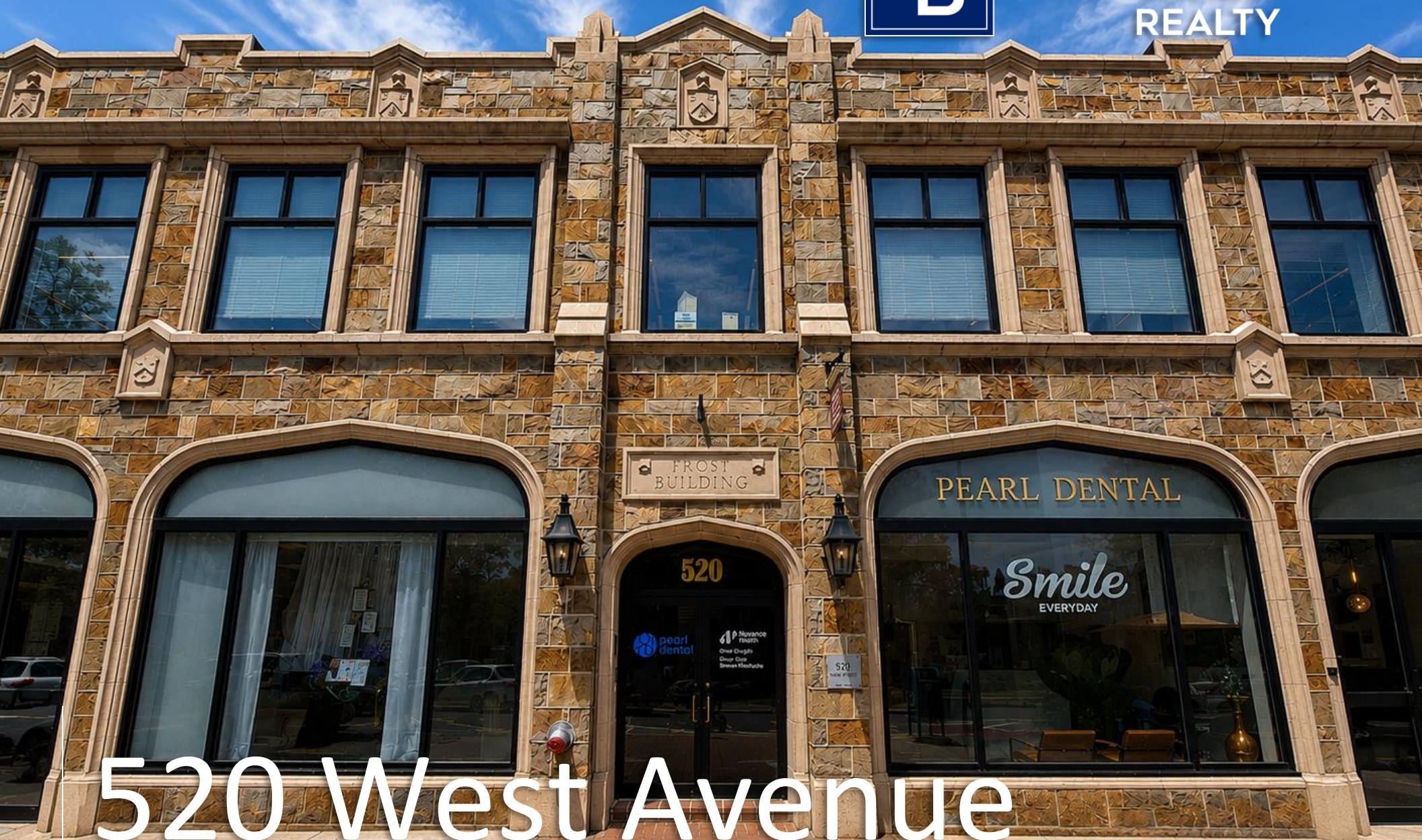




COLDWELL BANKER
COMMERCIAL
REALTY



520 West Avenue

Norwalk, CT



The Offering

Coldwell Banker Commercial Realty presents a medical office leasing opportunity at 520 West Avenue in Norwalk, the Frost Building, located in downtown Norwalk's medical corridor and 1,000 feet from Norwalk Hospital's main campus, with immediate access to I 95, the Merritt Parkway, US 7, and US 1.

The trade area has affluent demographics and strong healthcare demand, with a walkable downtown offering dining, cafés, banking, and retail. This continues to draw specialty practices, primary care, and outpatient operators to Fairfield County.

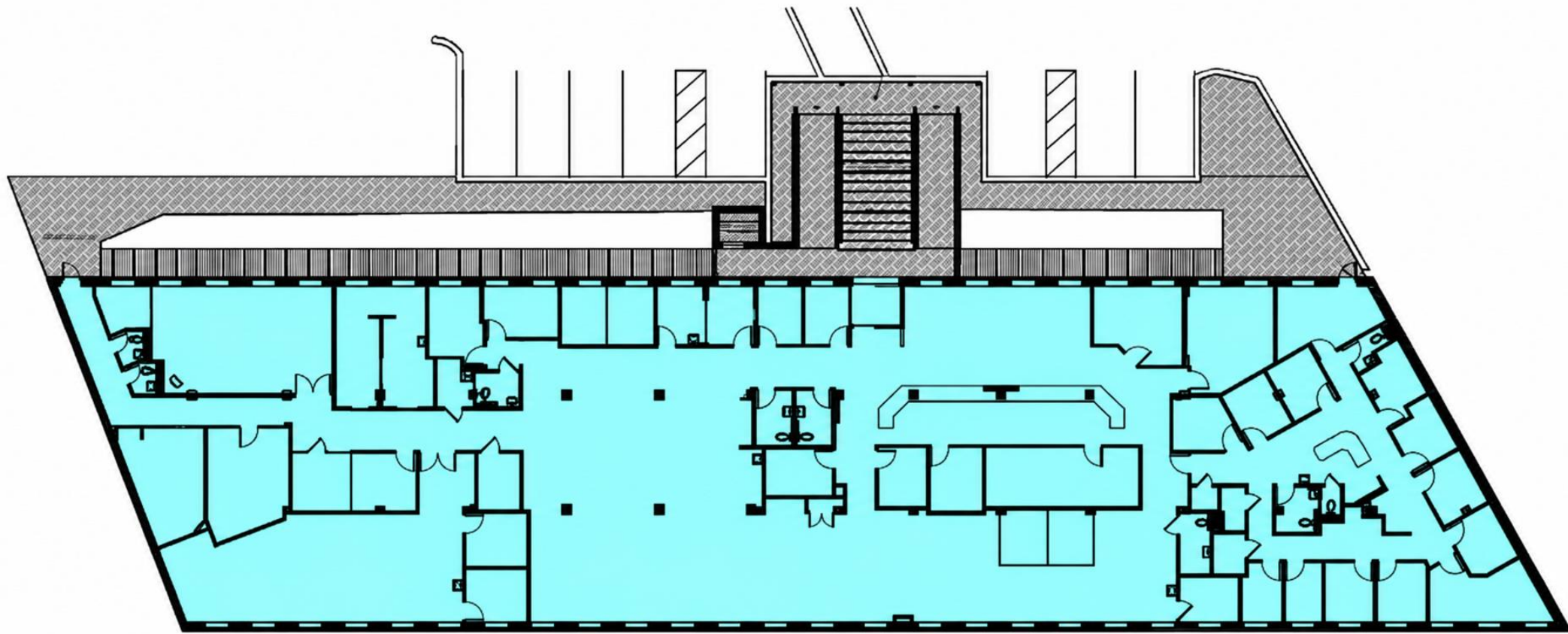
A rare large block opportunity of institutional-quality built-out medical space totaling 23,125 SF is available across two suites: an 8,000 SF ground floor suite with direct street visibility, and a 15,125 SF full second floor. The building is currently anchored by Northwell/Nuvance Health outpatient programs and owned and managed by Seligson Properties, a locally-based landlord with decades of healthcare real estate experience. It offers 143 total parking spaces (133 covered, 10 surface), direct at grade access from the garage into the building, and a dedicated covered patient drop-off entry.

PROPERTY SUMMARY

LEASE RATE:	\$41.50/SF NNN
CAM:	\$13.00 PSF
RBA:	28,320
ZONING:	CBDB

Available Unit Suite 101

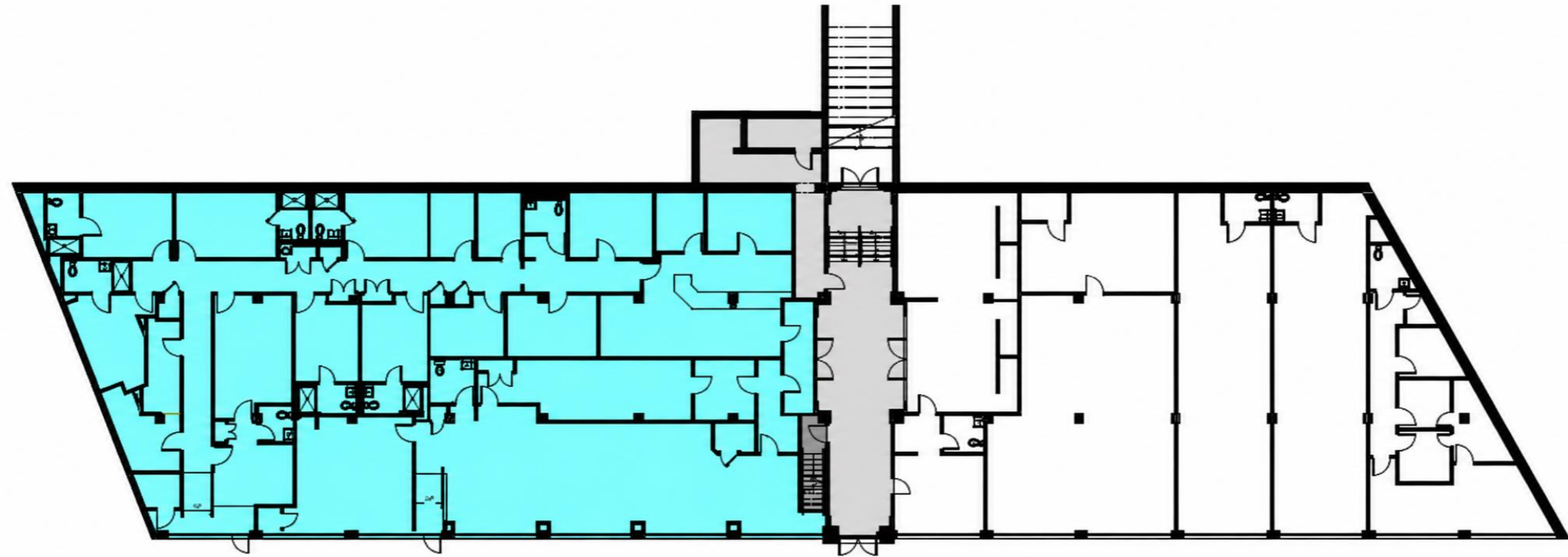
ENTIRE SECOND FLOOR: 15,125 SF



EXISTING CONDITIONS
(MEDICAL OFFICE BUILD OUT)

Available Unit Suite 201

PARTIAL GROUND FLOOR: 8,000 SF



EXISTING CONDITIONS
(MEDICAL OFFICE BUILD OUT)



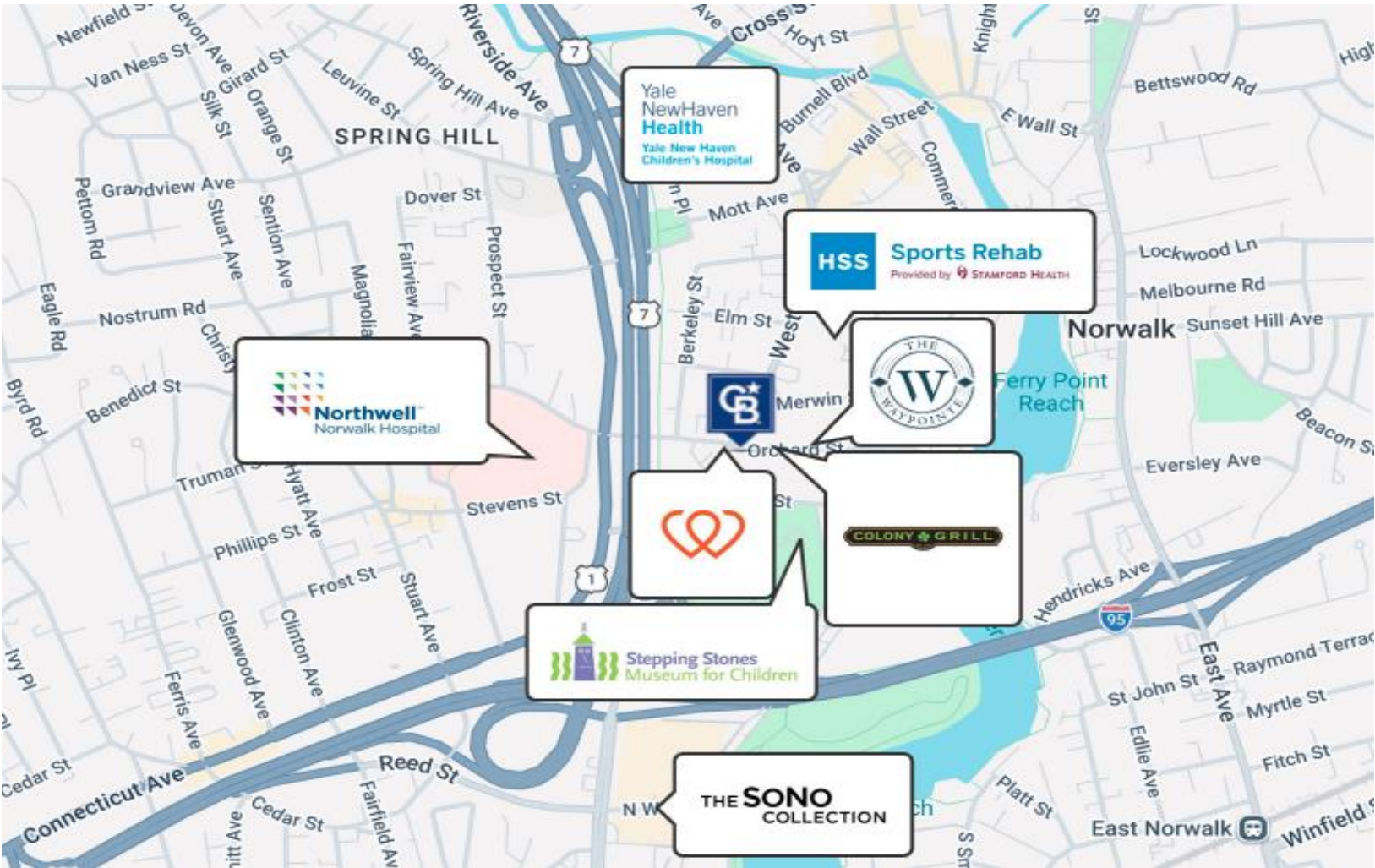
CONSTRUCTION & MECHANICAL DETAILS

RBA	28,320 SF
YEAR BUILT	1930
RENOVATED	2025
LAND AREA	0.76 AC
FRONTAGE	242 ft on West Ave
FLOORS	2
TYPE OF CONSTRUCTION	Masonry
HVAC	Dedicated Gas RTUs Tenant-Controlled
SECURITY	24/7 Access

SITE DETAILS

PROPERTY ADDRESS	520 West Avenue, Norwalk, CT
ZONING	CBDB
SIGNAGE	Building Exterior Entrance, Main Lobby, Directory
PARKING	143 spaces (133 covered)

Retailer Map



3 min

Interstate I-95

7 min

Metro North
South Norwalk

2 min

Norwalk Hospital

30 min

Westchester
County Airport

1 hour

New York
City



**COLDWELL BANKER
COMMERCIAL**

REALTY

Renderings





Location & Demographics

POPULATION	1 MILE	3 MILES	5 MILES	HH's & Income	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	25,782	91,090	141,337	TOTAL HOUSEHOLDS	10,417	35,225	52,861
AVERAGE AGE	38	40.6	41.6	# PERSONS PER HH	2.5	2.6	2.7
AVERAGE AGE MALE	36.7	39.2	39.7	AVG. HH INCOME	\$122,995	\$158,400	\$230,150
AVERAGE AGE FEMALE	39.8	42.5	43.6	AVG. HOUSE VALUE	\$462,398	\$662,455	\$1,013,882

FROST
BUILDING

520 West Avenue

Norwalk, CT

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