



The **Executive** Pavilion

90 GROVE STREET RIDGEFIELD CT





The Executive Pavilion

PREMIER EXECUTIVE OFFICES IN THE HEART OF DOWNTOWN

The Executive Pavilion stands as one of Ridgefield's most established and respected professional addresses. Positioned just steps from Main Street, the building places businesses at the center of downtown's vibrant commercial district, surrounded by thriving local retailers, financial institutions, medical providers, cafés, and destination dining.

Long recognized for attracting a high-caliber professional community, The Executive Pavilion at 90 Grove Street, Ridgefield serves as a hub for small businesses, consultants, and corporate satellite offices seeking a polished, credible, and convenient setting. Its walkable location supports a dynamic business environment, offering immediate access to services and amenities that strengthen client relationships and support daily productivity.

With its strong presence in the market and reputation for stability, The Executive Pavilion continues to be a cornerstone of Ridgefield's professional landscape, an address that enhances the stature of the businesses it houses and reflects the enduring strength of the town's commercial core.

About 90 Grove

Situated near the intersection of Main Street and Danbury Road in Ridgefield, Connecticut, The Executive Pavilion offers a variety of medical office, professional private office, and shared office spaces. With easy access to Ridgefield's downtown commercial district, I-84 and Westchester County NY, this class A office building offers flexibility for the area's most prominent and flourishing businesses.

About Ridgefield

Ridgefield offers a prestigious address in Fairfield County, attracting a highly skilled workforce and affluent clientele to its thriving, picturesque business district. With exceptional amenities, walkable retail, and a supportive community, it's an ideal location for professional firms seeking a sophisticated, accessible environment.



Facilities

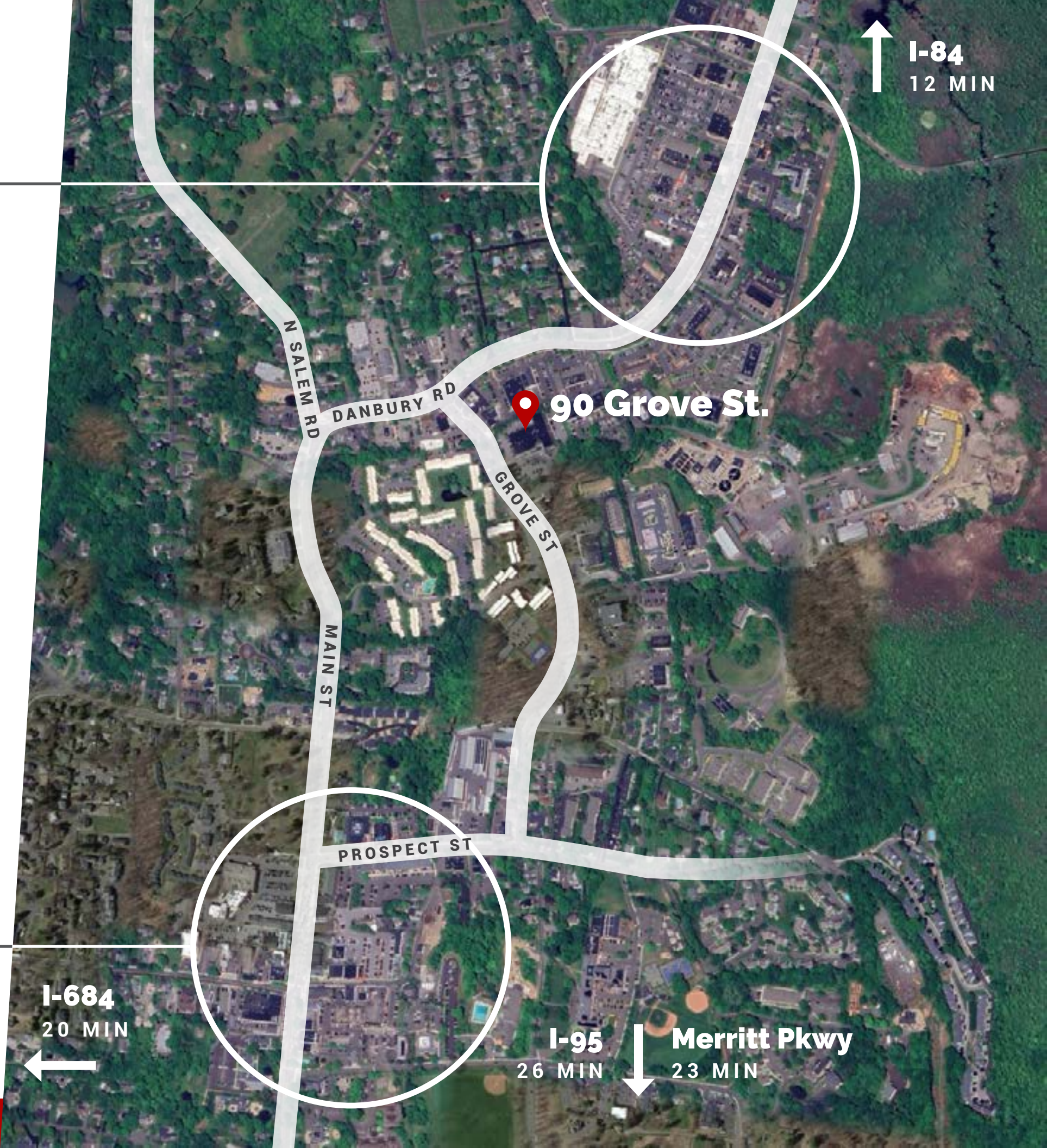
- 1. Executive Lobby**
- 2. Conference Facilities**
- 3. Fitness Center**
- 4. Ample Parking**



Area Businesses

- The Aldrich Museum
- CVS
- The Prospector Theater
- Ridgefield Running Co.
- The Ridgefield Playhouse
- Prime Burger
- Deborah Ann's Sweet Shop
- Books On The Common
- She La La
- Tazza Cafe
- Tablao Wine Bar
- Keller Williams Realty
- Ridgefield Supply Co.
- Sammy & Nat
- Planet Pizza
- Ancona's Wine & Liquors
- 850° Wood Fired Pizza
- Botanika Cafe
- Milillo Farms
- The Frame Shop
- Southport Engineering
- Elizabella's Bake Shop
- Rice And More
- Jaipore
- Bailey's Backyard
- Compass Real Estate
- Ridgefield Bagels

- Stop & Shop
- Starbucks
- Mattress Firm
- Homegoods
- Michaels
- Marshalls
- Ridgefield Montessori
- Party Depot
- Jersey Mike's
- School of Rock
- Walgreens
- Caraluzzi's Wine
- Stretch Lab
- Ridgefield Bicycle Co.
- YNHH Urgent Care
- Ridgefield Prime
- Adam Broderick
- Ridgefield Power Eqpt.
- Bobo's Cafe
- Bareburger
- 109 Cheeses and Wine



I-84
12 MIN

90 Grove St.

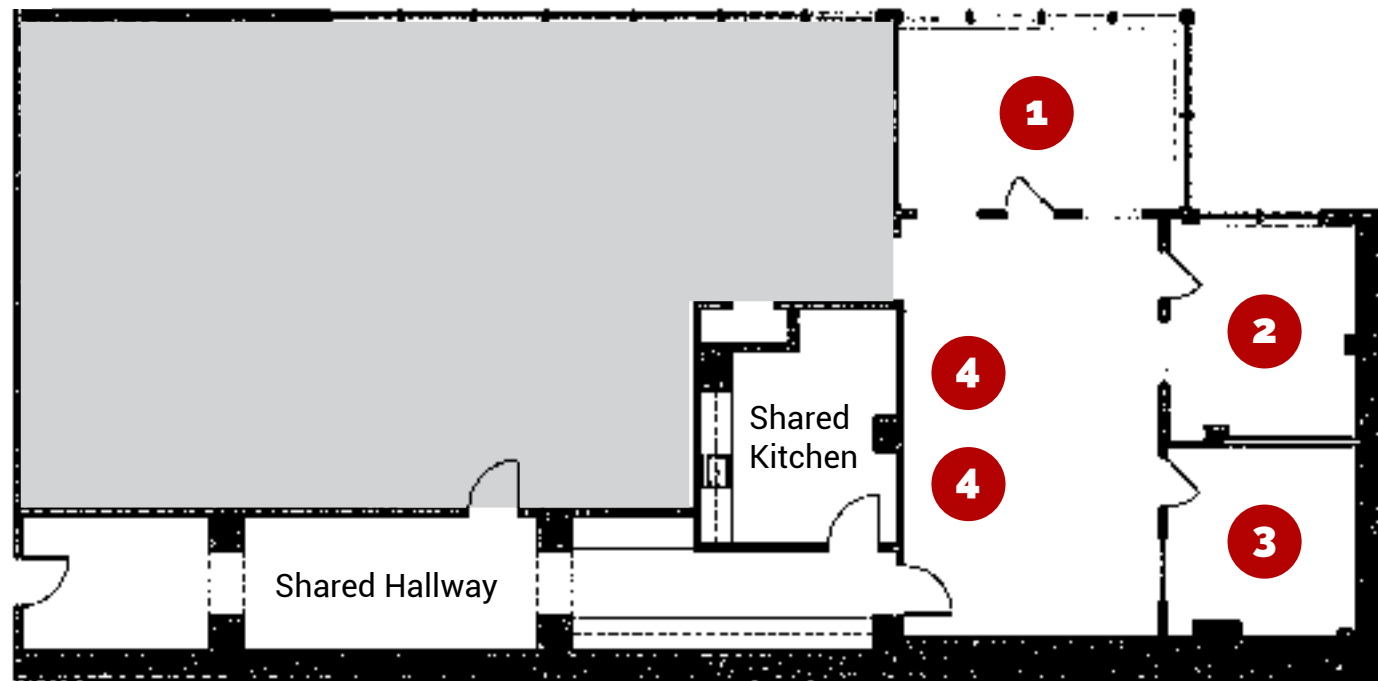
I-684
20 MIN

I-95
26 MIN

Merritt Pkwy
23 MIN

UNIT
01 Sales Office/Suites 1,349 SF

Level office space with windows, and parking at entrance-
Shared kitchen and same-level access to fitness center and
locker rooms. Delivered vacant and available in it's entirety of
1,349 SF for sale or for lease, or as individual office suites.



Offices Suites for Lease

1. Large Window

Large, corner office with windows on two sides, and two windows facing the open office space. Use of shared kitchen.

2. Medium Window

Medium office with windows on one side, and one window facing the open office space. Use of shared kitchen. Two available.

3. Medium Interior

Medium office with one window facing the open office space. Use of shared kitchen.

4. Workstation

One workstation in the open office space. Use of shared kitchen. Two available.

UNIT

02 Sale 1,298 SF

2
1
G

Garden-level office space of 1,298 SF delivered with current lessees, collection of three businesses, in place, on short-term leases with a gross rent of \$38,760/year.

Sale

\$194,700

\$150/SF



UNIT

108/109 Sale/Lease 2,344 SF

2
1
G

First floor executive office space of 2,344 SF delivered either vacant, or with current lessee in place with a gross rent of \$64,460/year.

Sale

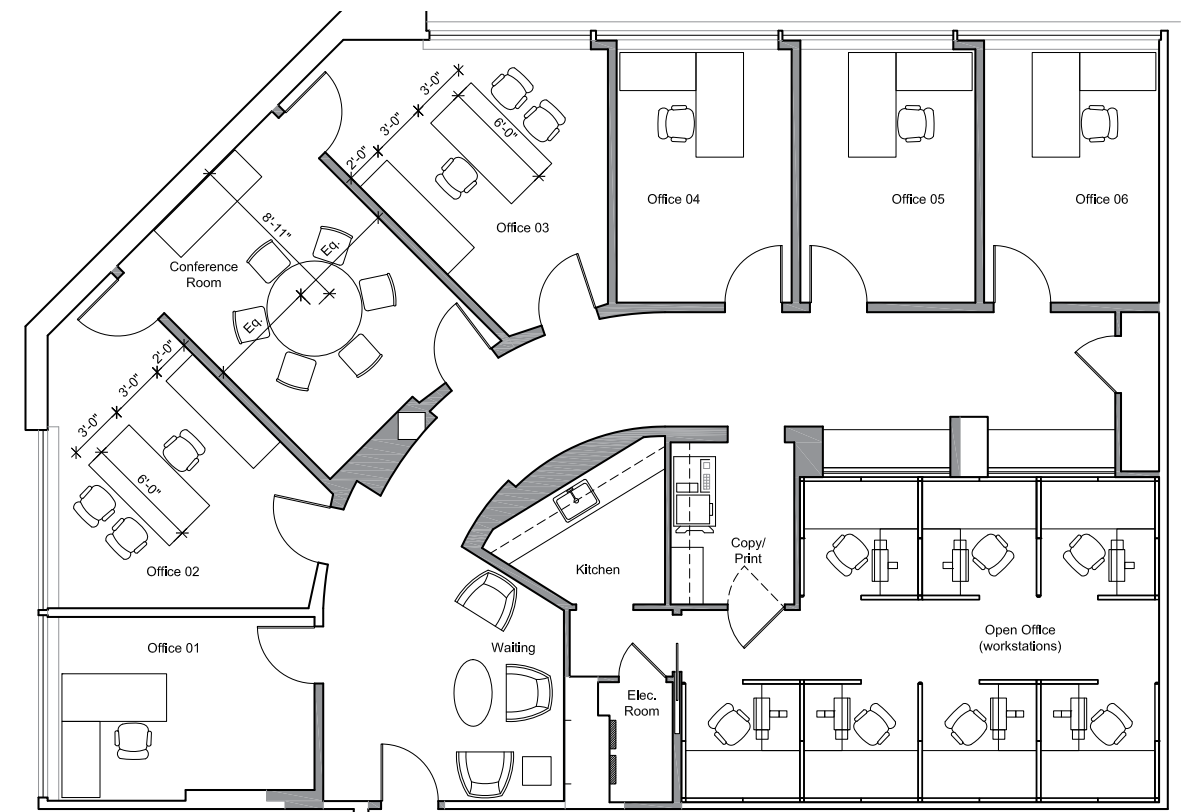
\$410,200

\$175/SF

Lease

\$5,372/m

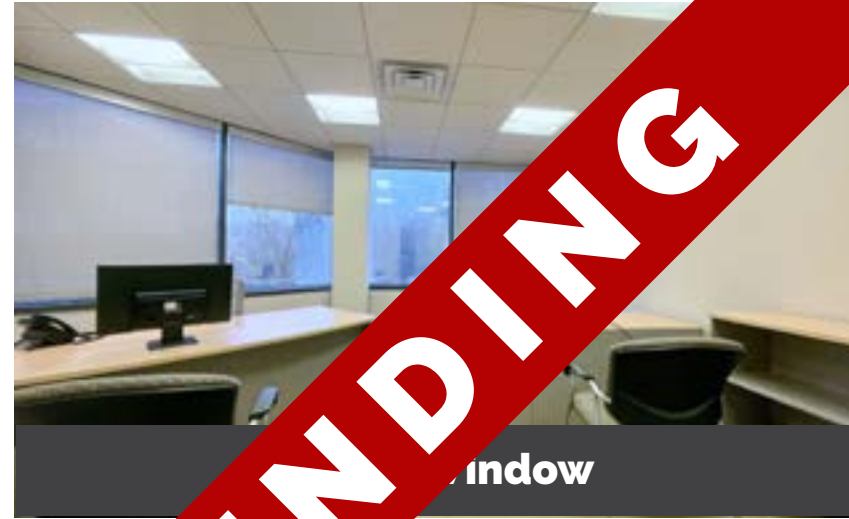
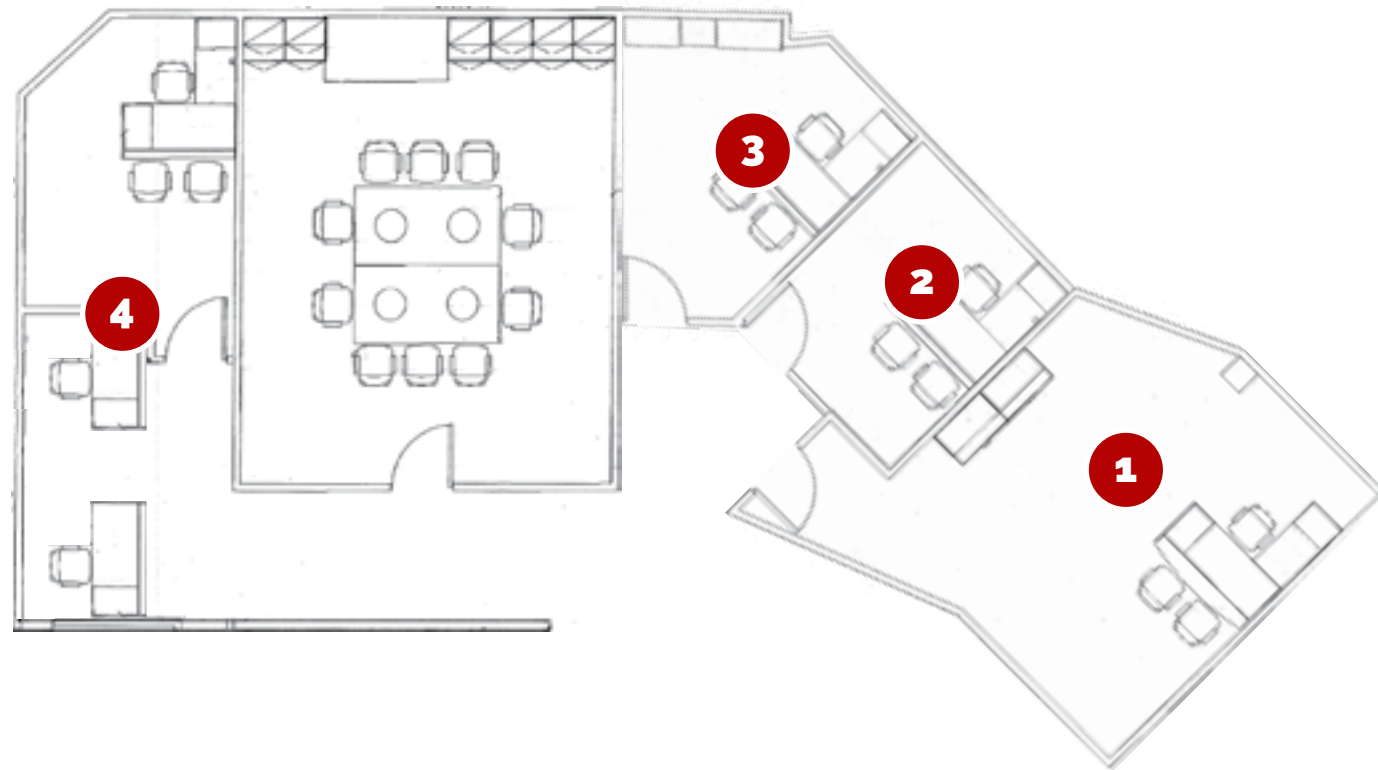
\$27.50/SF/Y Gross



UNIT
205 **Office Space/Lease/Suites** 1,447 SF

Office space with shared kitchen and conference room.
Offered vacant and available in its entirety of 1,447 SF for sale or
for lease, or as individual office suites.

PENDING



Window



Large Window



Large Window



Interior + Two Desks

Offices Suites for Lease

1. Large Window

Large office with windows on one side, use of shared conference room and kitchen.

2. Large Window

Large office with windows on one side, use of shared conference room and kitchen.

3. Large Window

Large office with windows on one side, use of shared conference room and kitchen.

4. Interior + Two Desks

Large interior office with two adjacent desks, use of shared conference room and kitchen.

UNIT

206 Sale 4,933 SF

2

Top-tier co-working office facility featuring shared kitchen and conference room amenities. Offered for sale as a 4,933 SF unit, delivered near fully occupied with co-working tenants throughout (4 offices currently vacant.) Rent revenue when fully-occupied is \$169K with upside potential.

1

G

Sale

\$1,085,260

\$220/SF



Gross Revenue \$169K

Expenses \$80K

NOI \$89K



UNIT

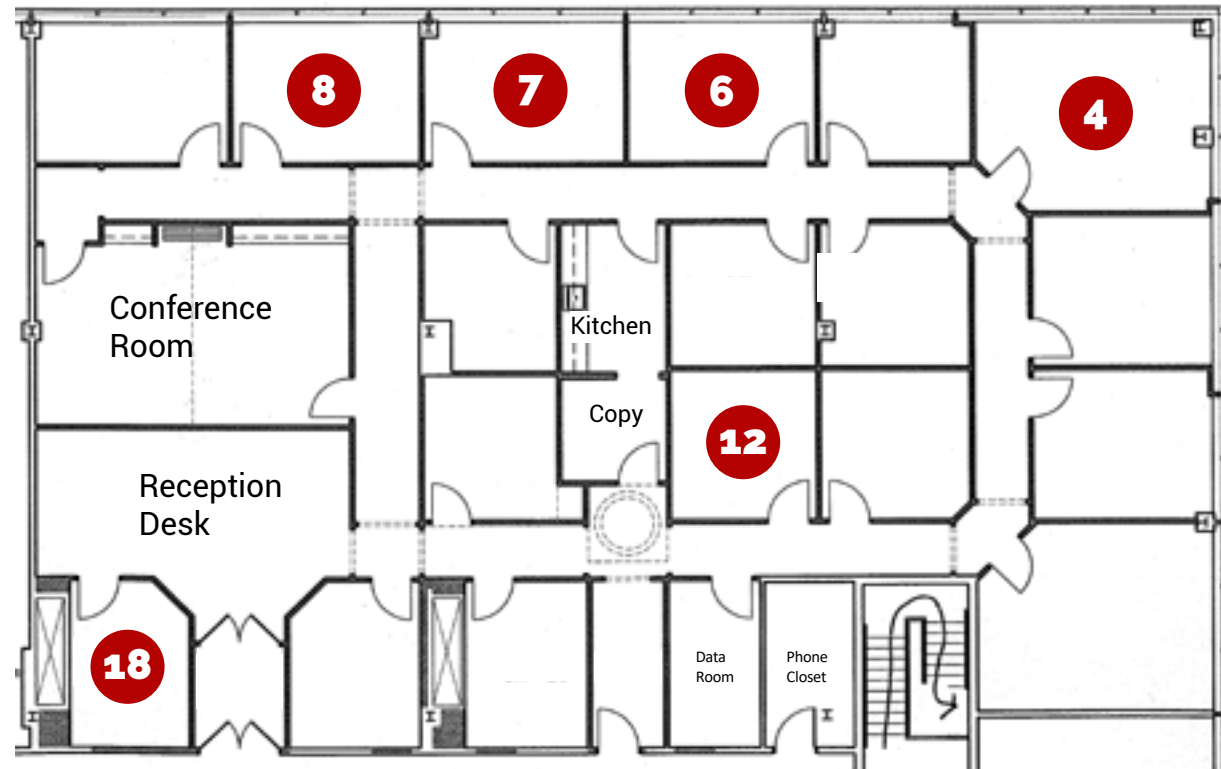
206 Suites 128-271 SF

- 2
- 1
- G

High-quality professional office suites within a top-level co-working environment. The space includes access to a shared kitchen and conference room, along with an in-suite reception desk and waiting area. Individual suites range from efficient interior offices to spacious executive corner suites.

Suites

\$650-\$1,700



\$ 1,700 / XL Corner



\$ 1,050 / Large Window



\$ 1,050 / Large Window



\$ 650 / Interior

Offices Suites for Lease

4. XL Corner

Large corner office with windows on both sides, use of shared conference room and kitchen.

6. Large Window

Large office with windows on one side, use of shared conference room and kitchen.

7,8. Large Window

Large office with windows on one side, use of shared conference room and kitchen.

12,18. Interior

Interior office with use of shared conference room and kitchen.

UNIT

210 Sale 911 SF

2

1

G

Top-floor office space of 911 SF delivered with current lessee in place, with a gross rent of \$21,600/year.

Sale

\$182,200

\$200/SF



Partial Occupant List

Morgan Stanley
Cardinal Gems LLC
Sweeney Legal LLC
Brickwalk Capital LLC
IACC™
Ridgefield Physical Therapy, Chuck Giordano DPT
DMM Pediatrics
Norman Voog
Ridgefield Ophthalmology, Christienne F Coates MD
Ridgefield Psychiatry, Robert Khalil MD
OrthoConnecticut
Southridge LLC
Invenire Capital LLC
Right At Home Greater Fairfield County
The Reilly Law Firm LLC
DiNapoli Development Co Inc
Morgan Stanley
Rowan Tree Law Group PLLC
Allen J Hershkowitz PhD
Axos Financial inc, Rich Carr
Barbara Keefe PhD
Cliff LaMotta Counseling
Crabel Capital Management LLC
Impact Planning Group
Joanne Leftwich
Linda Carisen
Southridge Holdings LLC, Claire Bacon
Steven Phillips MD PC
The Law Office of Randolph T Lovallo PC
Dr Trish Broadbent Psy D
Drs Einzig, Zarkowsky & Jackson DMD
Ridgefield Cosmetic & Family Dentistry
In Session Psychiatry & Psychotherapy
The Law Offices of Eric R Posmantier LLC

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