

63 GLOVER AVENUE OFFERING MEMORANDUM



OFFERING PRICE
\$2,800,000

PRICING METRICS

| | |
|------------|-------------|
| 14,560 | 1 Unit |
| Approx. SF | # of Units |
| \$192 | \$2,800,000 |
| Price/SF | Price/Unit |

BALDWIN PEARSON
& COMPANY. INCORPORATED
Realtors

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 (203) 521-6348  www.baldwinpearson.com

 10 Middle Street Bridgeport, CT 06604

63 GLOVER AVENUE AERIAL MAP



63 GLOVER AVENUE

PROPERTY DESCRIPTION

Baldwin Pearson & Co, Inc. is pleased to present 63 Glover Avenue Norwalk, CT 06850 to the market. This commercial property is located in one of the most desirable residential and commercial locations in Norwalk, across the street from the Merritt Route 7 train station allowing for an easy commute to and from New York City and across the State. A few property highlights are below:

- 63 Glover Avenue is a state of the art, two story office building consisting of approximately 15,000 square feet on the top two levels of the building.
- The property features a basement parking garage with room for 16 parking spaces.
- Amenities include an elevator, gym with locker room and shower, and multiple employee kitchen and lounge areas.
- In addition to the basement parking garage, the property also has a front parking lot with approximately 12 parking spots. The property will also be sold with an easement allowing for an additional 12 parking spots about 1/10th of a mile away on Oakwood Avenue.
- The site neighbors several large residential and commercial towers commanding some of the strongest rents per square foot for residential units and commercial office space in Norwalk.
- This property can be delivered vacant, or current ownership is open to a sale-leaseback where they would lease back a portion of the ground floor office space from a prospective owner.



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63 GLOVER AVENUE PROPERTY PHOTOS

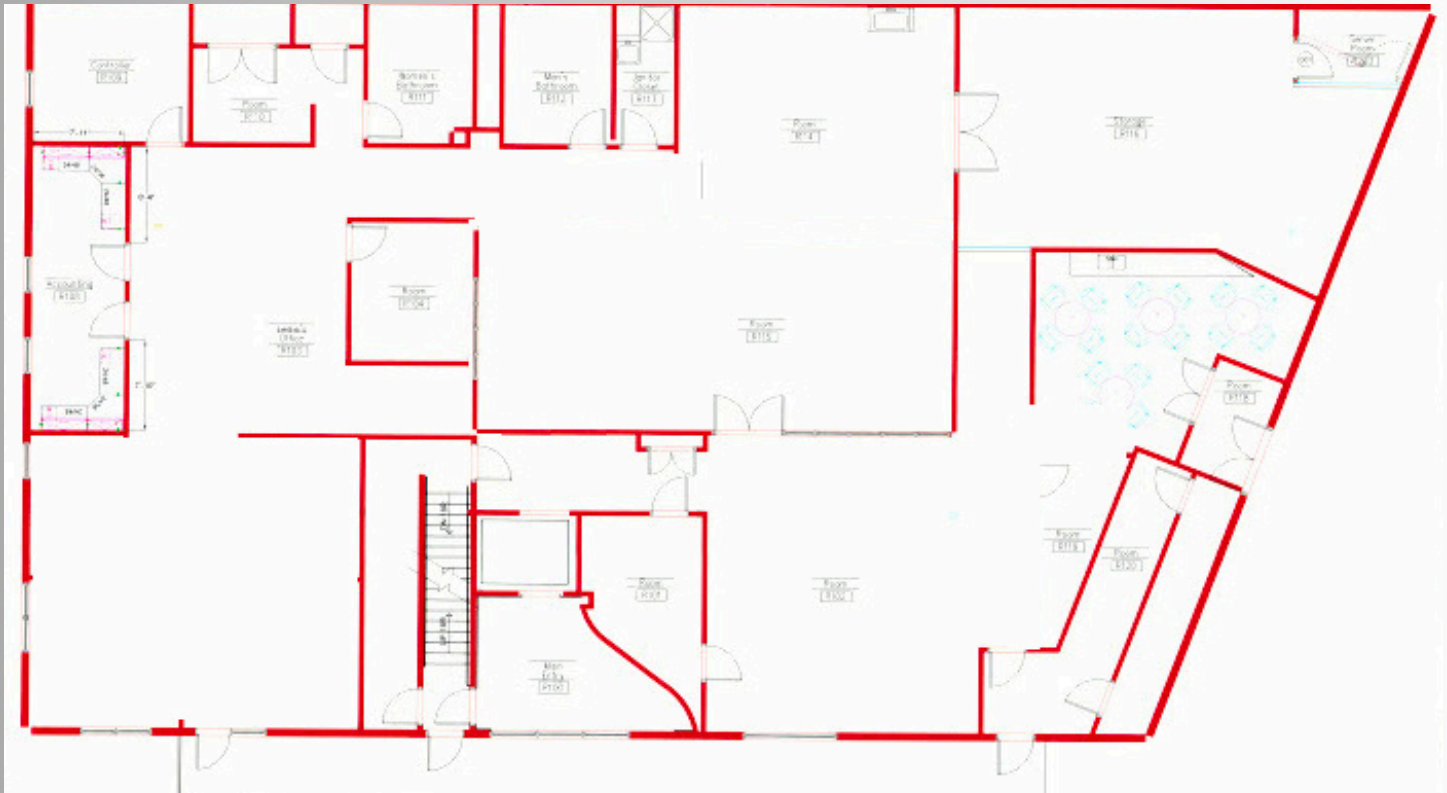


63 GLOVER AVENUE PROPERTY PHOTOS

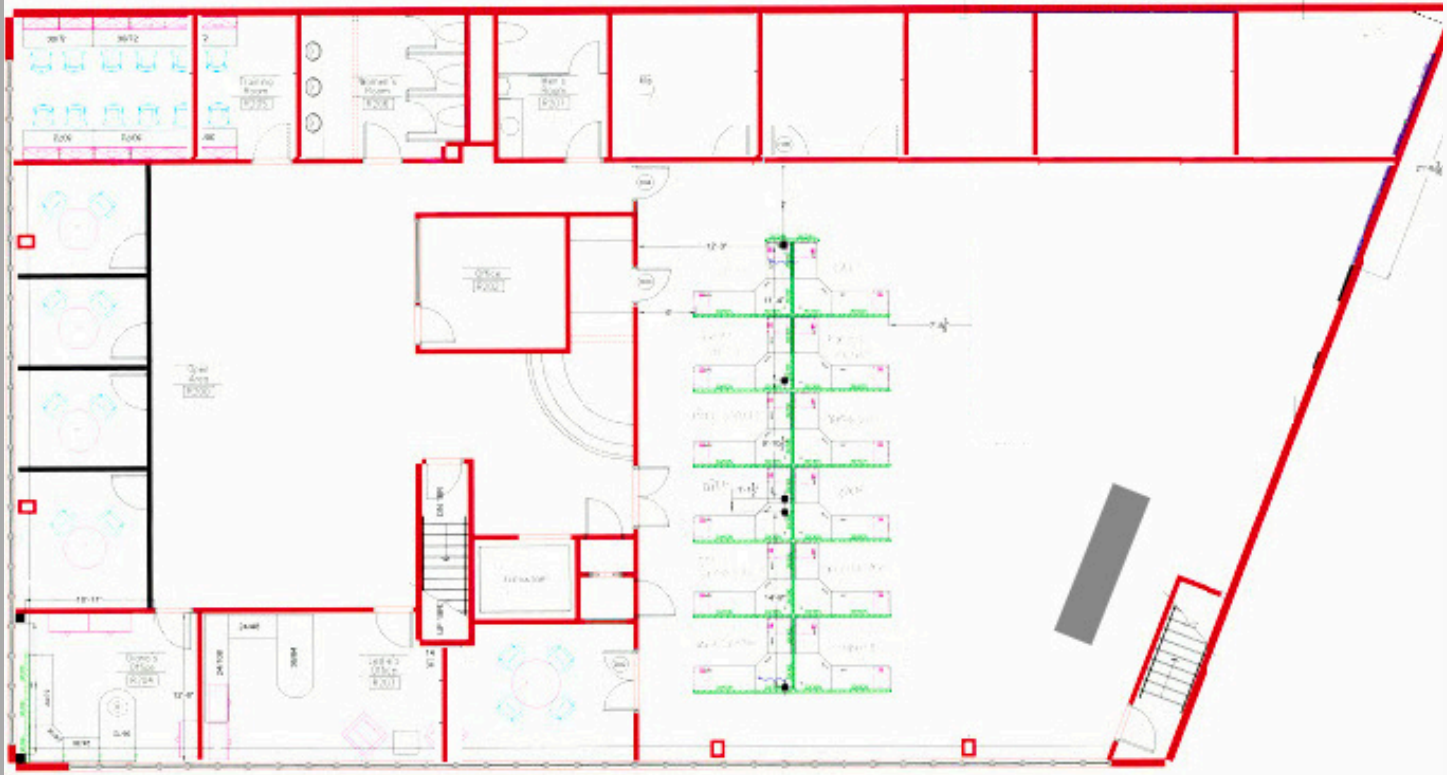


63 GLOVER AVENUE FLOOR PLANS

1ST FLOOR



2ND FLOOR



63 GLOVER AVENUE

CONFIDENTIAL OFFERING

This Offering Memorandum was prepared by Baldwin Pearson & Co, Inc. (“Broker”) solely for the use of prospective purchasers of the properties located at 63 Glover Avenue Norwalk, CT 06850 (the “Property”). Neither the Broker nor the owner of the Property (“Owner”) makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest to offer to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at the time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to Owner or Broker.



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