



14 WESTPORT AVENUE

NORWALK CONNECTICUT

FOR LEASE / 10,000SF

DIVISIBLE

Existing office divisions are

2000sf, 2200sf, 2300sf, and 3300sf

Will fit out to suit



PROPERTY OVERVIEW

HIGHLY VISIBLE

Excellent Branding Opportunity

Panoramic views

Windows in every office

Ample Covered Parking

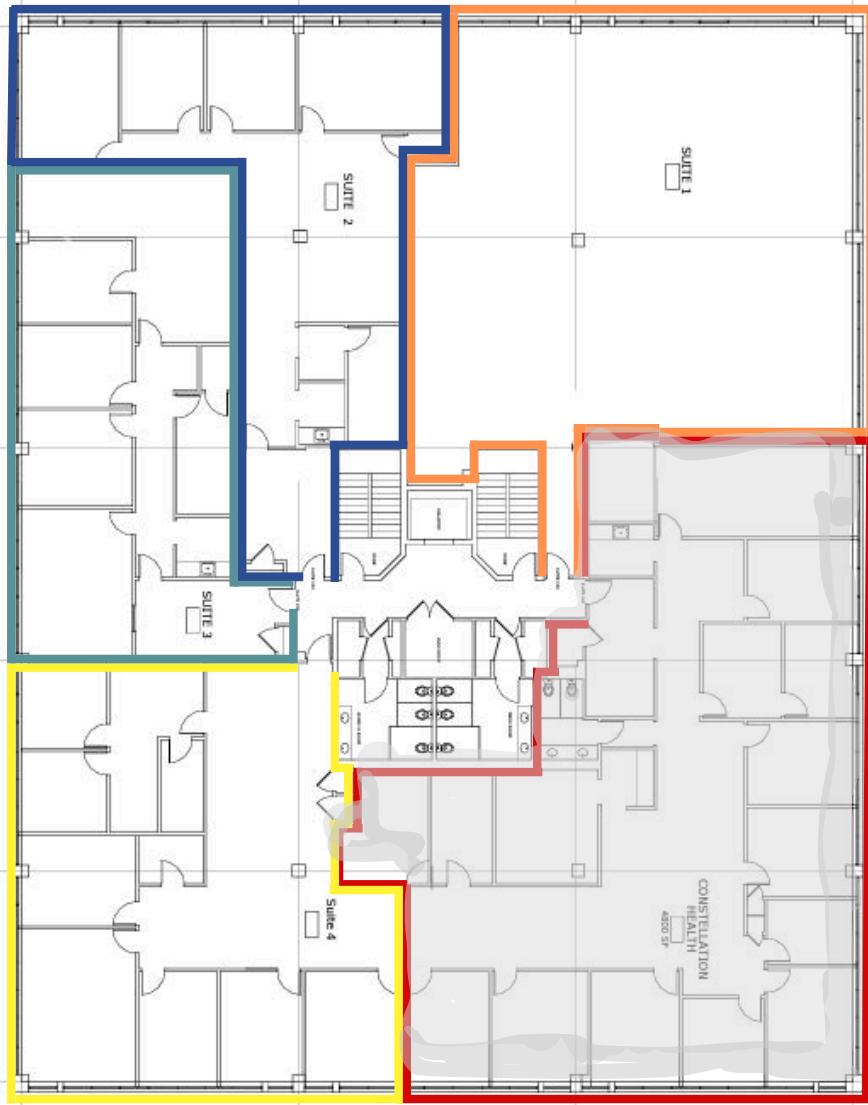
Newly Renovated

Lobby * Elevator * Electrical

Located at the intersection of
Westport Avenue and East Avenue

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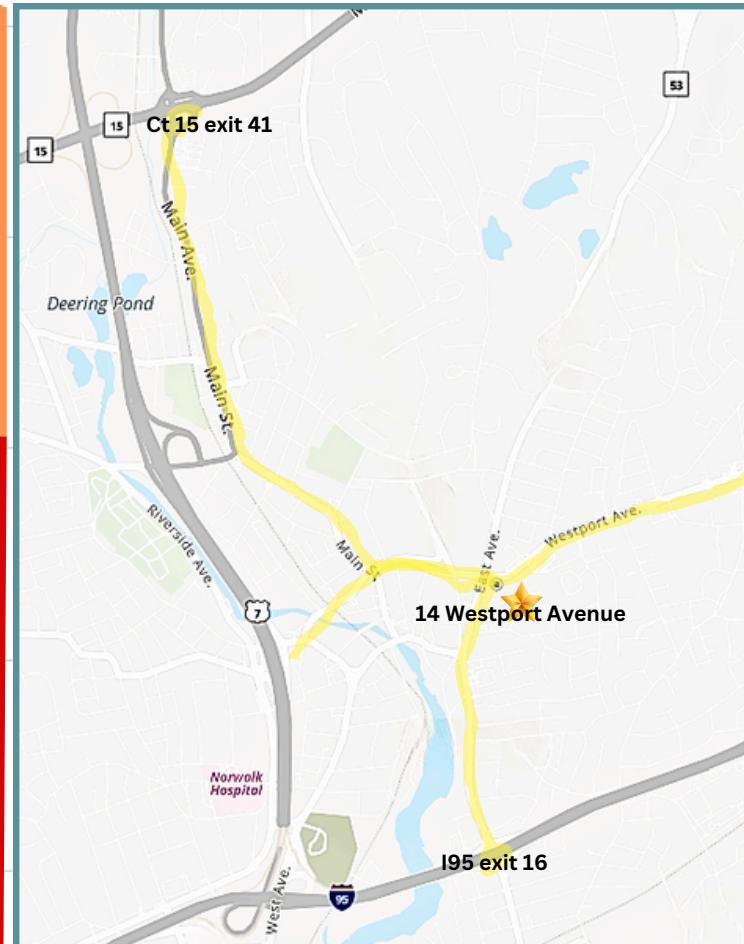
NORWALK CONNECTICUT



DEMOGRAPHIC INFORMATION

<https://www.census.gov/quickfacts/fact/table/norwalkcityconnecticut/PST045223>

	1 mile	3 miles	5 miles
2023 Total Population	21,484	93,717	140,854
2028 Population	22,144	95,300	142,969
Population Growth 2023-2028	3.07%	1.69%	1.50%
Average Age	40	41	41
2023 Total Households	8,601	36,173	53,120
HH Growth 2023-2028	3.14%	1.71%	1.51%



COMMUTER INFORMATION

Commuter Rail		
East Norwalk/MTA	2 min	1.3 miles
South Norwalk/MTA	4 min	2.4 miles
Westport/MTA	6 min	3.2 miles
Highway Access		
I-95 Exist 16/East Norwalk	2 min	1 mile
Ct 15 Exit 41	11 min	4 miles
Airports		
Westchester Airport	28 mins	34 miles
Laguardia Airport	50 mins	42 miles

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