

595

595 Westport Avenue
Norwalk, Connecticut

118,100 SF Office/R&D ■ 6.5 Acres ■ Route 1 Frontage

Cushman & Wakefield, as exclusive agent, is pleased to present for sale the commercial condominium interest known as **595 Westport Avenue** in Norwalk, Connecticut.

Situated on 6.53 acres with direct access to CT Route 1 (Westport Avenue), **595 Westport Avenue** is a 118,100 SF corporately owned and occupied office and R&D facility. The three-story property features over 90,000 SF of Class A office space, which includes abundant private offices, workstations and conference facilities of varying sizes as well as a unique 16,500 SF research and design space with ceiling clear heights varying between 12'-20'. The property also has two loading docks, a large mail room, and both surface and structured parking with 411 spaces. The property has served as the corporate headquarters for Pepperidge Farm since its construction and the building will be vacated by September 9, 2024, unless otherwise agreed to by the Purchaser and the Seller.

Norwalk recently revised its zoning code, with the new regulations going into effect on February 19, 2024. **595 Westport Avenue** will change from the B2 Zone to the CD-3C Zone, which enables the existing building to be utilized as a single or multi-tenant office or medical building, with additional potential for bio-tech/laboratory space and educational uses. The CD-3C Zone would also allow for the redevelopment of the property into varying permitted and special permitted uses including retail, hospitality, industrial, and recreation. The property, which is being sold as a condominium unit, is currently deed restricted against residential uses.

595 Westport Avenue is strategically located on Route 1 (19,300+ VPD) in Norwalk on the border of Westport. Route 1 is a heavily traveled retail corridor with immediate access to destination retailers such as Whole Foods, Stew Leonard's, Best Buy and Home Depot, as well as minutes from the world class shopping and dining in Westport. The property is less than 2 miles from both exits 16 and 17 of Interstate 95, and minutes to the Merritt Parkway as well as two Metro-North train stations.

595 Westport Avenue provides a purchaser with the rare opportunity to either purchase a corporately maintained Class A facility at an attractive basis, or the potential to redevelop a large acreage property with incredible Route 1 visibility.

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Norwalk, Connecticut

Unique Class A Facility

Repositioning Opportunity

Accessible & Amenitized Location

Incredible Area Demographics

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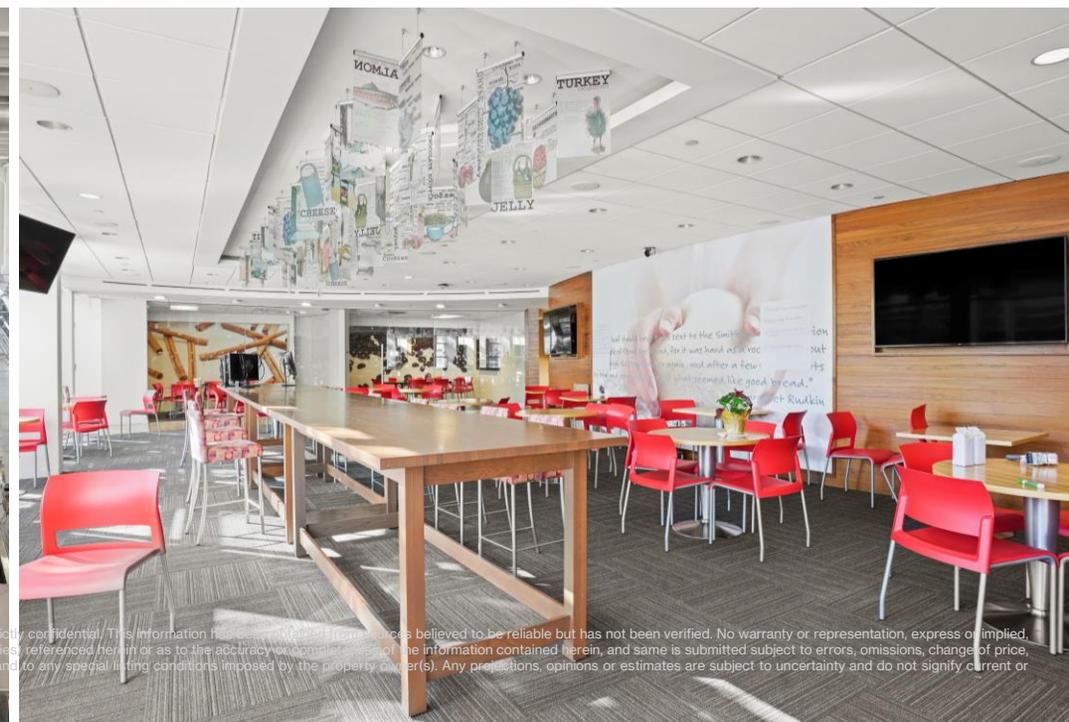
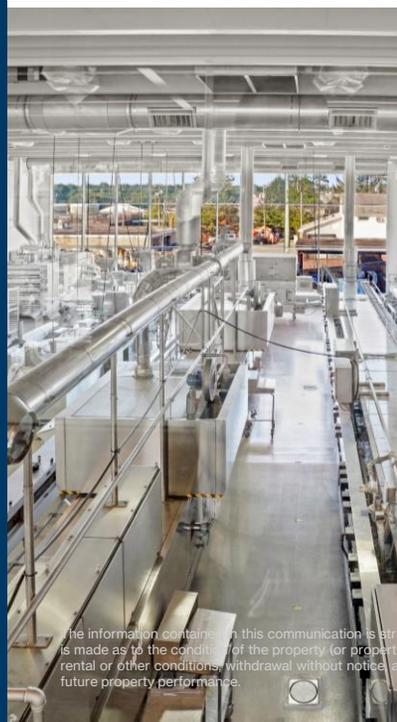
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