



SONO 50

WHERE BUSINESS IS A LIFESTYLE



OUR NEW STANDARD



THE SONO 50 TURNKEY STANDARD

PREMIUM TURNKEY INSTALLATIONS · POLISHED CONCRETE FLOORS · OPEN CEILINGS · SOLID DOORS
GLASS OFFICE FRONTS · SPIRAL DUCTWORK · EXPOSED BEAMS · LED LIGHTING · PREMIUM HARDWARE

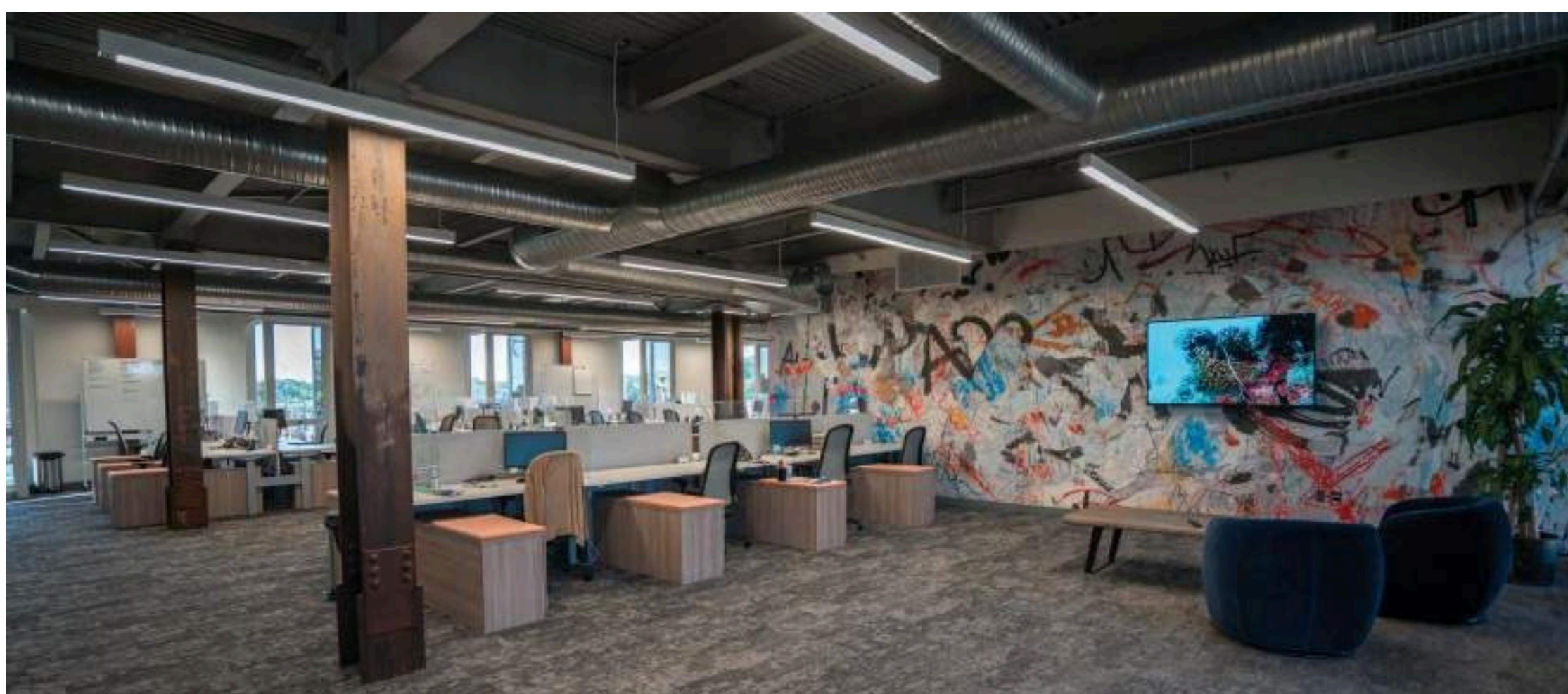
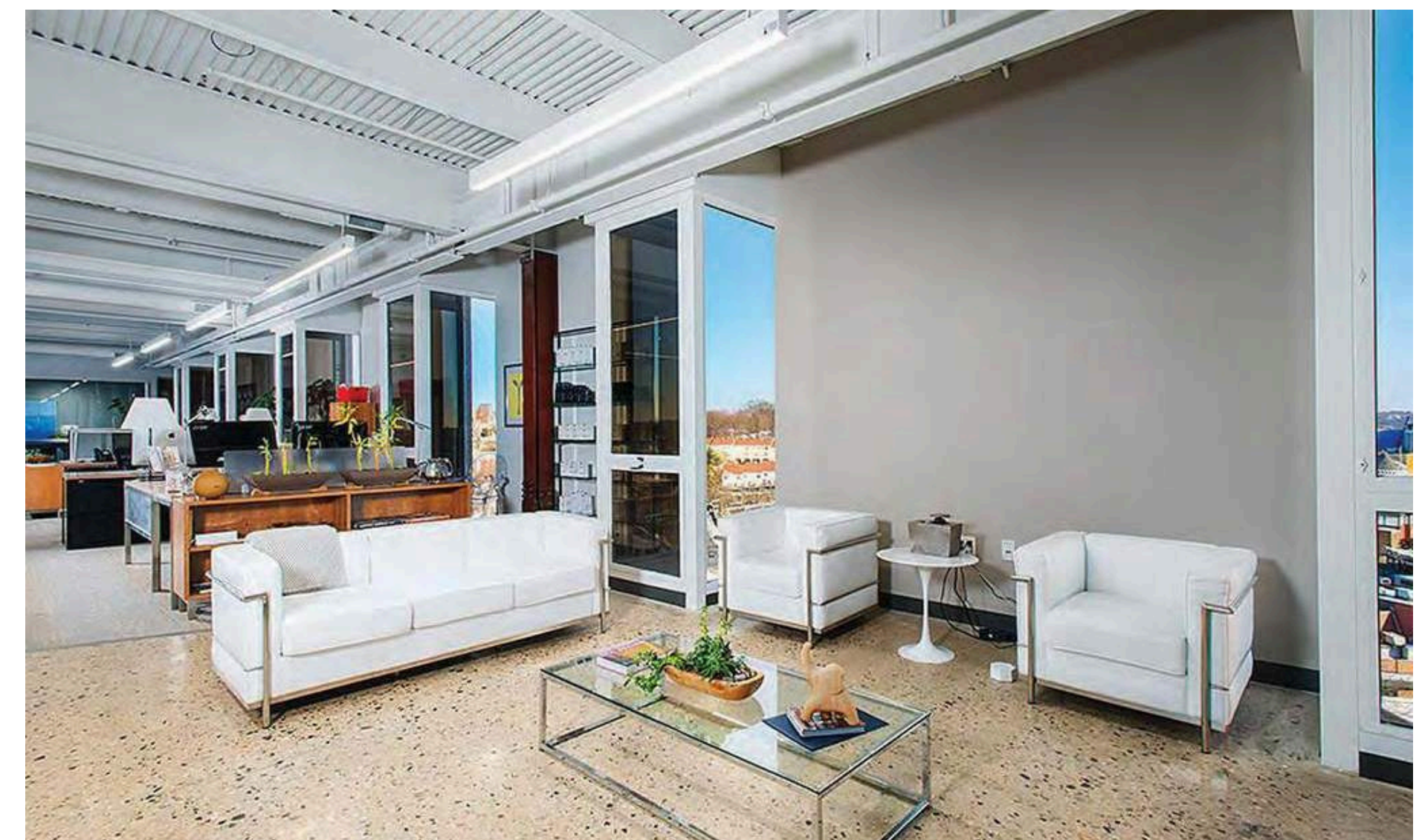
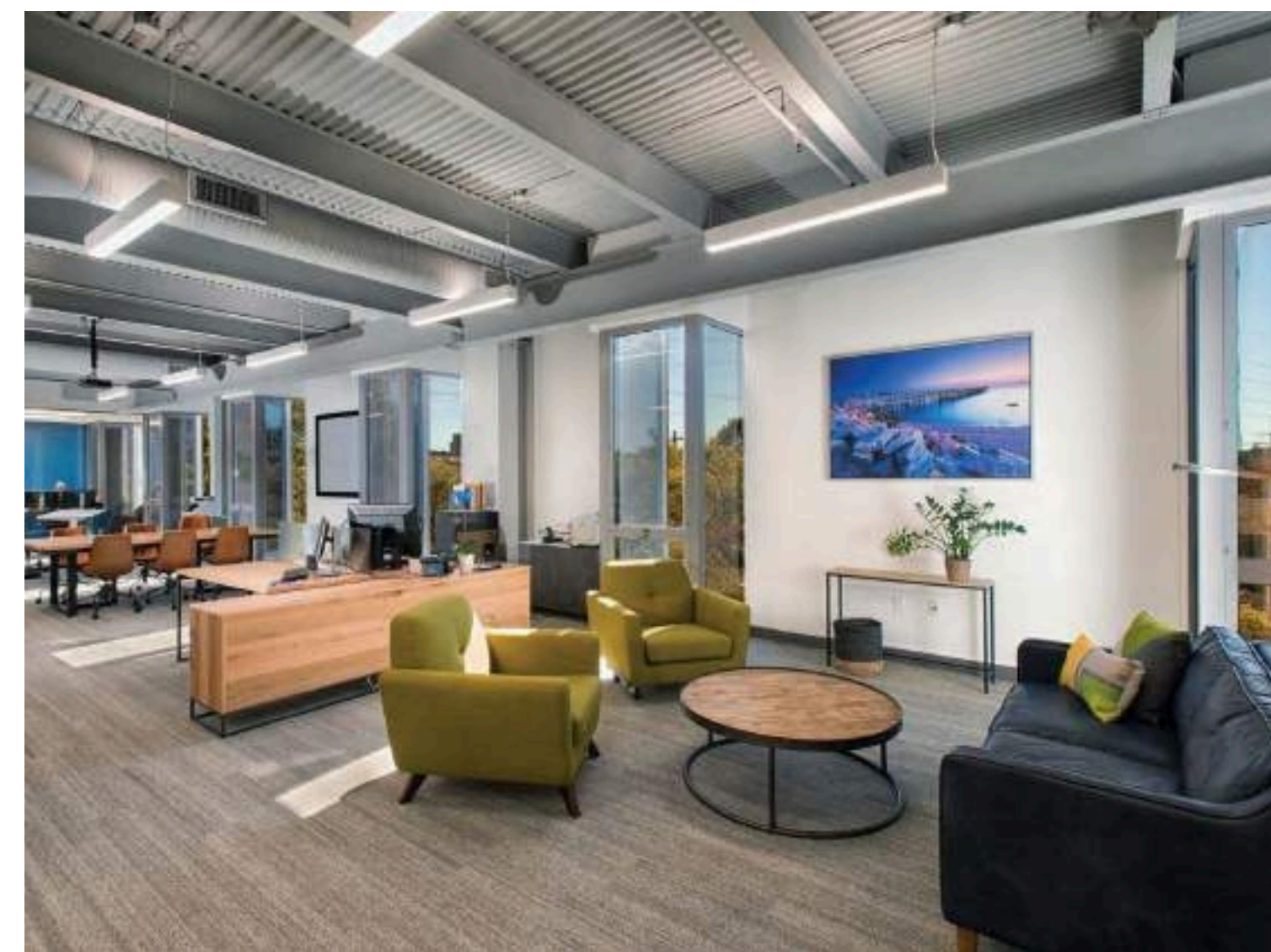
COMPLETELY RENOVATED COMMON AREAS AND AMENITIES



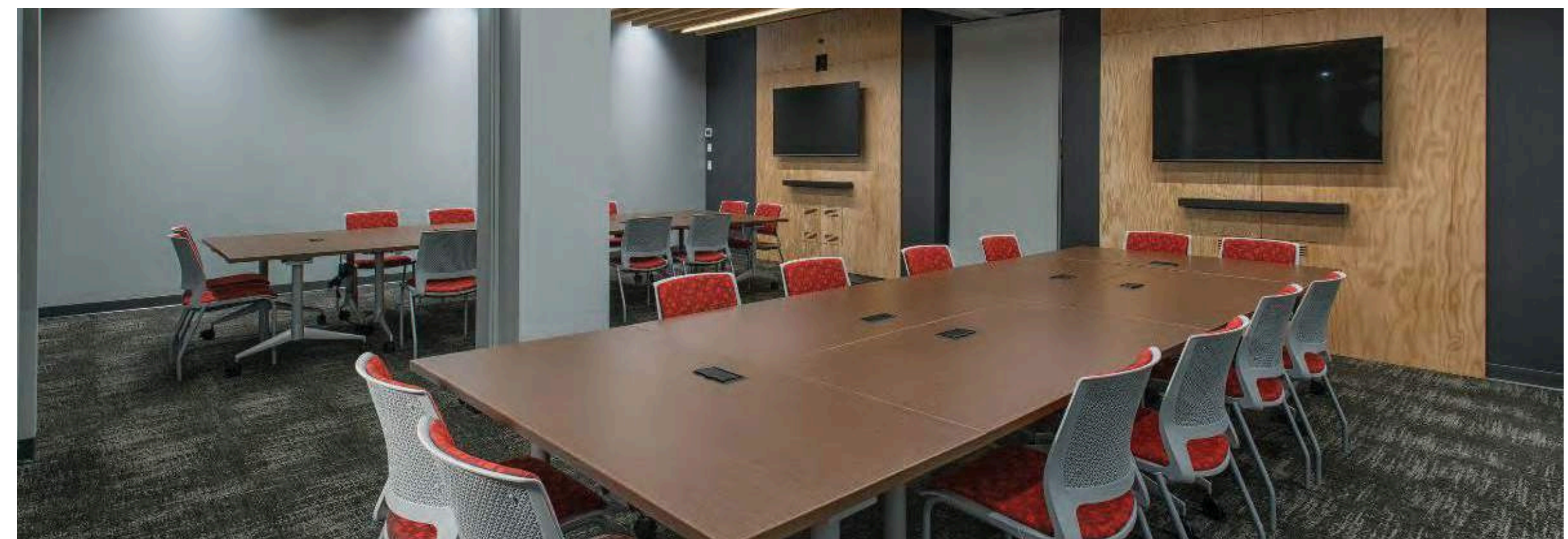
ABUNDANT
NATURAL
LIGHT



PREMIUM
QUALITY
FINISHES

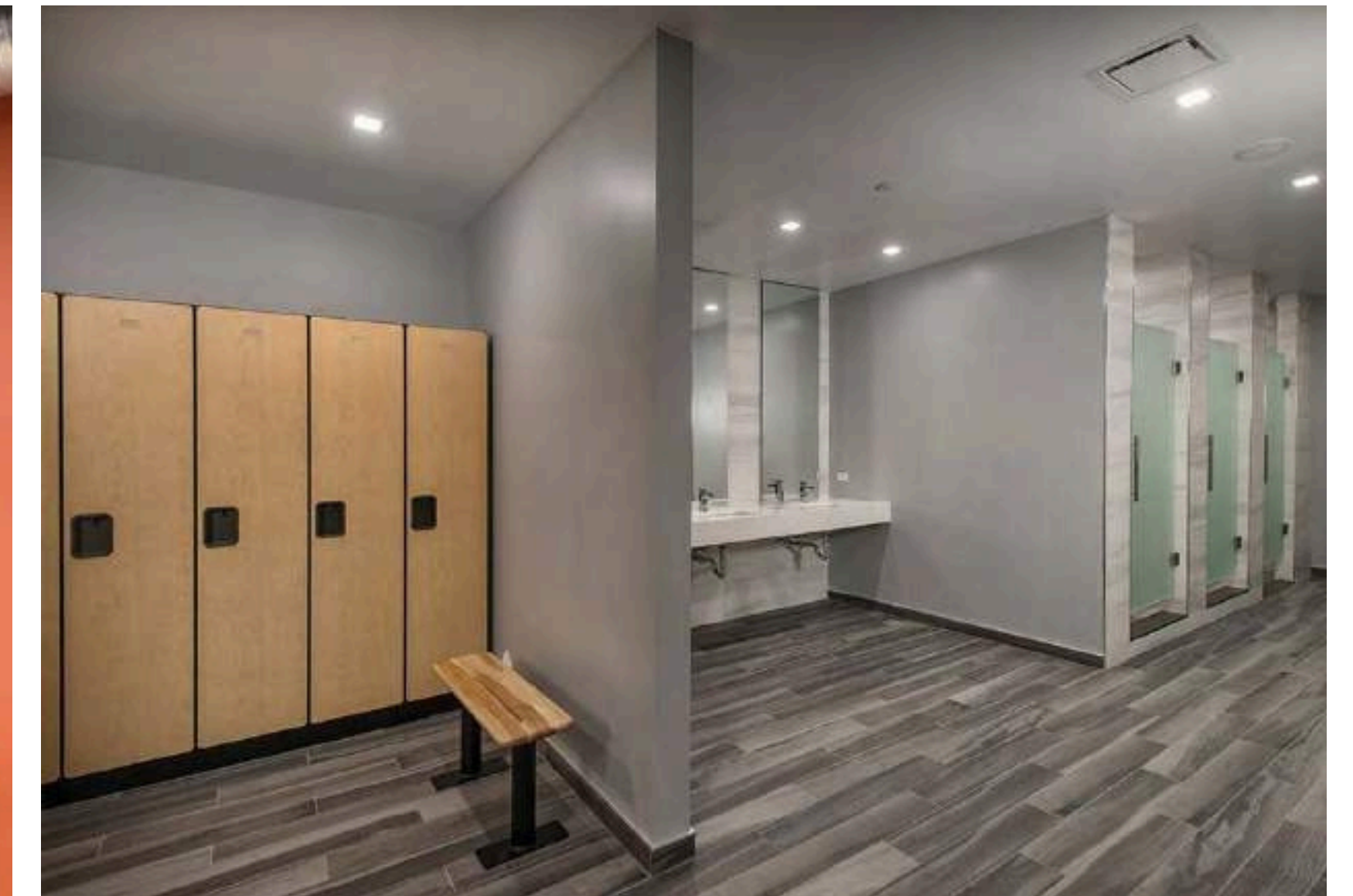
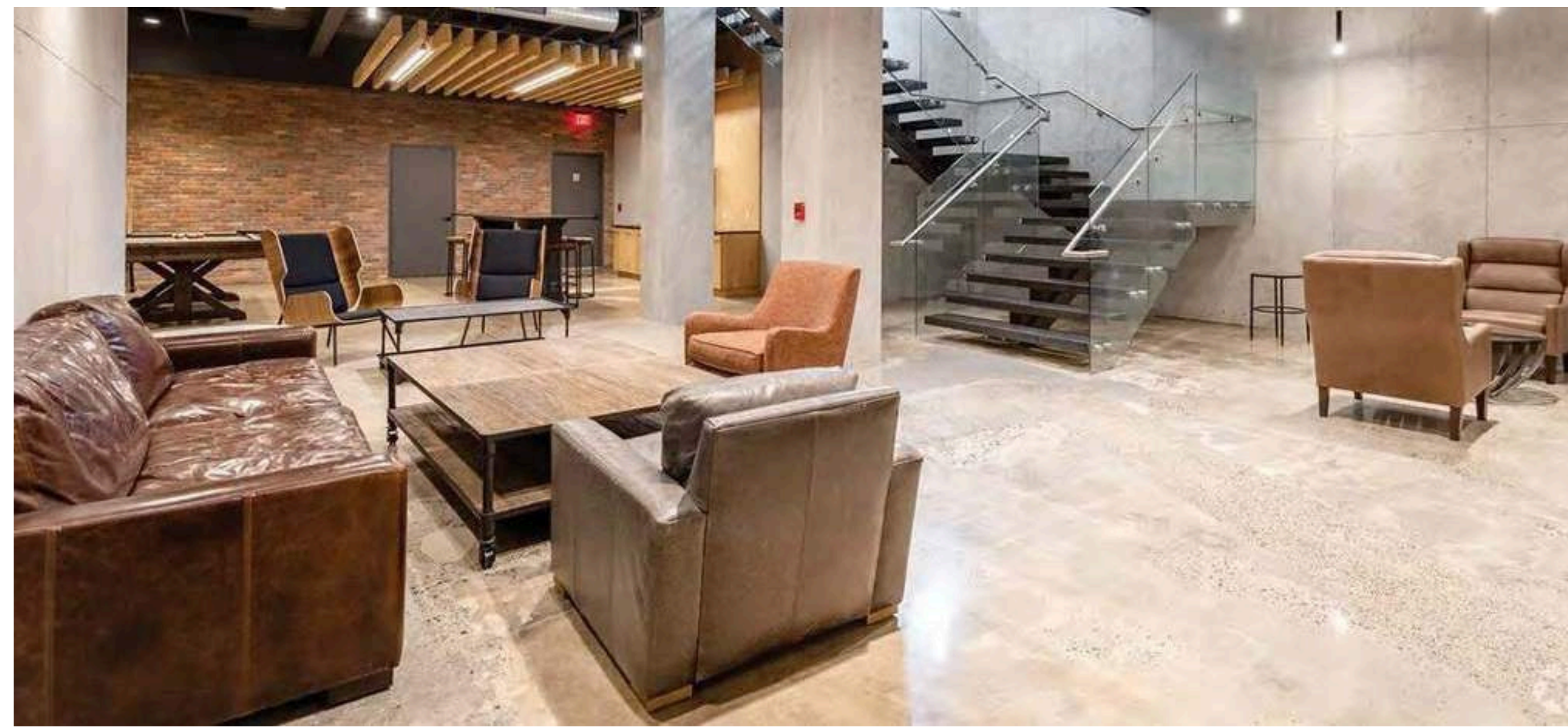


FORWARD
THINKING
DESIGN



LOCATED IN VIBRANT HISTORIC SONO WITH "CLASS A" AMENITIES

- 5 minute walk to South Norwalk Train Station
- Immediate access to all major highways, I-95, Exit 15 and Route 7
- 3 spaces per 1,000 SF at no charge with additional parking available Fitness center with locker and shower facilities
- Tenant lounge area with full pantry/bar, billiards table, ping pong, and inviting seating area
- State-of-the-art conference facility with full A/V capabilities Building cafeteria
- Full service Chase bank with ATM
- The entire building is backed-up by a 2 megawatt diesel generator, ensuring that the building is fully operable at all times



PROPERTY OVERVIEW AND HIGHLIGHTS

SONO 50

SoNo, is a historic neighborhood in Norwalk, Connecticut where business is a lifestyle. SoNo is Norwalk's central dining, shopping, and entertainment hub that attracts for it qualities as a great place to live, work, and play.

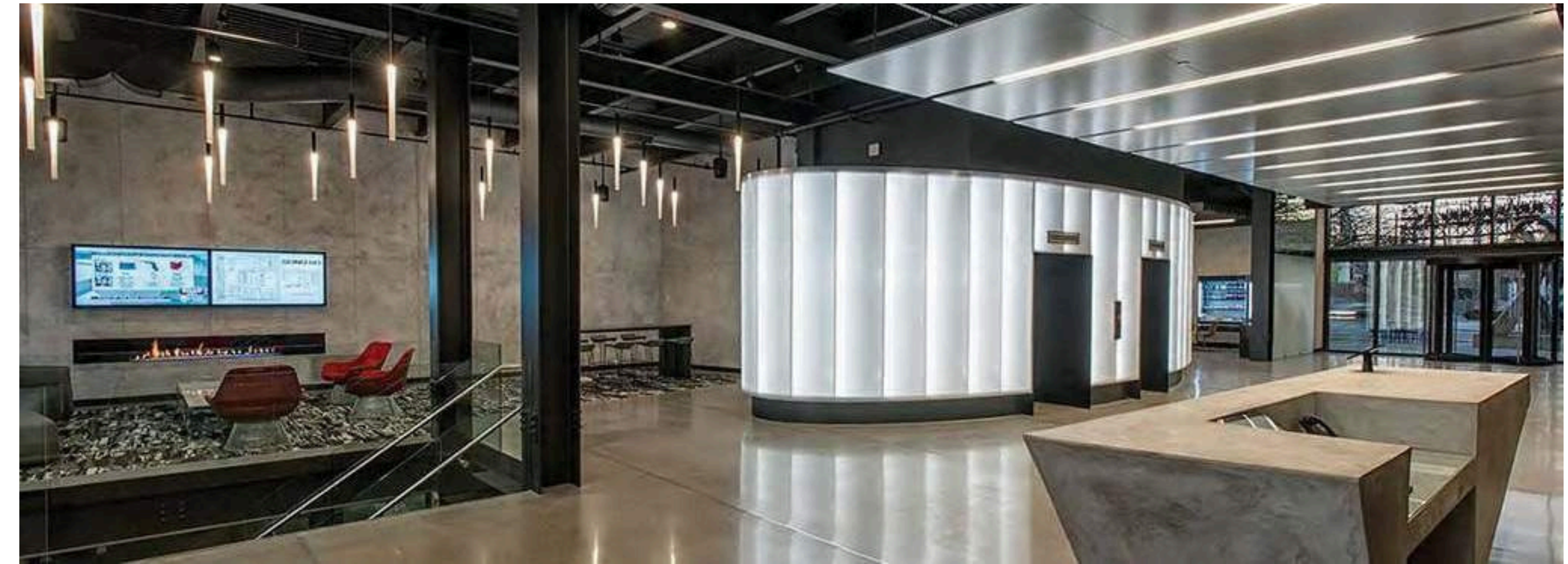
Located in SoNo are The Maritime Aquarium (with IMAX theater), Stepping Stones Museum for Children, Veteran's Park, and Oyster Shell Park.

SoNo also hosts a large annual arts celebration as well as the famous annual Oyster Festival.

| Floor | Suite | Size | Notes |
|-------|-------|-------|--|
| 4th | -- | 1,960 | Prebuilt – Ready to Move in – South East Space |
| 9th | -- | 3,600 | Prebuilt – Ready to Move in – North West Side |
| 11th | -- | 7,200 | Built to Suit |
| 11th | -- | 7,200 | Prebuilt – Ready to Move in – West Side |

RENOVATIONS

- Recently added the highest rooftop deck in Fairfield County, measuring almost 3,000 SF and boasting incredible, unencumbered views of Long Island Sound.
- New building exterior and a modern industrial look with impressive architectural steel and glass canopies, new storefronts, complimentary lighting, and new landscaping.
- 5,000 SF lobby with Wifi enabled collaborative workspaces and inviting lounge areas for building tenants
- Interior common areas and tenant spaces include loft-style finishes such as open ceilings with exposed beams and columns and polished concrete floors
- Brand new building cafe open to the building lobby enhancing the tenant experience
- State-of-the-art fitness center, conference facility, and tenant lounge
- Washington Square Park, a City-owned park, has been completely renovated creating an inviting green space right outside the building's main entrance



LOCAL ATTRACTIONS

★ 50 Washington St

AREA ATTRACTIONS

1. BOW TIE CINEMA
2. LOCKWOOD MATHEWS MANSION
3. MARITIME AQUARIUM
4. NORWALK MUSEUM
5. STEPPING STONES
6. SWITCH TOWER MUSEUM


DINING

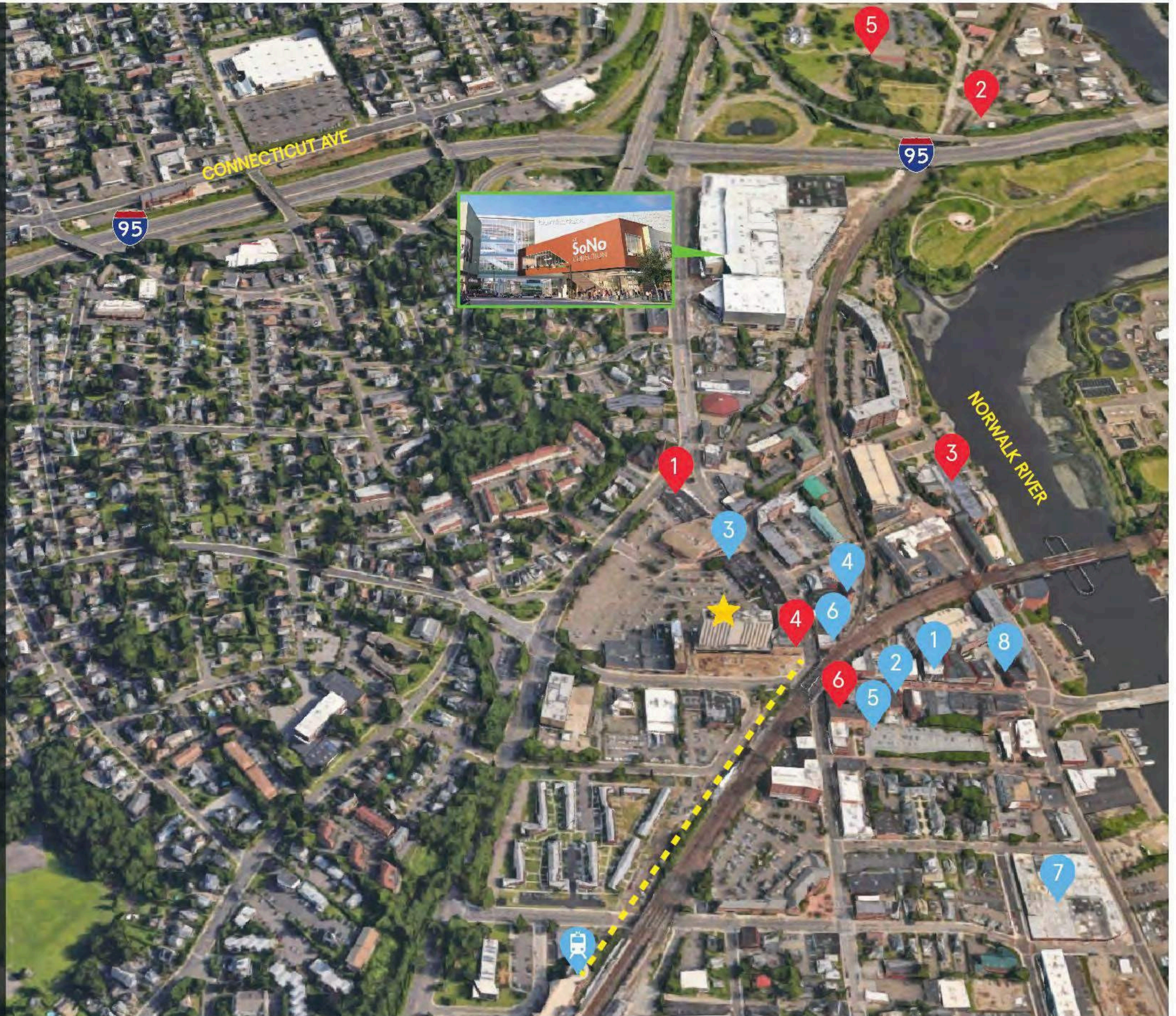
1. THE SPREAD & EL SEGUNDO
2. MECHA NOODLE BAR
3. BURGER BAR & BISTRO
4. FAMOUS PIZZA
5. MATCH
6. THE BLIND RHINO
7. SONO BAKING COMPANY
8. WASHINGTON PRIME

SHOPPING ALONG

CONNECTICUT AVENUE

- SONO COLLECTION
- BEST BUY
- COSTCO
- THE HOME DEPOT
- KOHL'S
- LOWES
- PETSMART
- SUPER STOP & SHOP
- TJMAXX
- WALMART

 5 MINUTE
WALK TO TRAIN



**LEASING
INFORMATION:**

MIKE OZ
(203)984 - 7818
moz@capitaleq.com

MAUREEN KAMINSKY
(203) 621-4704
mkaminsky@capitaleq.com

