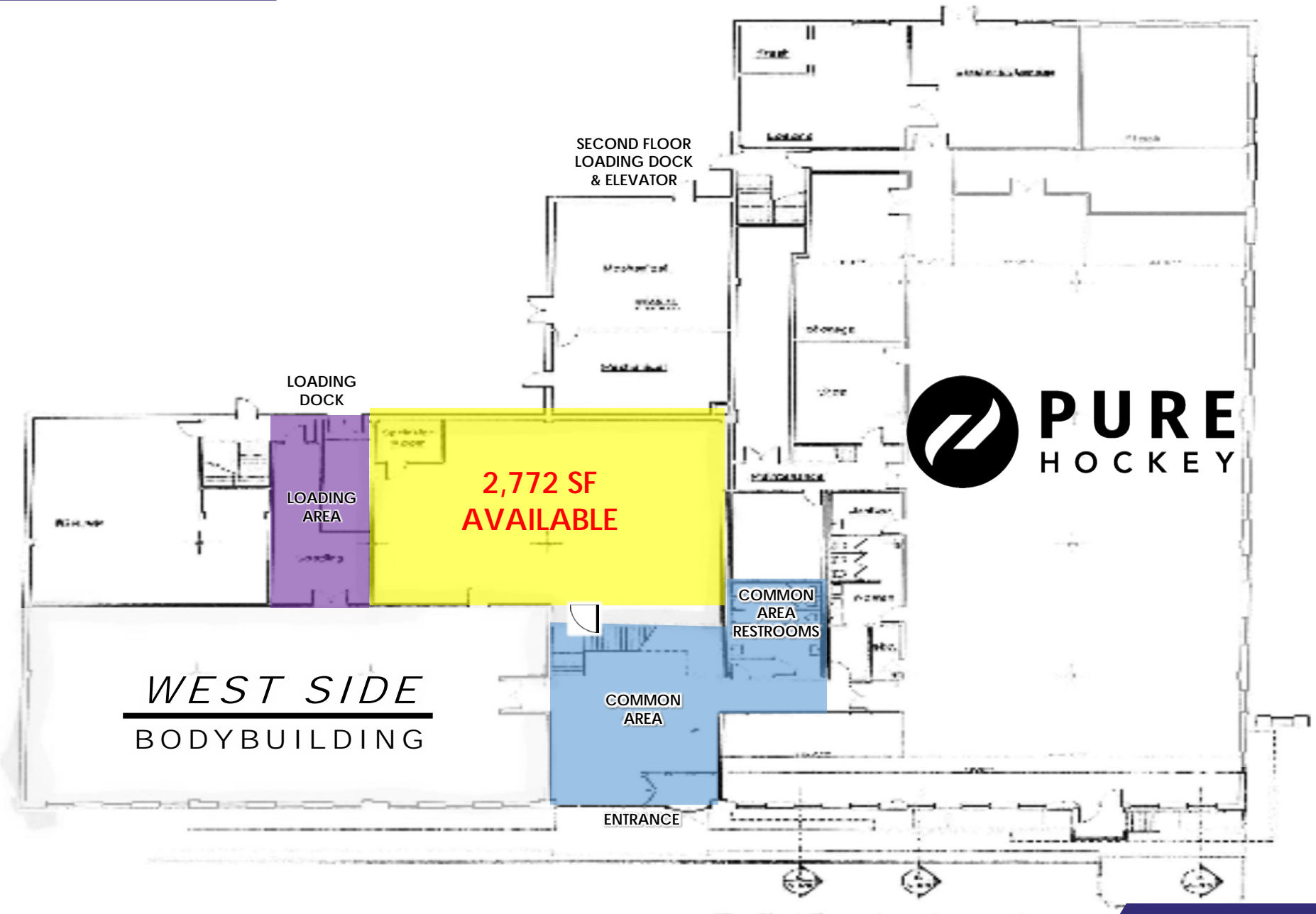
STAMFORD, CT



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FLOOR PLAN  
FIRST FLOOR



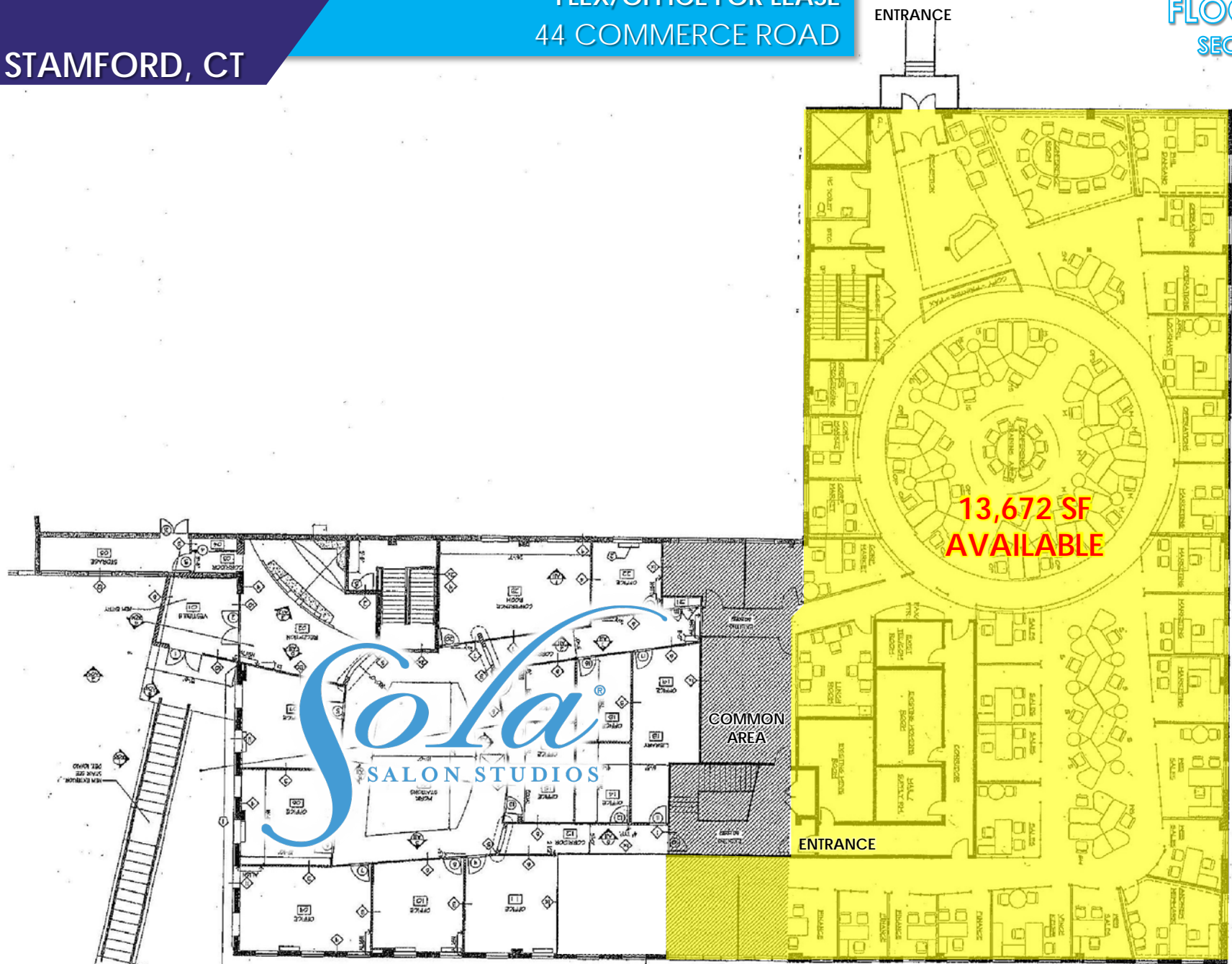
COMMERCE ROAD



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FLOOR PLAN  
SECOND FLOOR



COMMERCE ROAD





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107,900 CPD

EXIT 6



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ETHAN ALLEN



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COMMERCE ROAD



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HARVARD AVENUE

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