

14 WESTPORT AVENUE

NORWALK CONNECTICUT

FOR LEASE / 11,754SF

DIVISIBLE

Existing offices:

2280, 2592 3102 & 3780 sf

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

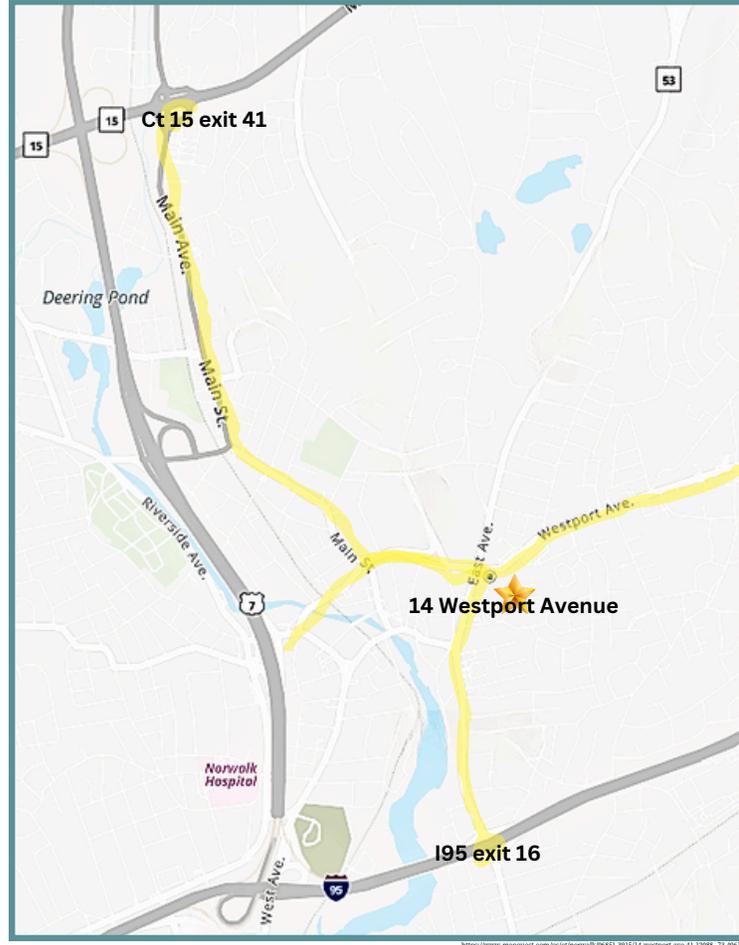
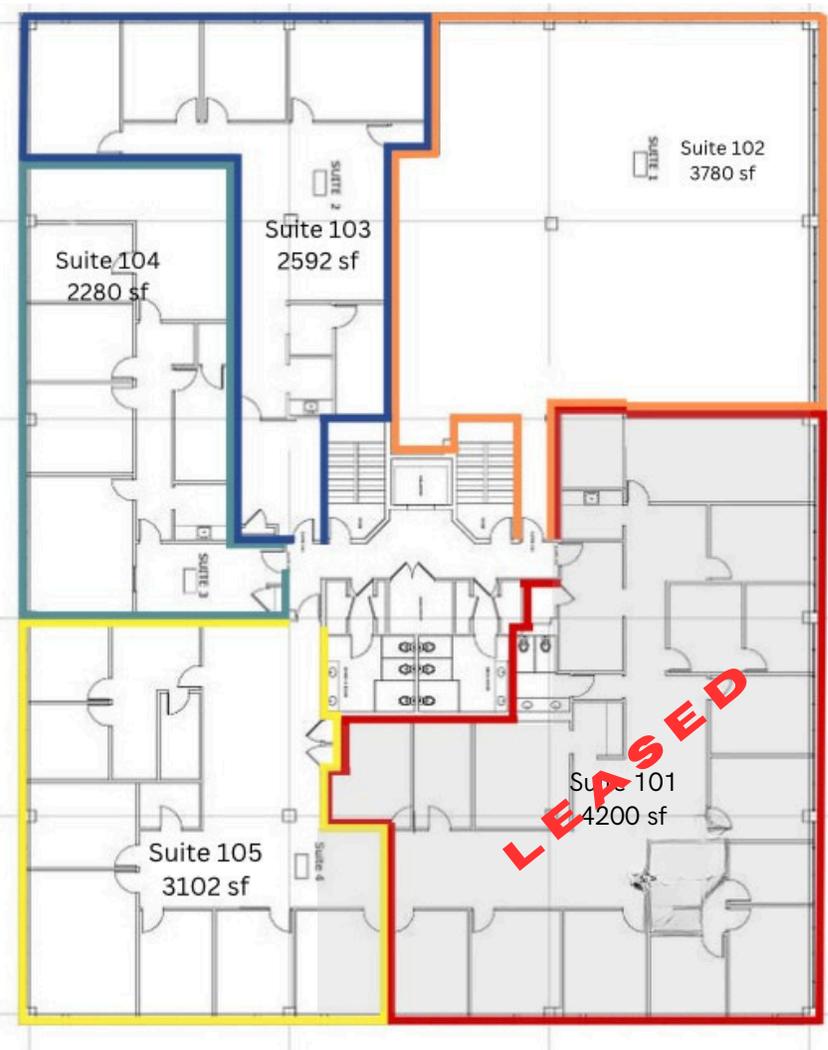
SARAH COHEN (203)984-0387

SCOHEN@GOTHAMREALTYNYC.COM



14 WESTPORT AVENUE

NORWALK CONNECTICUT



DEMOGRAPHIC INFORMATION

	1 mile	3 miles	5 miles
2023 Total Population	21,484	93,717	140,854
2028 Population	22,144	95,300	142,969
Population Groth 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
Westort/MTA	6 min	3.2 miles
Highway Access		
I95 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