



The **Executive** Pavilion

90 GROVE STREET RIDGEFIELD CT



KW COMMERCIAL

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.

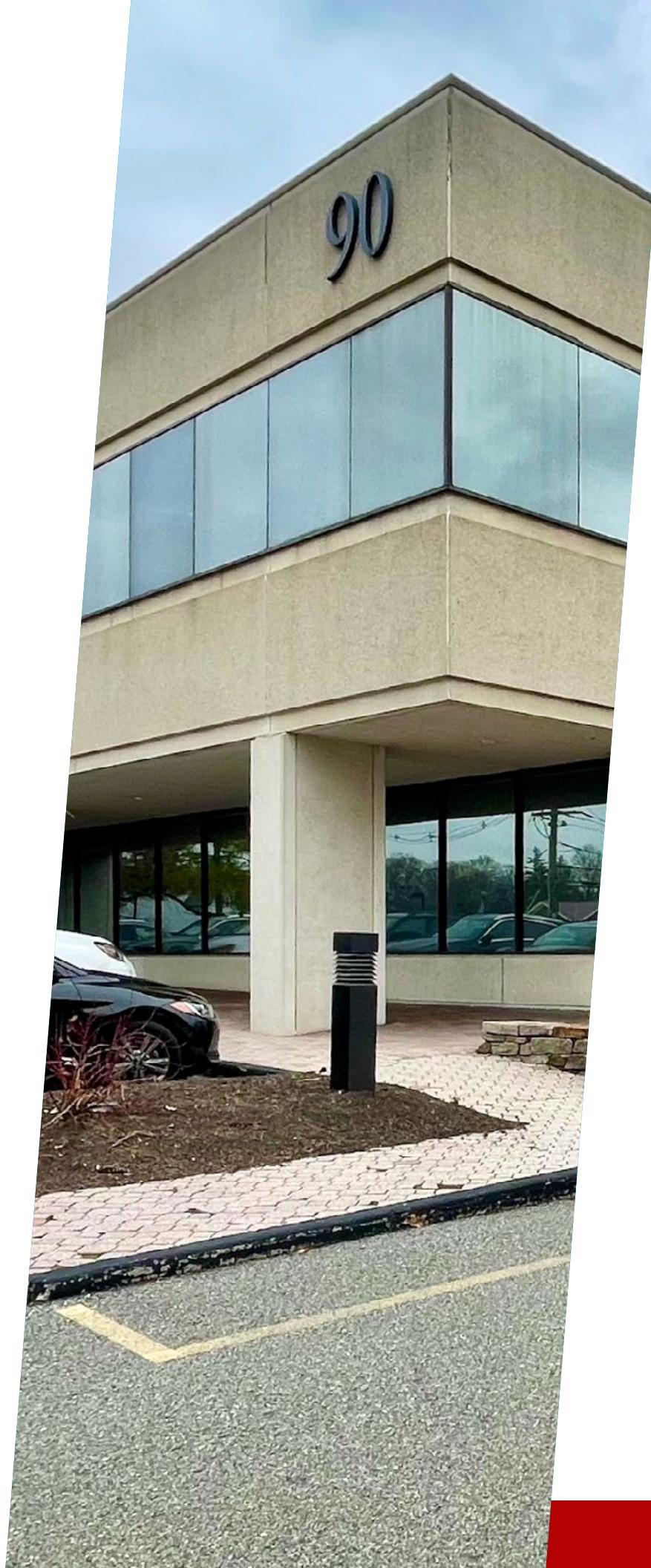
With its strong presence in the market and reputation for stability, The Executive Pavilion continues to be a cornerstone of Ridgefield's professional landscape, an address that enhances the stature of the businesses it houses and reflects the enduring strength of the town's commercial core.

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**



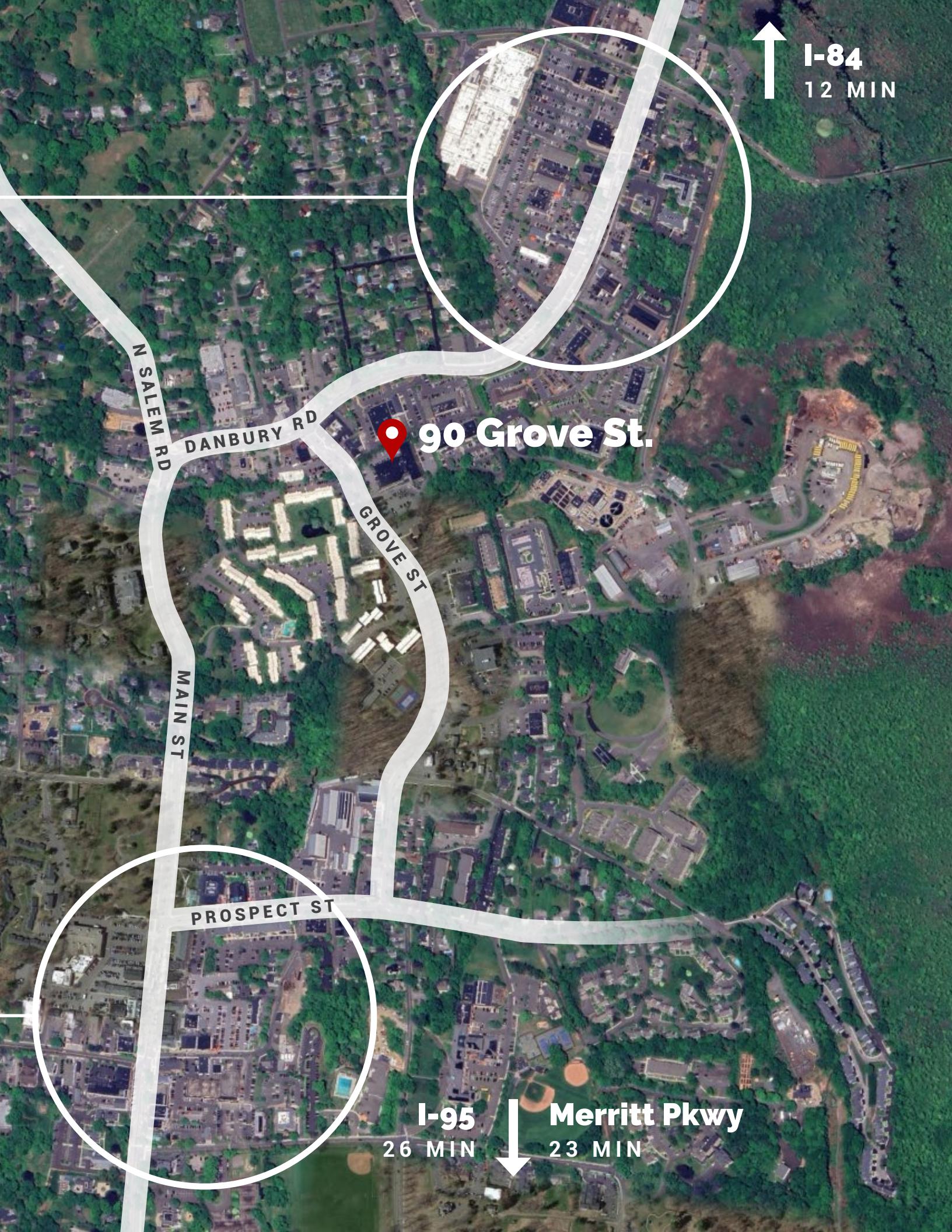
Area Businesses

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-684
20 MIN





I-84
12 MIN

90 Grove St.

N SALEM RD

DANBURY RD

MAIN ST

PROSPECT ST

GROVE ST

I-95

26 MIN

Merritt Pkwy

23 MIN

UNIT**01 Sale/Lease/Suites 1,349 SF****2****1****G**

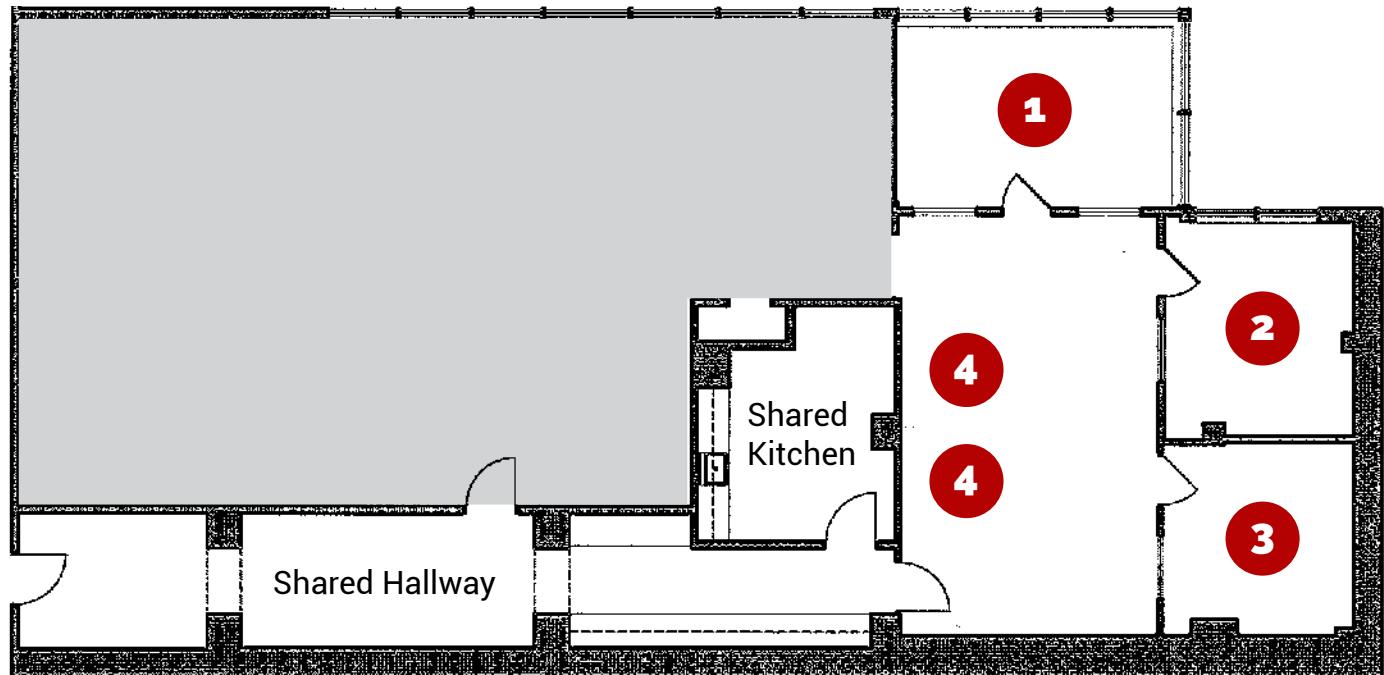
Garden-level office space with windows, and parking at entrance-level. Shared kitchen and same-level access to fitness center and locker rooms. Delivered vacant and available in its entirety of 1,349 SF for sale or for lease, or as individual office suites.

Sale**\$202,350**

\$150/SF

Lease**\$2,529/m**

\$22.50/SF/Y Gross

Suites**\$150-\$700**



1

\$ 700 / Large Window



2

\$ 575 / Medium Window



3

\$ 500 / Medium Interior



4

\$ 150 / Workstation

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

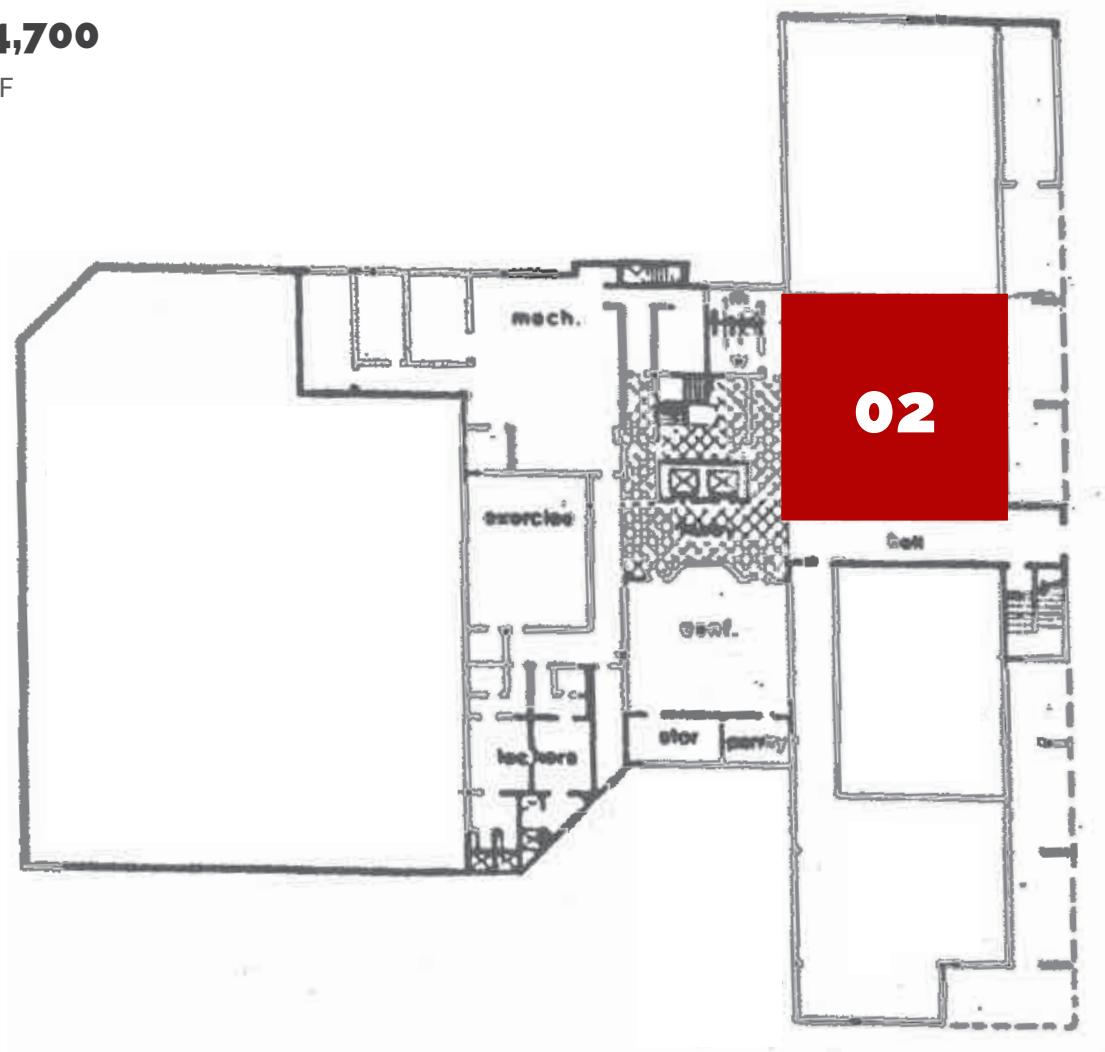
1

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

03 Sale 1,874 SF

2

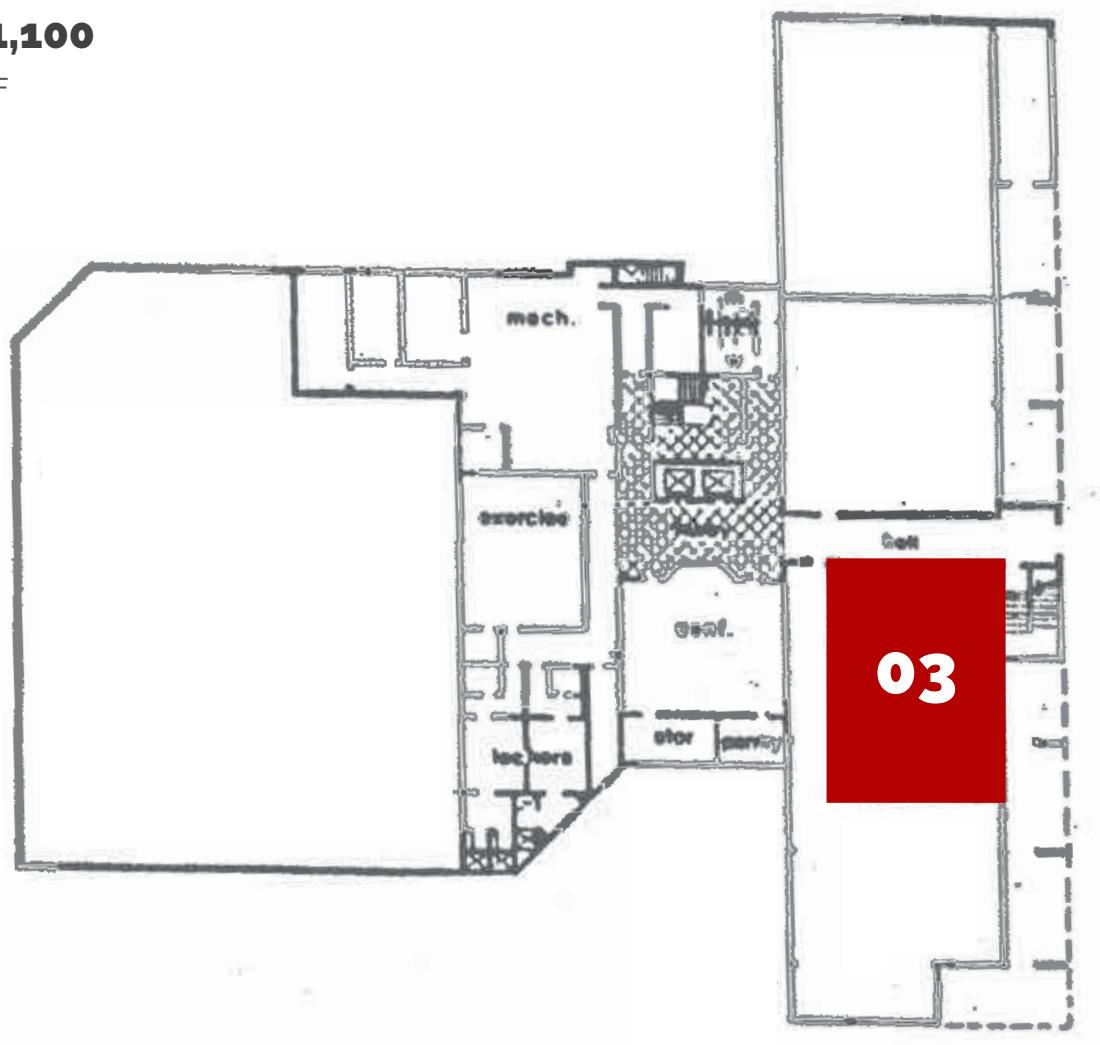
1

G

Garden-level office space of 1,874 SF delivered with current lessee in place with 3-year lease and a gross rent of \$28,260/year.

Sale**\$281,100**

\$150/SF



UNIT

105 Sale 1,443 SF

2

1

G

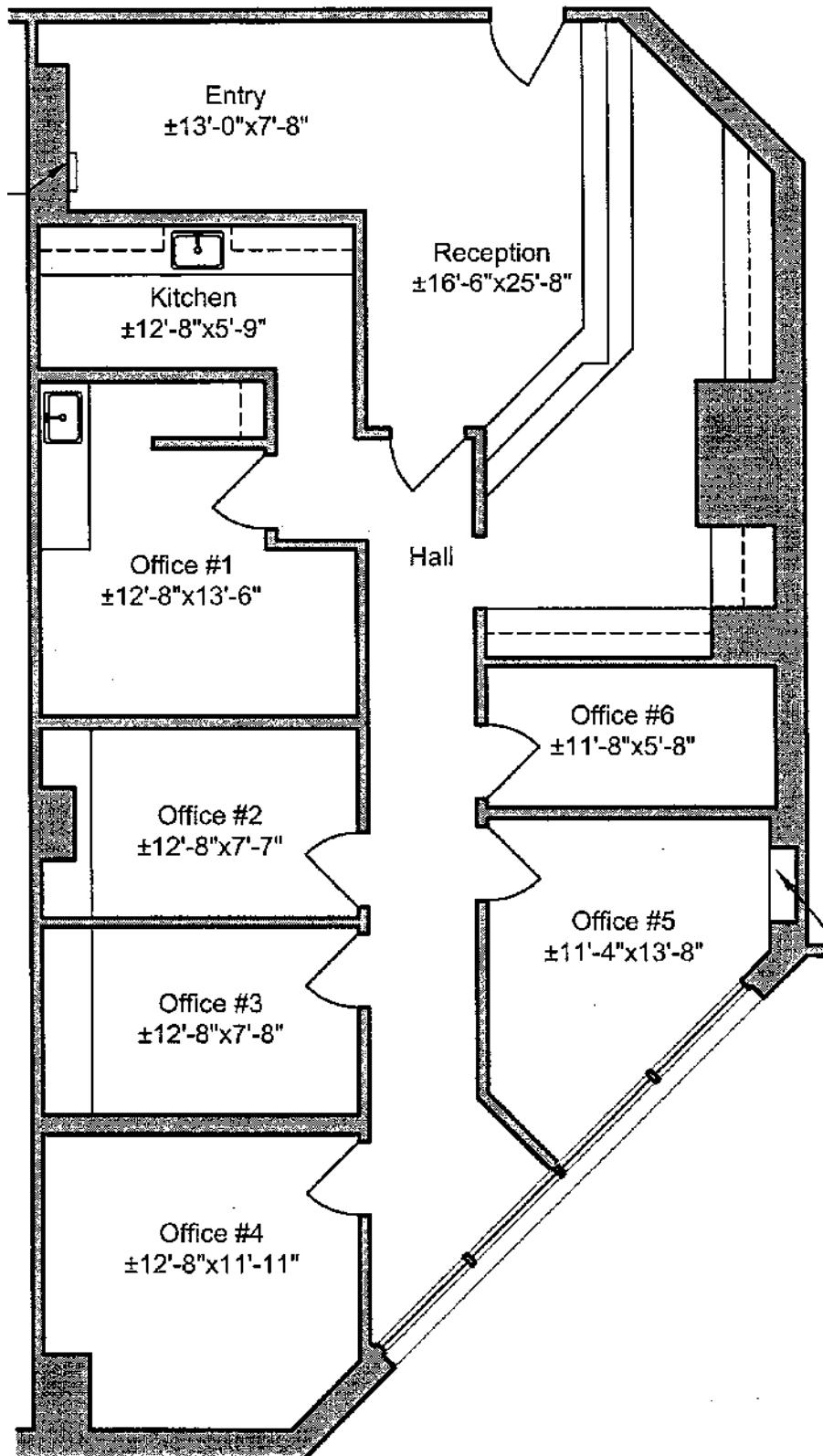
First floor medical office space of 1,443 SF delivered with current lessee of Ophthalmology business with a gross rent of \$42,300/year.

Sale

\$252,525

\$175/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.

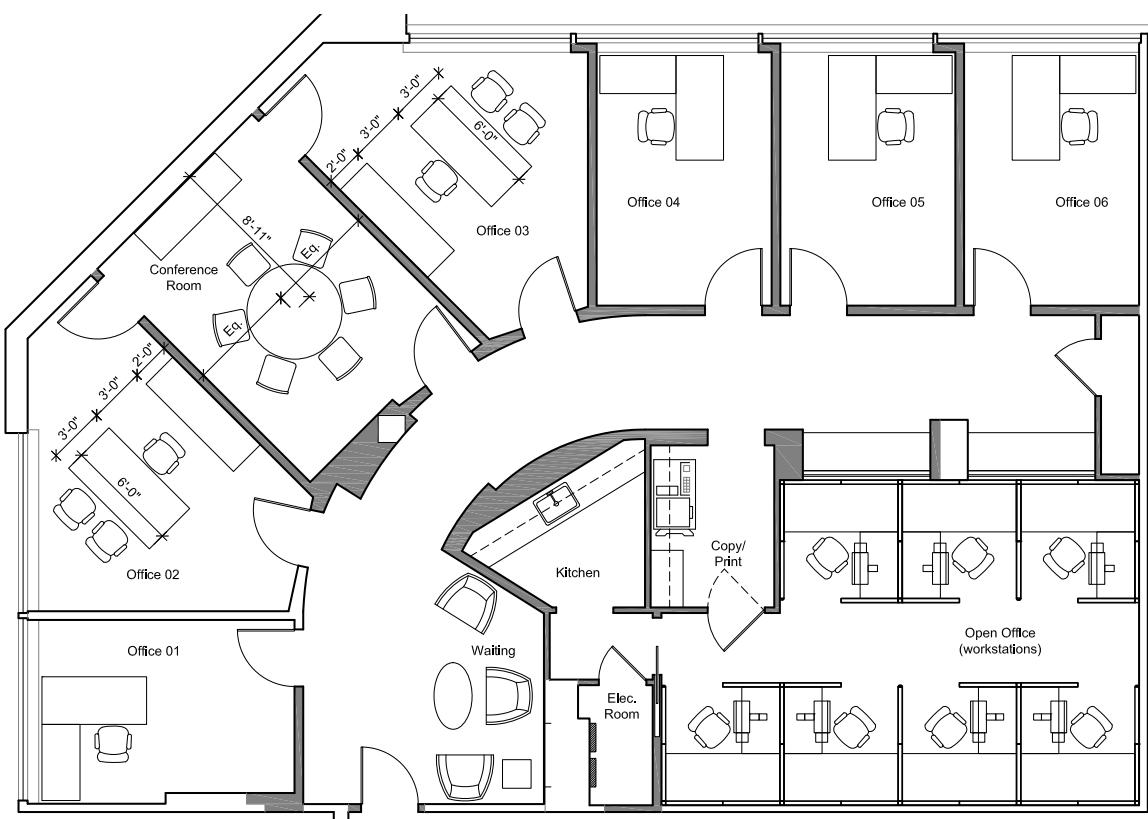
**Sale****\$410,200**

\$175/SF

Lease**\$5,372/m**

\$27.50/SF/Y Gross





UNIT

205 Sale/Lease/Suites 1,147 SF**2****1****G**

Top-level office space with shared kitchen and conference room.

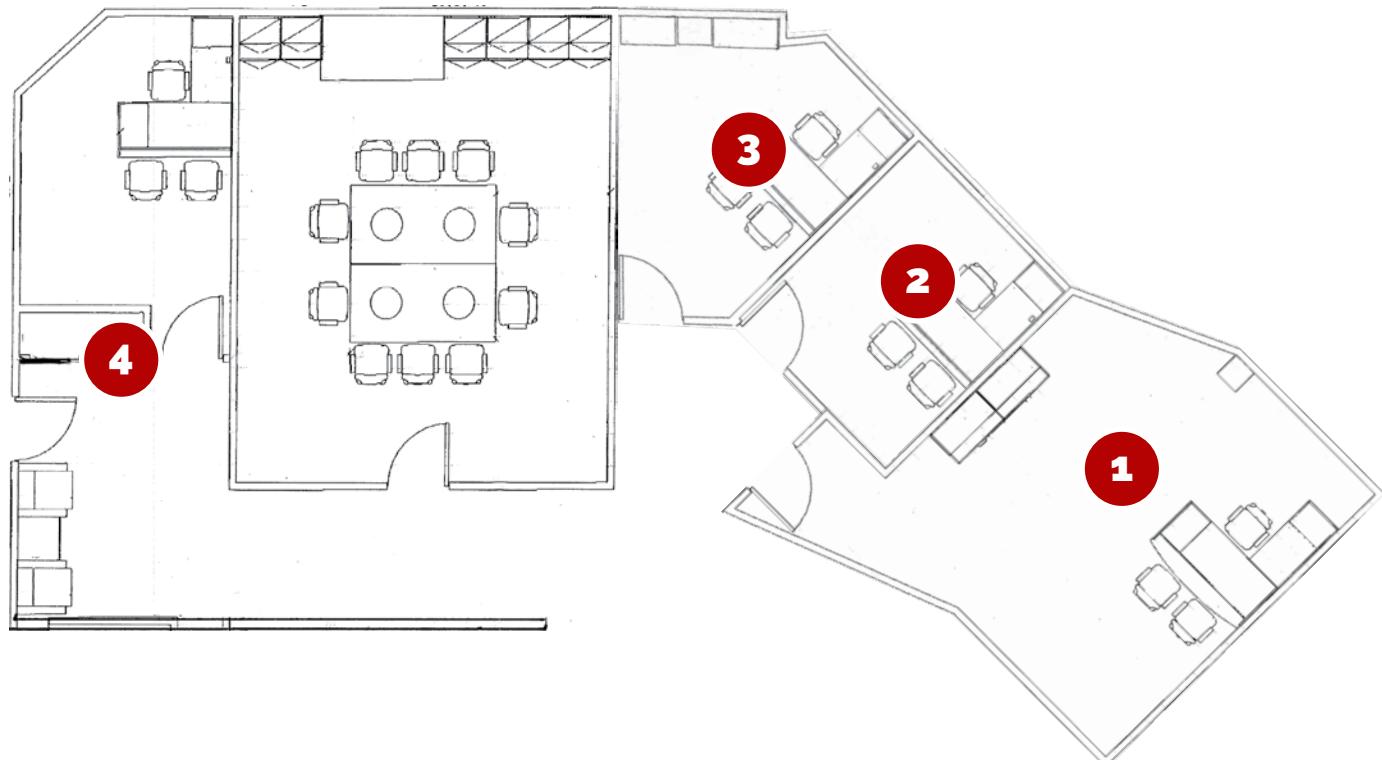
Delivered vacant and available in its entirety of 1,147 SF for sale or for lease, or as individual office suites.

Sale**\$229,400**

\$200/SF

Lease**\$2,628/m**

\$27.50/SF/Y Gross

Suites**\$675-\$1,050**



\$ 1,050 / Large Window



\$ 1,050 / Large Window



\$ 1,050 / Large Window



\$ 675 / 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

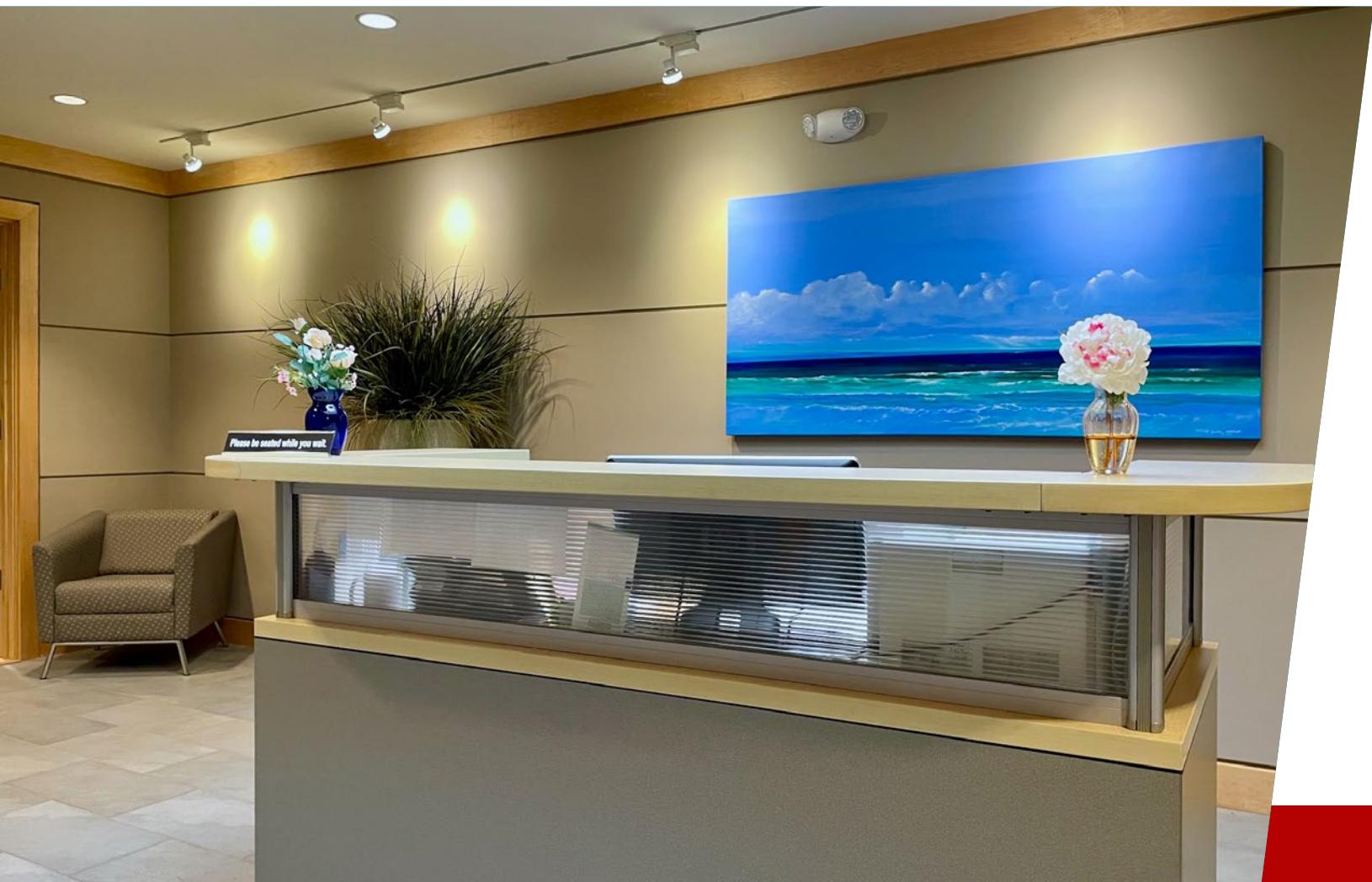
Large interior office with two adjacent desks, use of shared conference room and kitchen.

UNIT**206 Sale 4,933 SF****2****1****G**

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.

Sale**\$1,085,260**

\$220/SF





Gross Revenue \$169K

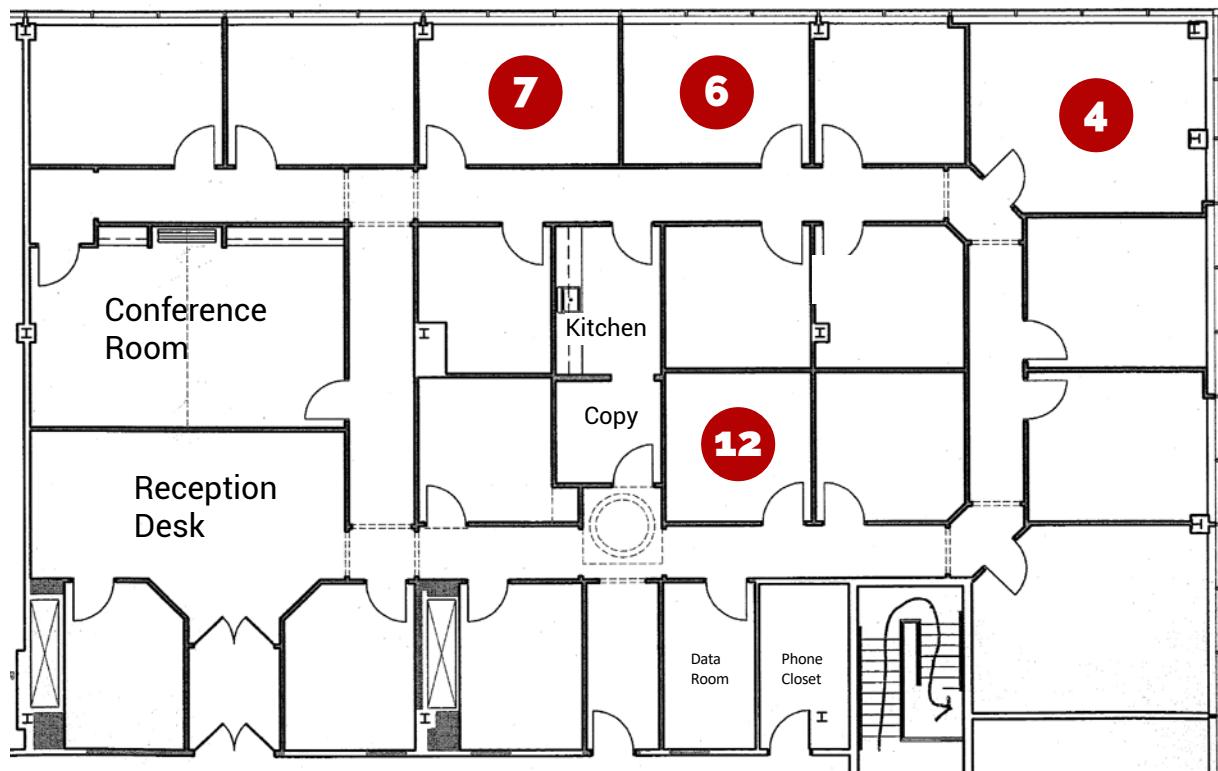
Expenses \$80K

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**



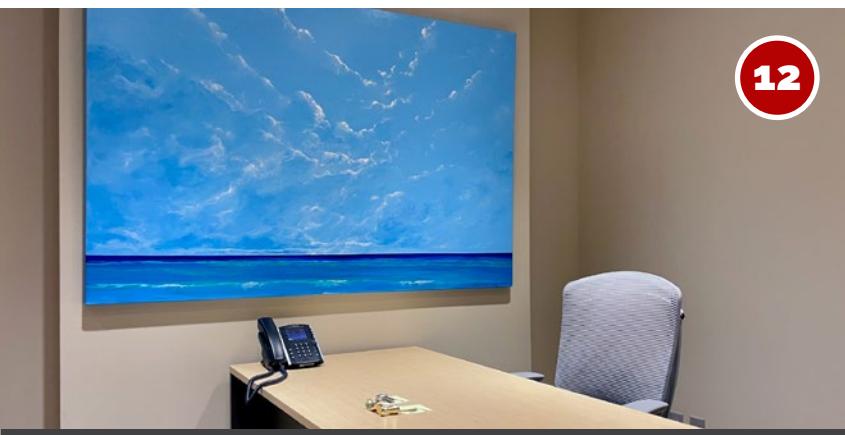
\$ 1,700 / XL Corner



\$ 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. Large Window

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

12. 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

For leasing or sale inquires please contact:

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