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# FAR MILL CROSSING

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SHELTON, CONNECTICUT

158,936 SF FOR LEASE

# ① FAR MILL CROSSING



## PROPERTY DESCRIPTION

Tucked away in the wild beauty of a New England hardwood forest, 1 Far Mill Crossing sits on a 68-acre landscaped campus—a perfect place to take a break from a busy workday. Enjoy an on-site full service cafeteria, both the fitness and conference centers could be designed to fit tenant needs. 1 Far Mill Crossing is conveniently located less than one-half mile from Route 8 and directly across Route 8 from a variety of dining, shopping and services options.

## HIGHLIGHTS

The Far Mill Crossing Campus consists of three interconnected office buildings accessibly located immediately east of Route 8, in Shelton, Connecticut. An atrium lobby with ceramic tile floors admits extensive natural light, creating a warm and welcoming atmosphere. A reception and security station in the lobby is staffed by a security guard during business hours. Common areas have carpeting and brick walls. Artwork placed throughout the buildings contributes to the high-quality Class A environment.

The Property offers a highly desirable combination of the best characteristics of suburban campuses and downtown buildings, including first class amenities, easy access, and plentiful parking in a beautiful park-like campus setting.

## FEATURES & AMENITIES

- Class A
- Full-service cafeteria
- Fitness center
- Conference center
- 68-acre landscaped campus
- At exit 12 on Route 8

## PROPERTY FACTS

- 307,000 SF
- 3 Stories
- Building A: 1982/2002
- Building B: 1982/1998
- Building C: 1989/2005
- 971 Parking Spaces
- Parking ratio 4/1,000 SF

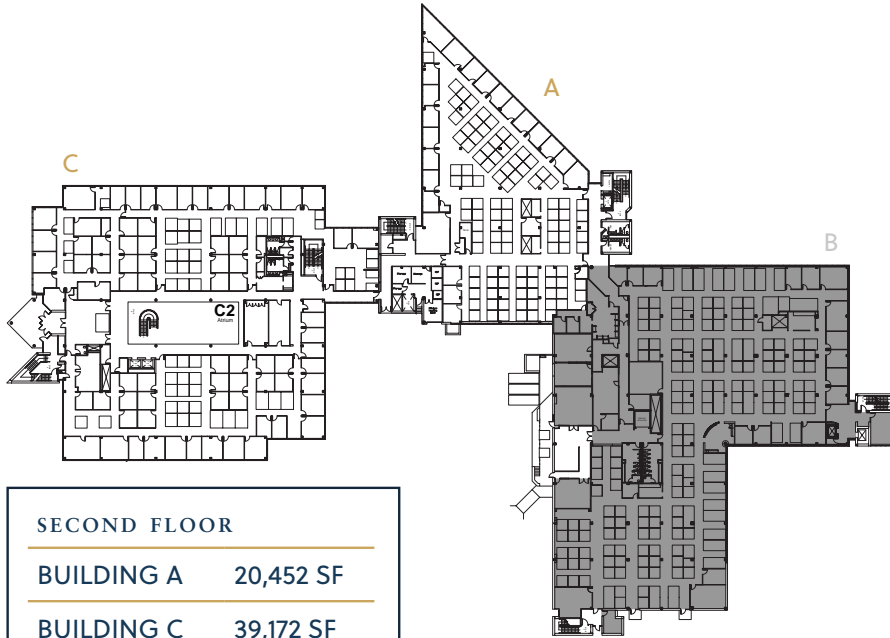
## KEY DIFFERENTIATORS

- Location
- Natural Setting

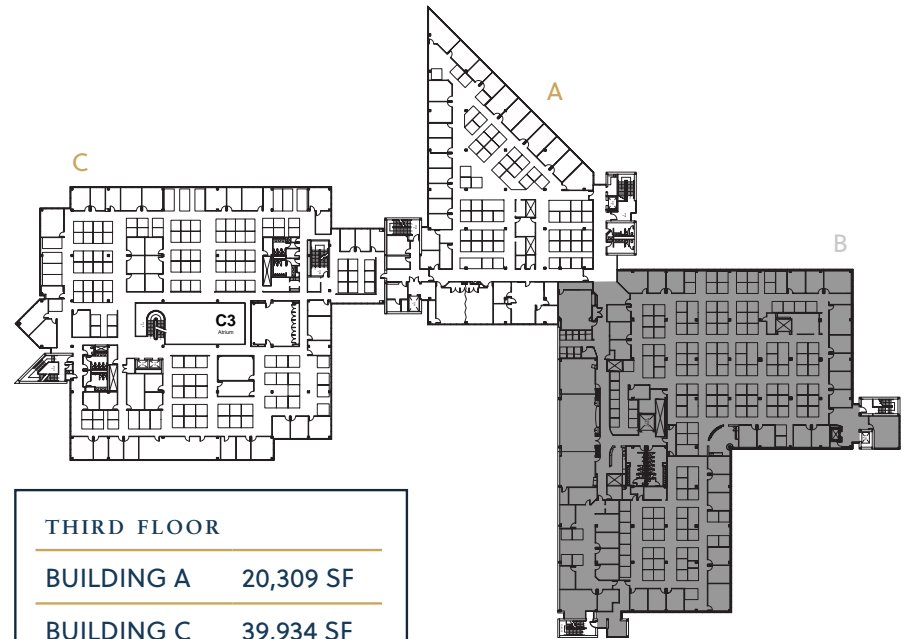
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AVAILABILITY

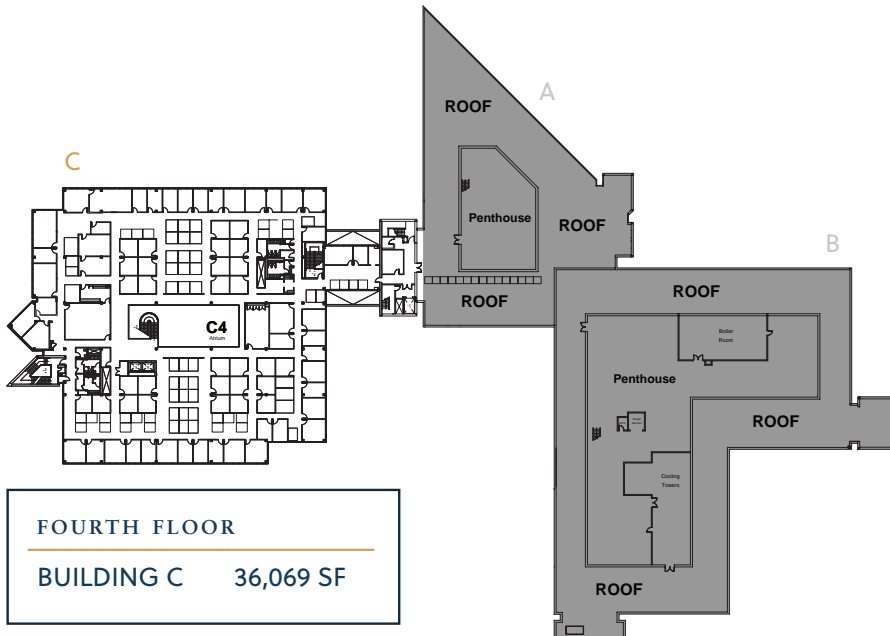
158,936 SF available July 1, 2022



SECOND FLOOR	
BUILDING A	20,452 SF
BUILDING C	39,172 SF



THIRD FLOOR	
BUILDING A	20,309 SF
BUILDING C	39,934 SF



FOURTH FLOOR	
BUILDING C	36,069 SF

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## ON-SITE AMENITIES

The campus' welcoming three-story atrium lobby greets arriving employees and guests with natural light and a contemporary design. Professionally designed landscaped property includes large mature trees, colorful flowers, shrubbery, lawns, with a central lake with a fountain highlight the park-like environment of this beautifully landscaped property.



**FULL-SERVICE CONFERENCE CENTER**



**FULL-SERVICE CAFETERIA**



**FITNESS FACILITY**



# ① FAR MILL CROSSING



Walmart

Wendy's

The UPS Store  
DUNKIN'  
SUBWAY  
common grounds

CHASE

Starbucks

DUNKIN'

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FIVE GUYS  
BURGERS and FRIES

T.J. Maxx

STOP & SHOP

ShopRite

## LOCATION

The Far Mill Crossing Campus is accessibly located immediately east of Route 8, less than 50 miles southwest of the state capital of Harford, in Shelton, Connecticut. The scenic splendor and bucolic charm of the rustic countryside is complemented by the urban sophistication of downtown Shelton and pleasant residential neighborhoods. Plentiful parks, open spaces, and other outdoor recreation areas are very popular along the Housatonic River and Dam.

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FOR MORE INFORMATION CONTACT:

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