

Where the Hell is



CONNECTICUT

—AGW—
PARTNERS



TOP
100

places to live
in the U.S.

- Livability, 2024

AGW Partners is reimagining historic South Norwalk, committed to architecture, history, and design. A neighborhood experience in a historic charming **Connecticut** town, drawing a retail-attuned, sophisticated, friendly, upscale, local, urban experience in this highly sought-after suburban setting.

25
spaces

51,317
square feet

250 years of
combined
tenant history

where
historic charm
meets **MODERN**
VIBRANCY

AN *Epicenter* OF LIVING.

Washington Street in SoNo is the epicenter of convenience in downtown, the heart of Connecticut.

POPULATION

NORWALK	91,194
WITHIN 5 MILE RADIUS	136,000+
FAIRFIELD COUNTY	943,823

Manhattan
(1 hour)

Greenwich
(20 mins)

Stamford
(14 mins)

Darien
(10 mins)

Norwalk

SoNo

Rowayton
(7 mins)

Westport
(13 mins)

Bridgeport
(20 mins)

GETTING AROUND



Metro North
South Norwalk and East Norwalk train stations.



Driving
Half mile from dedicated I-95.
Ample street parking + 2 lots.



Water Taxi
Accessible by waterfront via Long Island Sound and Norwalk River.

20,000+

workday
population



608,000 +

annual
visitors



40+

businesses on
Washington
Street



136,000 +

residents within
5-mile radius



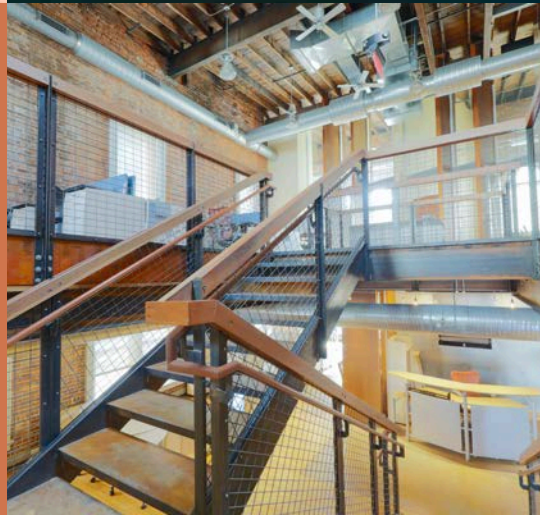
35

new apartment
buildings



10,000 +

daily vehicle
traffic



Recent Openings & Coming Soon



MAAMA GEORGIAN FOOD BY CHEESE & BREAD

Connecticut's First Georgian Restaurant serving authentic cuisine from the Republic of Georgia.



STAY TRUE BODY PIERCING

Second location of highly popular Stay True Body Piercing brand, with large following including over 40,000 Instagram followers.



HIMALAYA SONO

Rich, authentic flavors of Nepali-Tibetan & Indian fusion cuisine, offering dishes that transport you to the top of the world.



MAAMA CAFÉ

With elegant coffee and espresso beverages, pastries, baked goods, sandwiches, soups, salads, and more!



MUSIC & INDUSTRY

French Brasserie dedicated to live music and late-night dining from CB5 Hospitality Group.



LENA'S COFFEE

A new artisanal espresso and pastry shop with a delicious menu of fresh coffee and treats.



BAR TERRAMARE

A vibrant, coastal-inspired restaurant offering Italian-style tapas, craft cocktails, and a seasonal menu of fresh pastas, grilled seafood, and hearty meats.



LAZY SISTER

Chinese American restaurant from the award-winning restaurateur behind NYC's Homakase and Hoseki.



THE PICCOLINA SHOP

Second location of well-known children and toddlers clothing and gift store, with their first location on Greenwich Avenue in Greenwich, CT.



LAZY SISTER

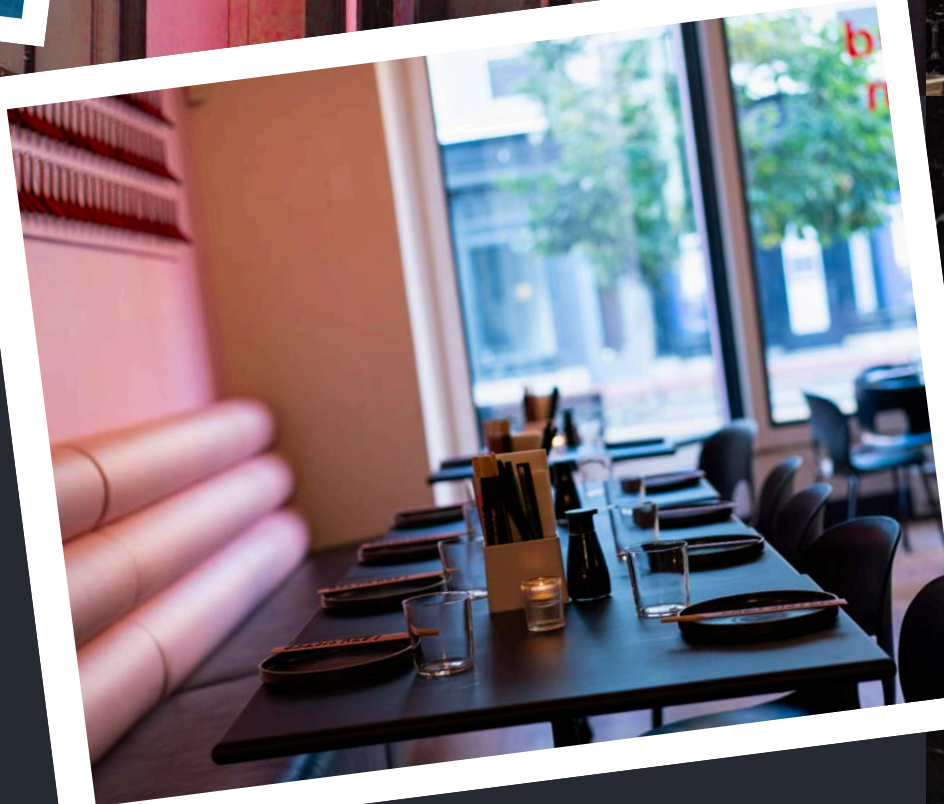
LAZY
SISTER



LAZY SISTER

Opened Fall 2024

Lazy Sister has taken SoNo by storm, quickly becoming one of the hottest dining destinations in the state. This elevated Chinese restaurant serves a dynamic mix of Cantonese, Szechuan, and classic American-Chinese dishes, drawing crowds nightly with its bold flavors and electric atmosphere. With stylish décor, craft cocktails, and shareable plates, Lazy Sister delivers an unforgettable experience. Packed from open to close, it has solidified its reputation as one of Connecticut's busiest restaurants, setting a new standard for modern Chinese cuisine.



MAAMA GEORGIAN FOOD BY CHEESE & BREAD

Opened Spring 2024

As the first Georgian Restaurant in the State of Connecticut - Maama has a large menu of delicious traditional Georgian foods, as well as a diverse wine and cocktail list.



MUSIC & INDUSTRY

Opened Winter 2024

Focused on late-night dining, live music, bistro cuisine, and a large bar scene – Music & Industry offers experiential dining and nightlife, as well as a perfect destination for music enthusiasts.



TENANT RESOURCES

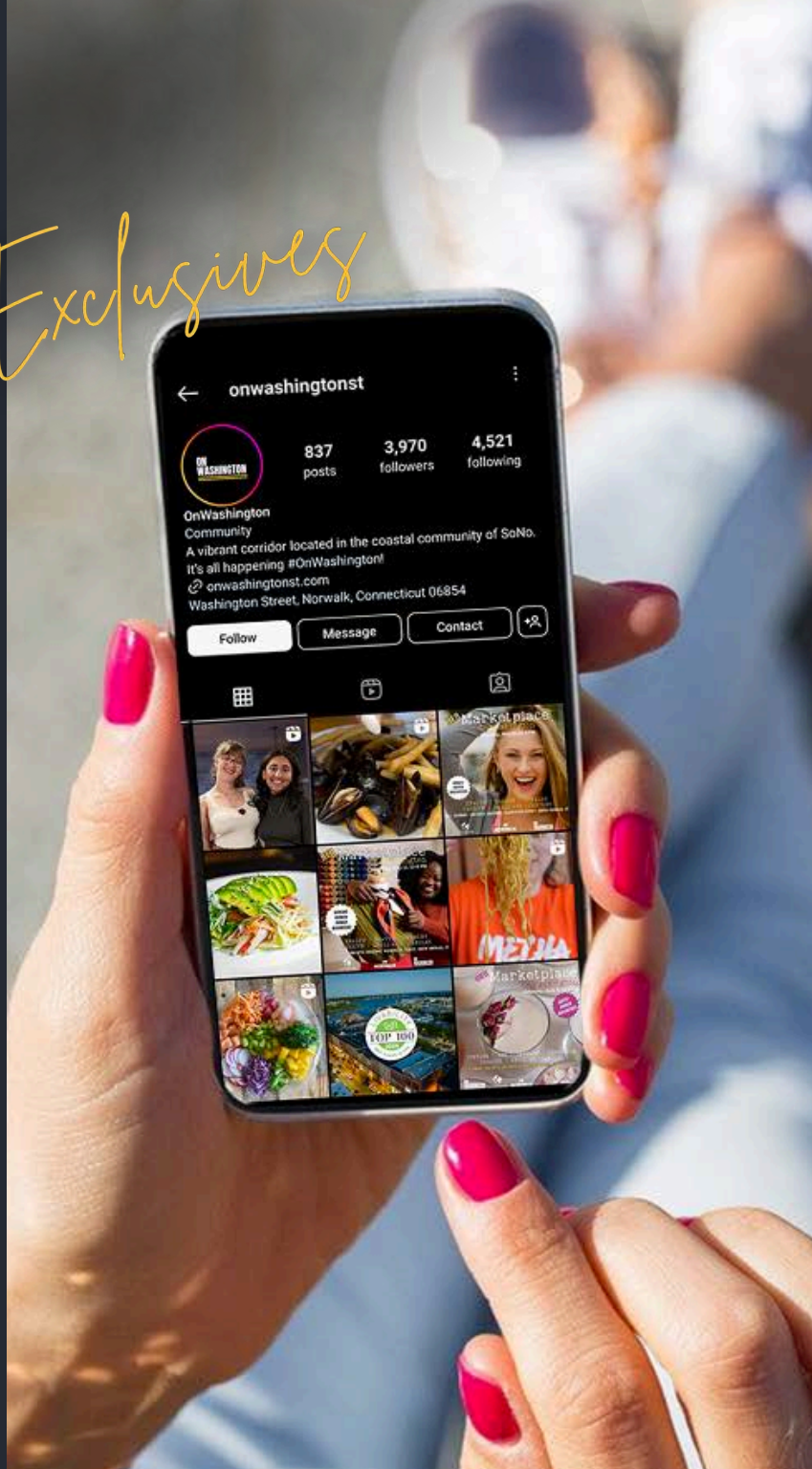


MARKETING INITIATIVES

When you win, we all win. Enjoy these exclusive benefits to expand your reach and further grow your business!

- Pre-opening consult
- Professional photoshoot
- Press release creation + distribution
- Tenant page on OnWashington website
- Events and social media posts
- Consistent social media exposure
- Newsletter inclusion
- Event and promotions support (media outreach and content creation)
- Joint advertising and event opportunities
- Community gift card

AGW Exclusives



OTHER BENEFITS



REFERRAL PROGRAM

Rent abatements for referring new tenants that sign leases.



INDUSTRY CHARRETTES

Monthly restaurant workshops at cb5 headquarters with industry top creatives.



TAX BENEFITS

Washington St. is located in a Qualified Opportunity Zone designated under The Tax Cuts and Jobs Act, providing immense tax benefits to operators.

NEARBY DEVELOPMENTS



RESIDENCES INN BY MARRIOTT
Year Built: 2019
Type: Hotel
Units / Keys: 102



THE PLATFORM SONO
Year Built: Under-Construction
Type: Mixed-Use
Units / Keys: 122



SONO ONE
Year Built: 2020
Type: Multifamily
Units / Keys: 40



CORSET FACTORY
Year Built: 1992
Type: Multifamily
Units / Keys: 80



SHIRT FACTORY LOFTS
Year Built: 2021
Type: Multifamily
Units / Keys: 122



THE SHEFFIELD SONO
Year Built: 2007
Type: Multifamily
Units / Keys: 136
SOLD FOR \$53MM IN 2020



SONO 19 DAY
Year Built: 2017
Type: Multifamily
Units / Keys: 58



SOUNDVIEW LANDING
Year Built: 2018
Type: Multifamily
Units / Keys: 345



THE MARITIME
Year Built: 2007
Type: Multifamily
Units / Keys: 61



HARBOURSIDE SONO
Year Built: 2020
Type: Multifamily
Units / Keys: 129



BRIM & CROWN
Year Built: 2019
Type: Multifamily
Units / Keys: 189



IRONWORKS SONO
Year Built: 2014
Type: Multifamily
Units / Keys: 109



SONO PEARL APARTMENTS
Year Built: 2016
Type: Multifamily
Units / Keys: 66

TWO NEW CONSTRUCTION APARTMENT BUILDINGS

Wedged Between the Portfolio

10 NEW CONSTRUCTION APARTMENT BUILDINGS

Within 3-Block Radius

SoNo
COMMERCIAL
PORTFOLIO

It's always
exciting
in SoNo

Blurring the line between retail and leisure to reestablish a connection between commerce, community, and people.

RETAIL

Eco Evolution, Banner Wines & Liquor, Cayambe Cigar Factory Outlet, Clarke Kitchen Showroom, Ed's Garage Doors, M & M Cigar & Gifts, Pellegrini Jewelers, Simple SoNo, Sunshine Floors

The **retail**
industry in
Norwalk saw
sales of nearly
\$2.2B



EVENTS

Chowda Fest, Norwalk Oyster Festival, Annual Light Keeper's Gala, District Music Hall Events, Farmers Markets, Norwalk Restaurant Week, Misc. Street Shut Downs and more!

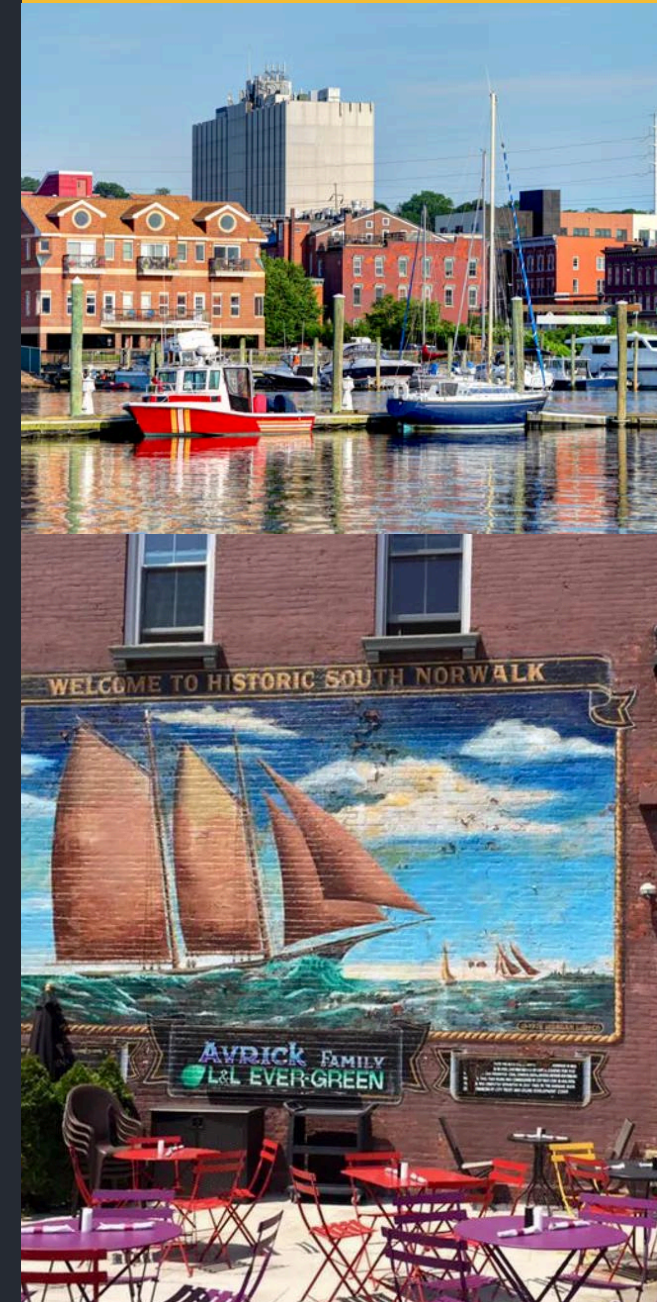
LEISURE

Birdwatching Cruises, Clambakes on Sheffield Island, Cruises & Lighthouse Tours, Cruises & Seal Spotting, Electric bike rentals & tours, Evening Sunset Cruises, Fishing, Ice Skating at Veteran's Park, SoNo Ice House, Maritime Aquarium, Mathews Park, Oyster Shell Park, Panic Room, Sheffield Island Tours, SoNo Switch Tower Museum, Veteran's Memorial Park & Marina and more!

NIGHTLIFE

Donovan's Restaurant & Bar, Southern Table & Refuge, O'Neill's Irish Pub & Restaurant, The Blind Rhino

ON
WASHINGTON



Live /Work/Play Recipe For A Fulfilling Life

FOOD+ BEVERAGES

Burger Bar & Bistro, Caffe Social, Josie & Tony's, Donovan's Restaurant & Bar, El Segundo, Sally's ApizzaFamous Pizza House, Kazu Sushi Bar & Japanese Restaurant, Mecha Noodle Bar, Nagoya Hibachi, O'Neill's Irish Pub & Restaurant, Oishi Sushi & Izakaya, SoNo Baking Company & Café, SoNo Harbor Deli & Café, SoNo Seaport Seafood, Tablao Wine Bar & Restaurant, The Blind Rhino, The Spread, Washington Prime

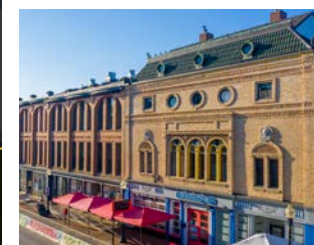
The **food and
hospitality** in Norwalk
industry saw sales of
\$317.6M



ON
WASHINGTON

DO SOMETHING GREAT

RETAIL | RESTAURANT | OFFICE



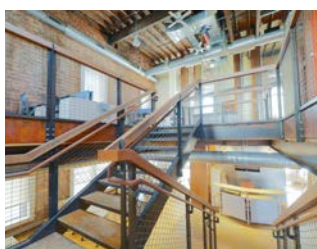
128 WASHINGTON
5,368 SF



132C WASHINGTON
1,675 SF

JOIN THE EXCITEMENT

RETAIL | RESTAURANT | OFFICE



99 WASHINGTON
6,600 SF



123 WASHINGTON
4,637 SF

LET'S ENJOY



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AGW Partners is an owner and active manager of its properties. Together with its affiliates, AGW owns nearly 3 million sq ft largely in the New York metro area. AGW is a hands on owner who cares deeply about the success of its tenants and has a platform to promote shared success. AGW does pro-bono marketing on behalf of their tenants and is actively involved in the Washington Street and greater Norwalk community sponsoring events and working closely with the Mayor's office.