

Long Term Sublease Opportunity

45 Glover Ave. Norwalk, CT

81,446 RSF Headquarters-Quality Space



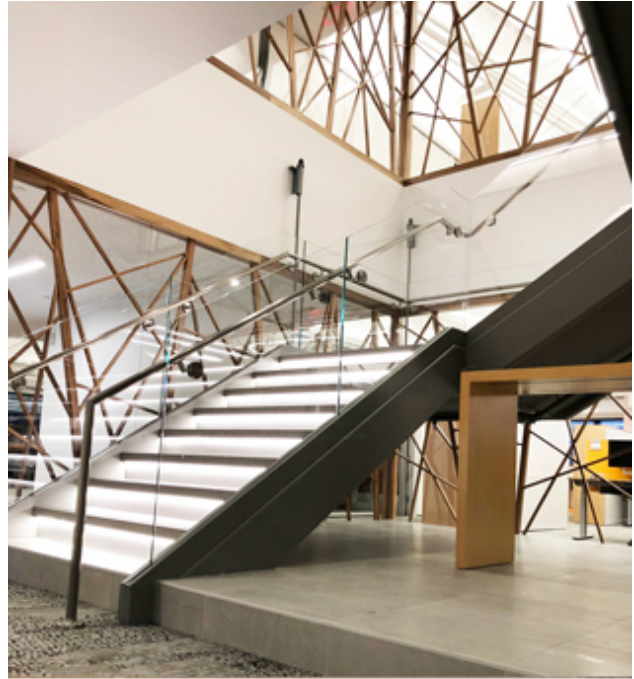
Newly Completed Space with World Class Amenities

State-of-the-art offering in Norwalk's premier asset

Entire 5th and 6th Floors 40,723 SF Each

The Award-winning design includes:

- + Collaborative spaces
- + Biophilic green environment
- + Health and wellness offerings including meditation/prayer room and mothers' room
- + Interconnecting staircase
- + High-end, height adjustable Knoll furniture (can be made available)
- + Light-filled space with Long Island Sound views
- + Generator backup
- + Raised floor throughout
- + Under floor air distribution



Campus Details

45 Glover, part of The Towers at Merritt River, features a generous outdoor courtyard, full service conference facilities, fitness center and first-class cafeteria with catering.

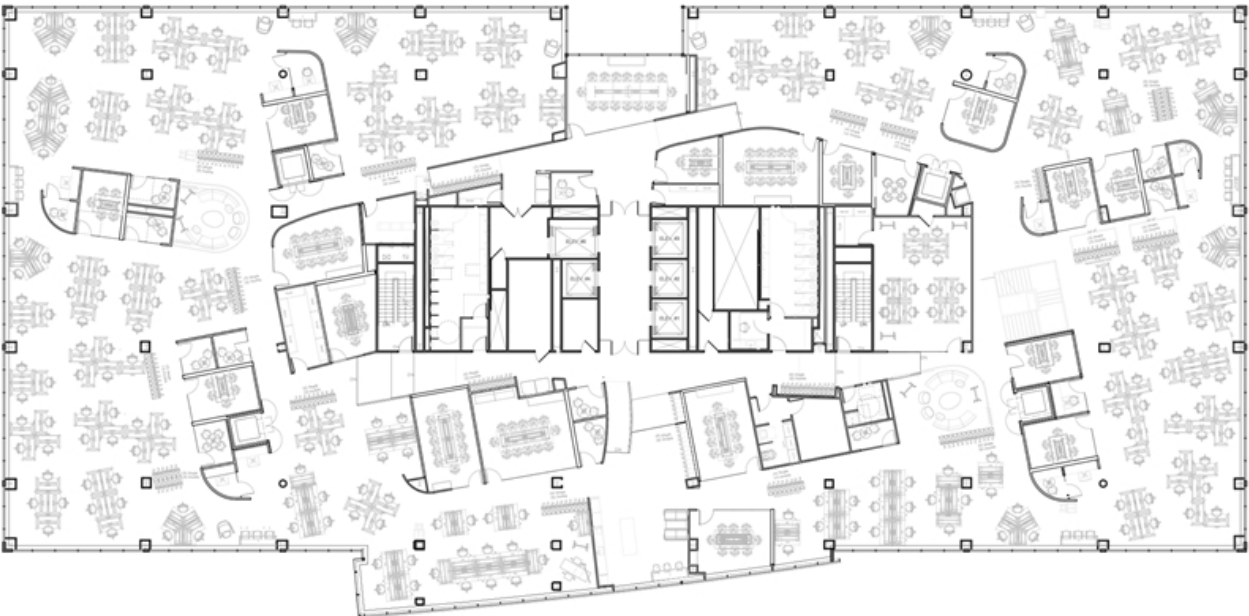
45 Glover is conveniently located adjacent to the Merritt 7 Metro-North train station with its nearly completed \$21M renovation and upgrades and daily direct service to and from Grand Central Terminal. Generous onsite covered parking and seamless access to the Merritt Parkway ensure 45 Glover attracts both a suburban and urban workforce.



Full 6th Floor - 40,723 RSF



Full 5th Floor - 40,723 RSF



- + Parking: 2.82/1,000 SF
- + Generous windows
- + Landscaped courtyard with extensive outdoor seating
- + Professionally operated fitness center
- + Onsite conference facilities
- + Cafeteria with catering capabilities
- + Adjacent to Merritt 7 Metro-North Station with direct service to Grand Central Terminal under 90 minutes



Contact Us

Joseph A. Cabrera

Vice Chairman
+1 212 984 8196
joseph.cabrera@bre.com

Michael Gordon

Executive Vice President
+1 203 352 8946
michael.gordon@bre.com

Marilynn Joyner

Senior Associate
+1 212 984 6577
marilynn.joyner@cbre.com



CBRE



[cbre.com](https://www.cbre.com)

THIS IS A MARKETING COMMUNICATION

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.

Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

All of CBRE's COVID-19 related materials have been developed with information from the World Health Organization, the Centers for Disease Control & Prevention (and similar global organizations), public health experts, industrial hygienists, and global subject matter experts across CBRE and our strategic suppliers. Our materials may not be suitable for application to all facilities or situations.

Ultimately, occupiers and landlords must make and implement their own reopening decisions for their individual stakeholders and facilities. CBRE's guidance is intended to help facilitate those discussions and expedite the implementation of those decisions once made by the client. We make no representations or warranties regarding the accuracy or completeness of these materials. CBRE cannot ensure safety and disclaims all liability arising from use of these materials.