

# 535

CONNECTICUT AVENUE  
NORWALK | CT



LARGE BLOCKS AVAILABLE  
**LOCATION AND VALUE — NEW OWNERSHIP**

**HANOVER**  
REAL ESTATE PARTNERS

**NEWMARK**

**MONUMENT  
SIGNAGE  
AVAILABLE  
NEWMARK  
203.531.3604**

**5  
3  
5**

## PROPERTY HIGHLIGHTS

- ▶ **Prominent visibility from Interstate 95 & Post Road**
- ▶ **Excellent access to Interstate 95**
- ▶ **Walk to Connecticut Avenue restaurants and retail**
- ▶ **Full service cafeteria**
- ▶ **Shared conference facility; fitness center**
- ▶ **3.5 per 1,000 SF covered parking**
- ▶ **Centrally located between bustling South Norwalk and Downtown Darien**

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## AVAILABILITIES

|                 |                      |            |
|-----------------|----------------------|------------|
| 1 <sup>st</sup> | Suite 100 .....      | 2,564 RSF  |
| 1 <sup>st</sup> | Suite 101 .....      | 4,594 RSF  |
| 1 <sup>st</sup> | Suite 103.....       | 2,664 RSF  |
| 2 <sup>nd</sup> | Suite 220.....       | 2,556 RSF  |
| 2 <sup>nd</sup> | Suite 250.....       | 8,930 RSF  |
| 2 <sup>nd</sup> | Suite 260 .....      | 1,793 RSF  |
| 2 <sup>nd</sup> | Suite 260 & 280..... | 3,149 RSF  |
| 2 <sup>nd</sup> | Suite 280.....       | 1,356 RSF  |
| 3 <sup>rd</sup> | Suite 350.....       | 4,544 RSF  |
| 4 <sup>th</sup> | Entire floor .....   | 28,960 RSF |
| 5 <sup>th</sup> | Suite 530.....       | 2,741 RSF  |

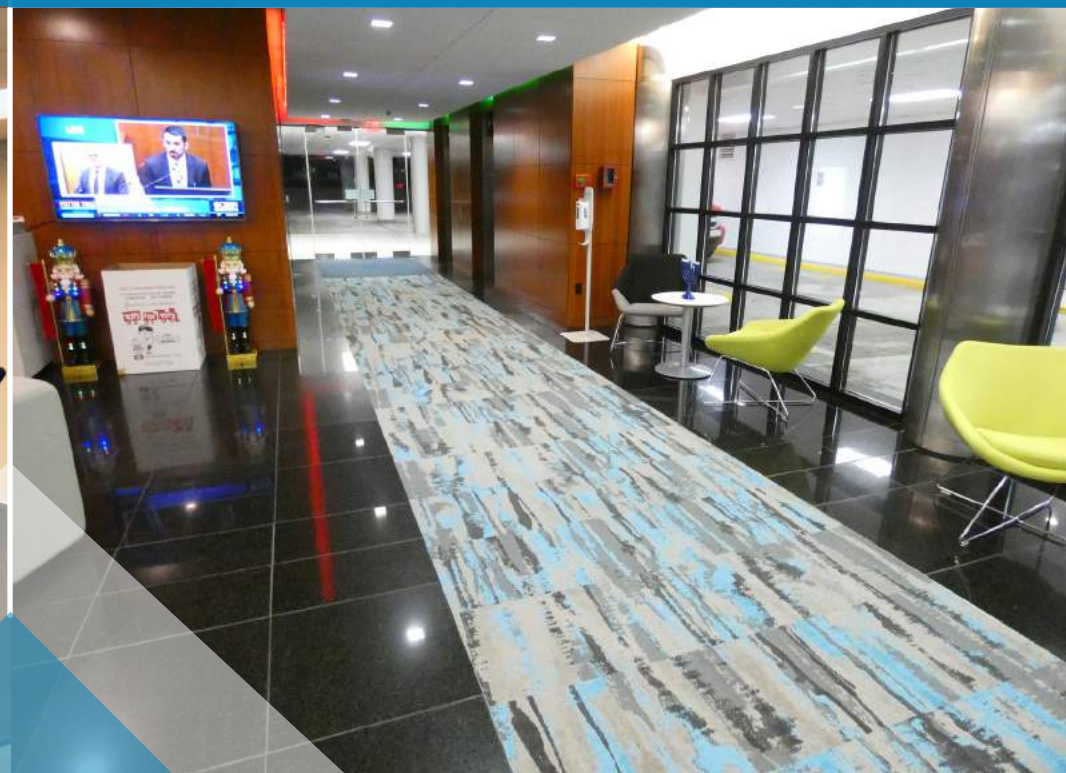




VIBRANT CAFÉ  
FITNESS CENTER

535  
CONNECTICUT AVENUE

COVERED PARKING  
EASY ACCESS



# 535

CONNECTICUT AVENUE

CENTRALLY LOCATED  
VIBRANT LIGHTING  
HIGHLY VISIBLE



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**HANOVER**  
REAL ESTATE PARTNERS

**NEWMARK**

LONG ISLAND SOUND

CALF  
PASTURE  
BEACH

ROWAYTON

SOUTH NORWALK  
(SONO)

535  
CONNECTICUT AVENUE

CVS  
pharmacy

Webster  
Bank

DN  
KN

COSTCO  
WHOLESALE

DOUBLETREE

EXIT 15

EXIT 14

95

7

1

1

LOWE'S

CHICKEN  
NORWALK

STARBUCKS  
COFFEE

THE  
HOME  
DEPOT

Walmart

NORWALK

NORWALK  
COMMUNITY COLLEGE

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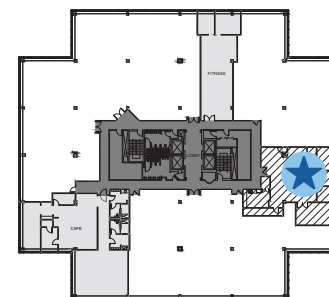
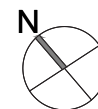
## FLOOR PLANS

FIRST FLOOR / SUITE 100 - 2,564 RSF

CONNECTICUT AVENUE



INTERSTATE 95



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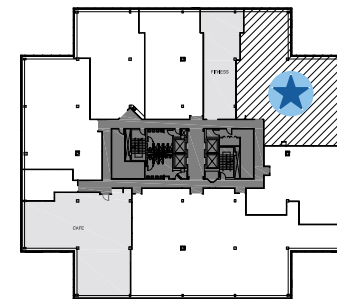
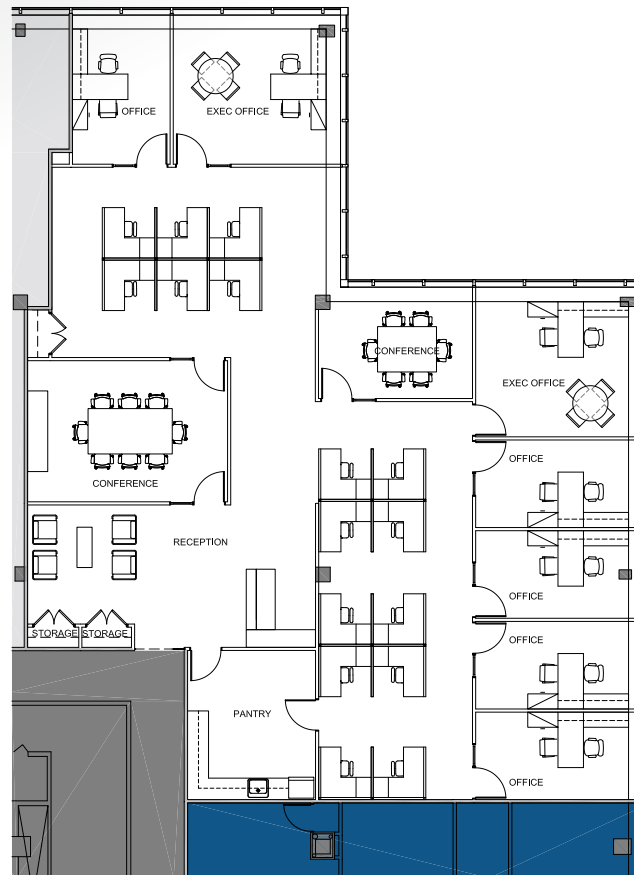
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CONNECTICUT AVENUE

## FLOOR PLANS

FIRST FLOOR / SUITE 101 - 4,594 RSF

CONNECTICUT AVENUE



INTERSTATE 95



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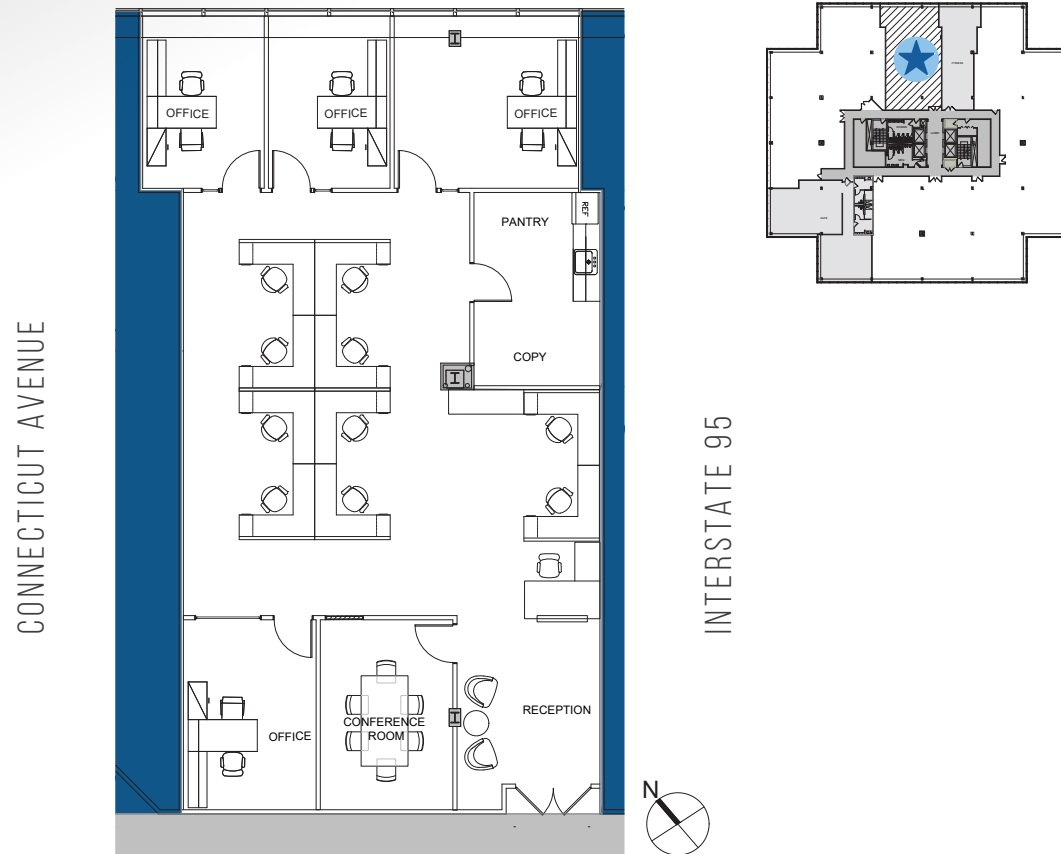
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## FLOOR PLANS

FIRST FLOOR / SUITE 103 - 2,664 RSF



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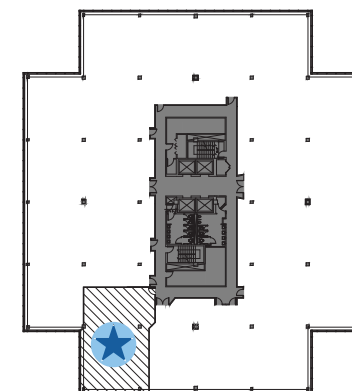
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## FLOOR PLANS

SECOND FLOOR / SUITE 220 2,556 RSF



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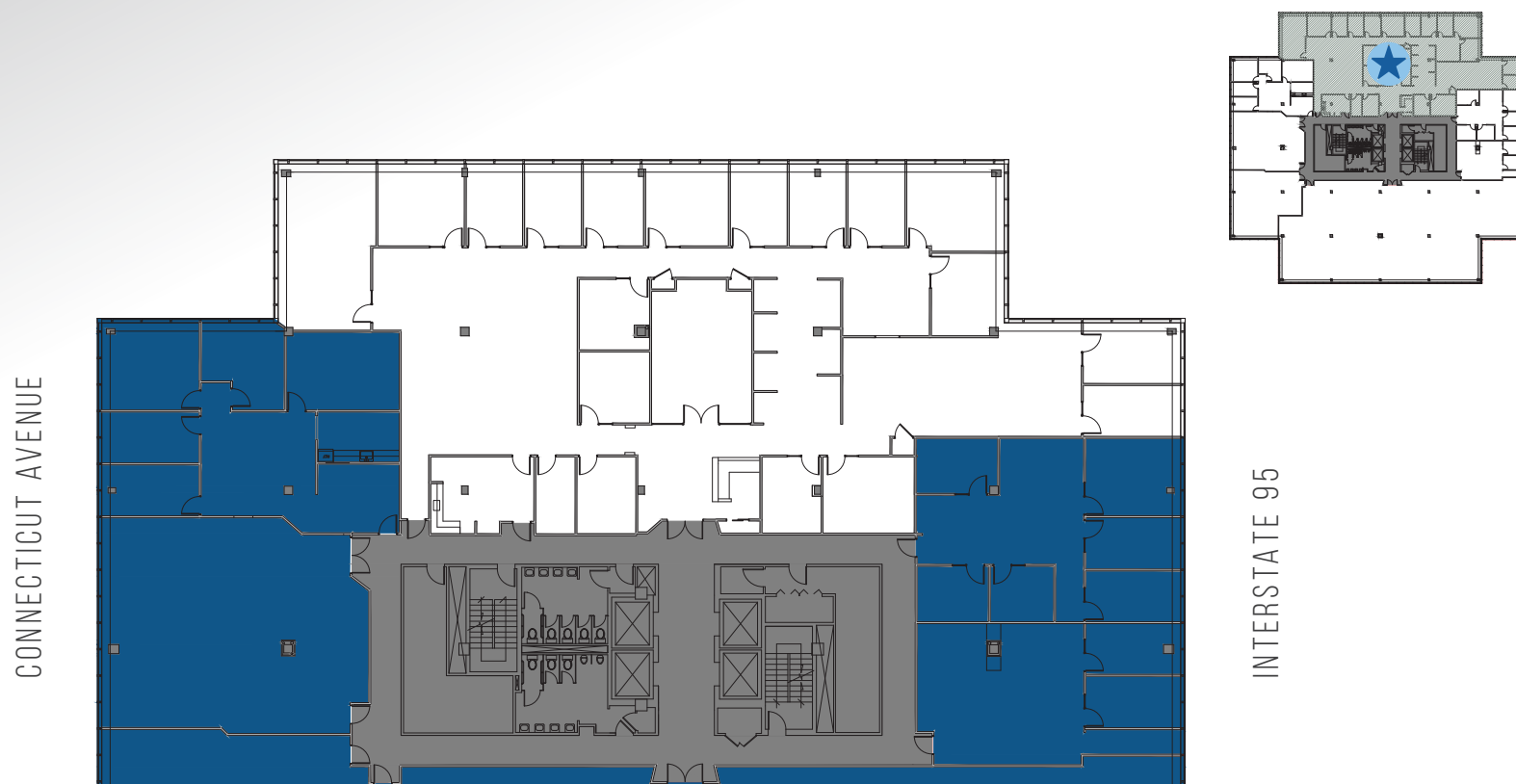
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## FLOOR PLANS

SECOND FLOOR / SUITE 250 - 8,930 RSF



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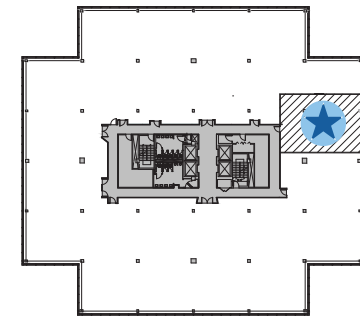
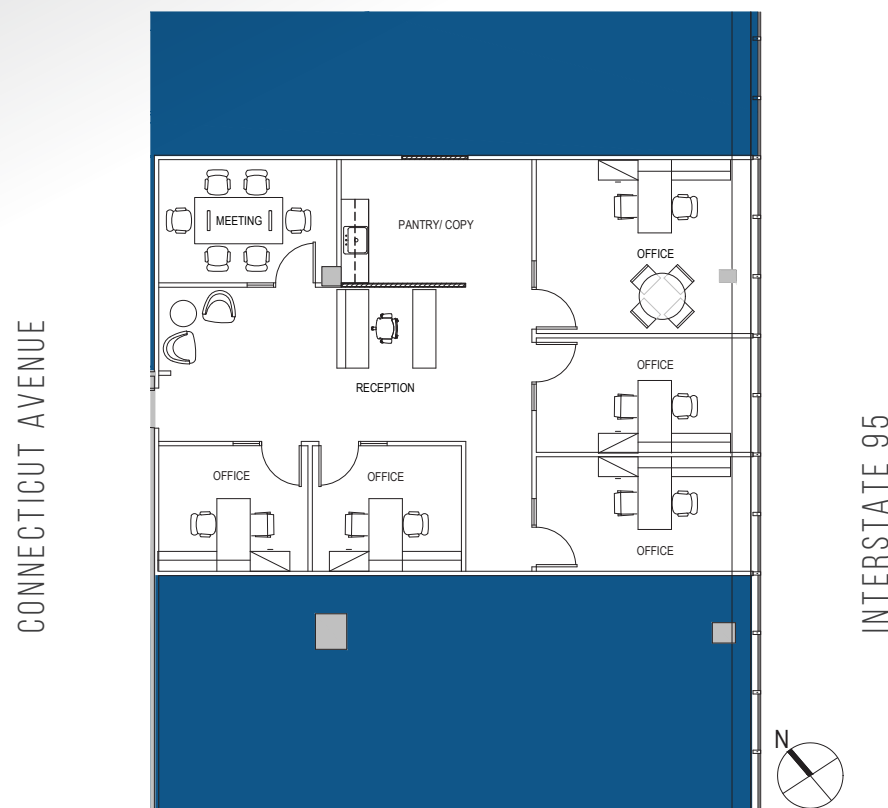
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## FLOOR PLANS

SECOND FLOOR / SUITE 260 1,793 RSF



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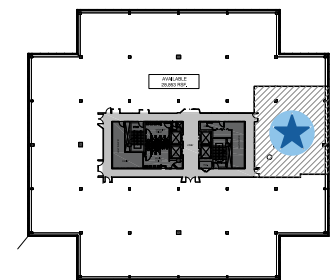
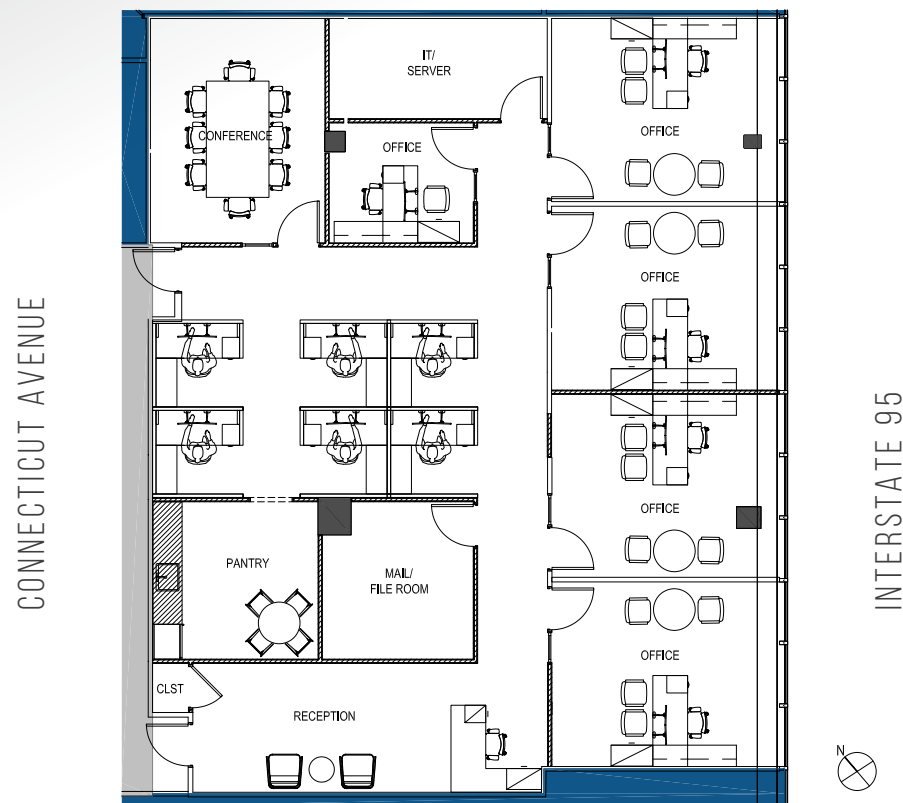
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## FLOOR PLANS

SECOND FLOOR / SUITE 260 & 280 3,149 RSF



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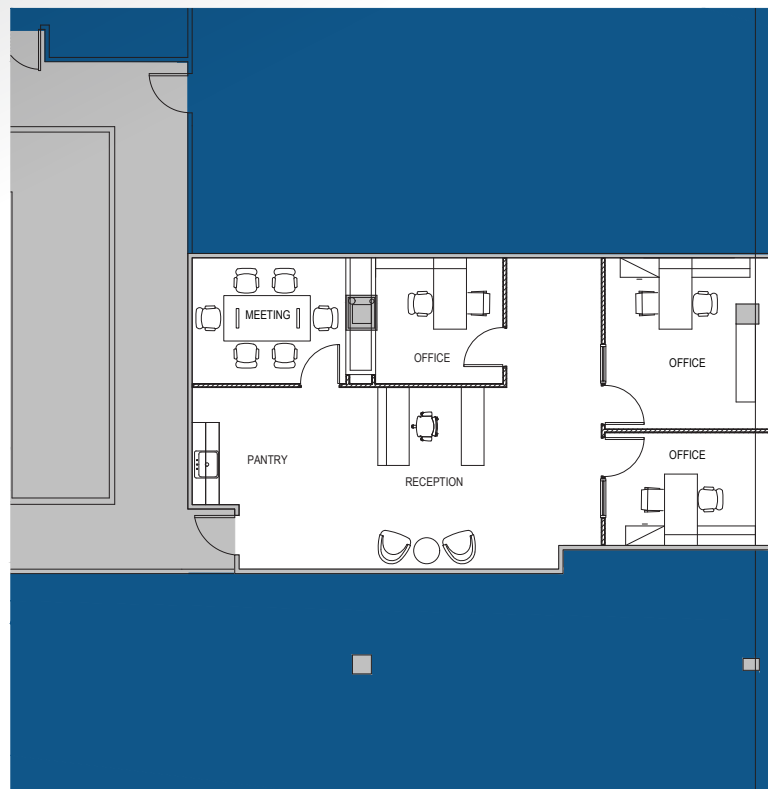
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CONNECTICUT AVENUE

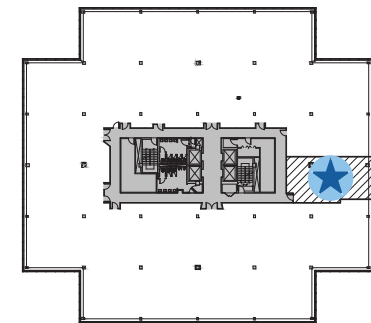
## FLOOR PLANS

SECOND FLOOR / SUITE 280 1,356 RSF

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INTERSTATE 95



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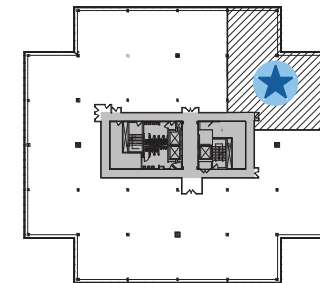
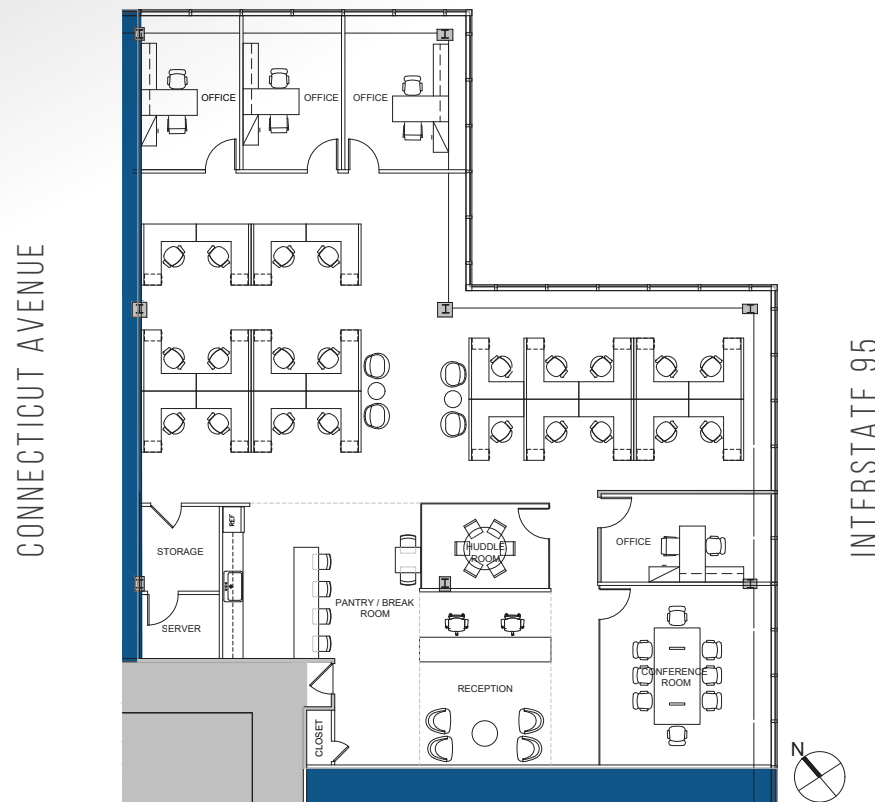
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## FLOOR PLANS

THIRD FLOOR / SUITE 350 4,544 RSF



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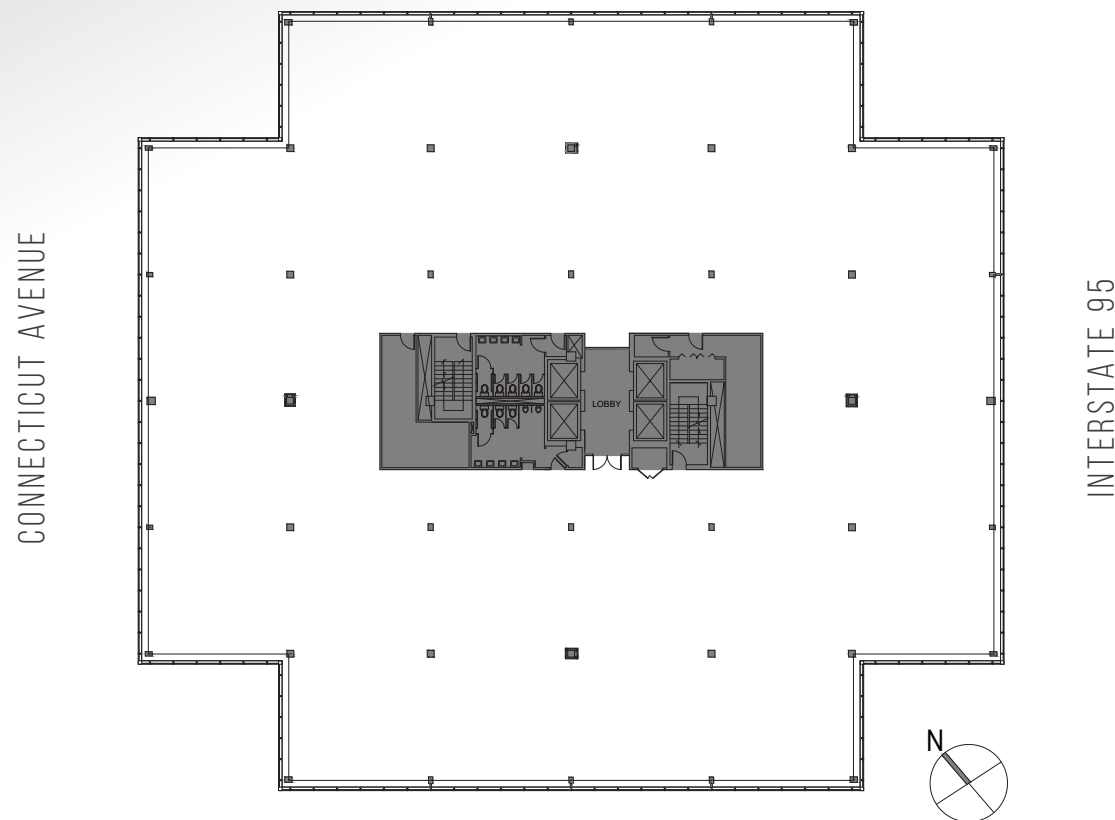
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## FLOOR PLANS

FOURTH FLOOR - 28,960 RSF



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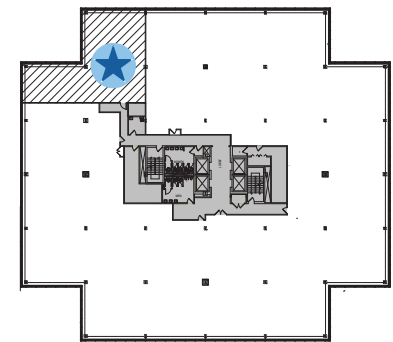
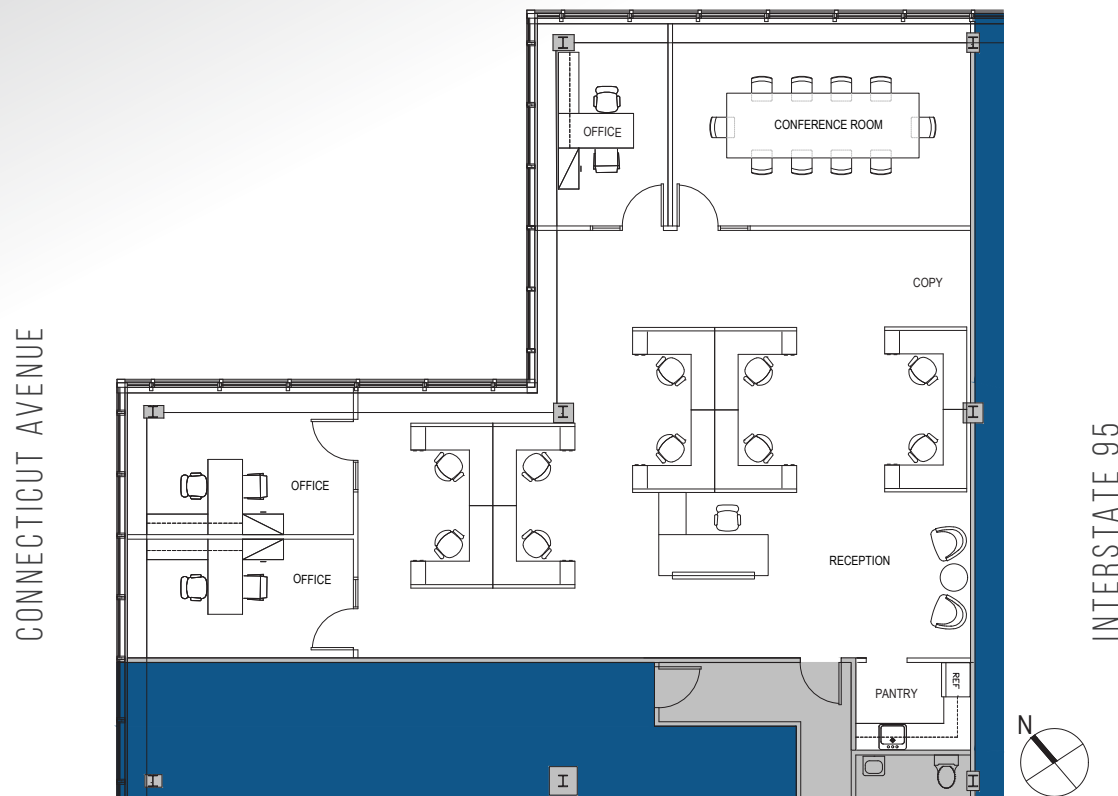
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## FLOOR PLANS

FIFTH FLOOR / SUITE 530 2,741 RSF



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