

**90 Grove Street Ridgefield, CT**

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**OFFERED FOR LEASE**



- **The Executive Pavilion, Class A Office Building**
- **2,605 Square Foot Professional Condominium**
- **1,630 Square Foot Professional Condominium**
- **In Town Location, Walk to Restaurants & Shops**
- **Multiple Offices, Units are Contiguous**
- **Fitness Center in the Building**
- **Use of Common Large Meeting / Conference Room**
- **Ample Glass Allows a Healthy Environment**
- **Recently Upgraded Lobby and Exterior**
- **Ample Level Parking**

**Offered at \$27.00 PSF**

**CONTACT EXCLUSIVE BROKER**

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**Grove Street Realty Advisors**

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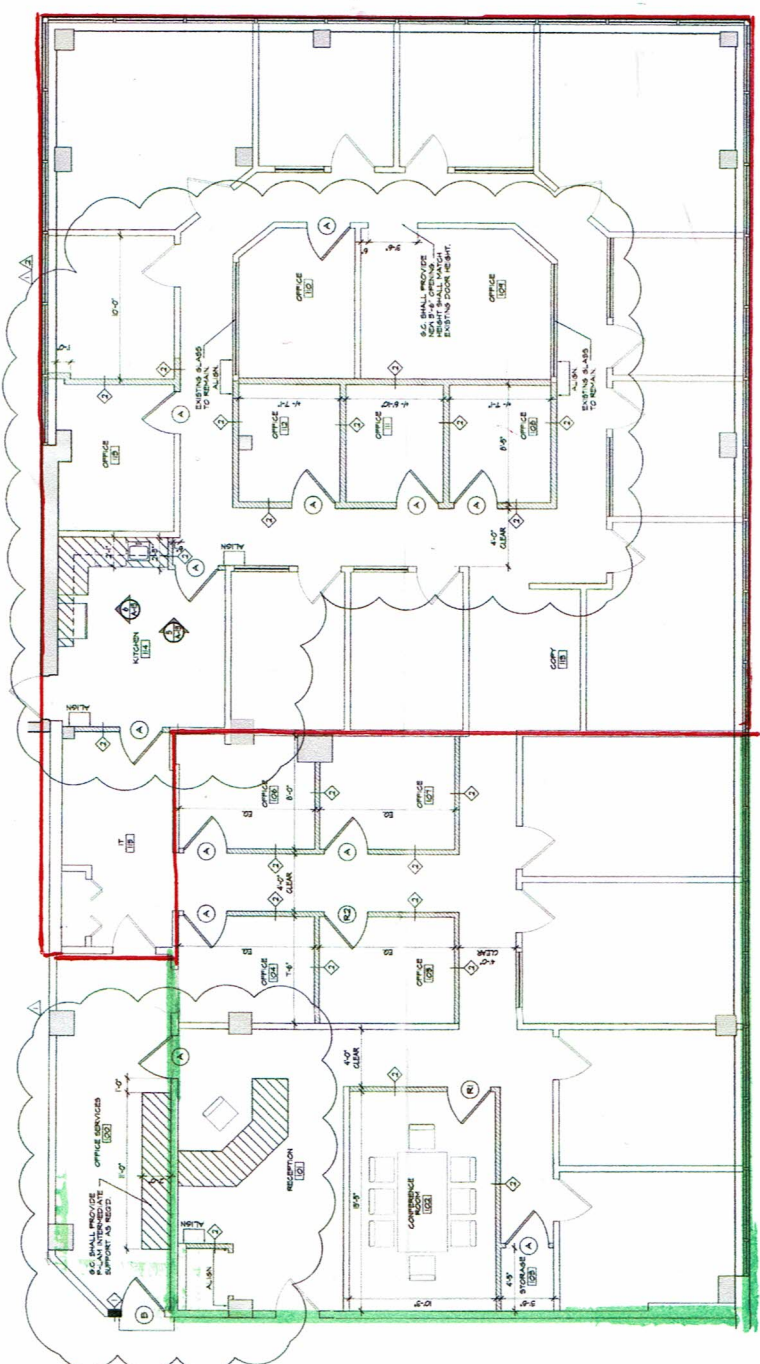
90 Grove Street  
Ridgfield, CT 06877

| NO. | DATE     | DESCRIPTION                  |
|-----|----------|------------------------------|
| 1   | 10/26/07 | SCALE DIMENSIONS FOR PERMITS |
| 2   | 04/26/08 | ISSUES TO CLIENT FOR REVIEW  |
| 3   | 07/24/08 | ISSUES TO CLIENTS            |

| DATE | PROJECT NO. | SCALE | DATE | PROJECT NO. |
|------|-------------|-------|------|-------------|
| DATE | PROJECT NO. | SCALE | DATE | PROJECT NO. |

CONSTRUCTION PLAN  
DRAWING NO: A9

- CONSTRUCTION LEGEND**
- INDICATES EXISTING WALLS & INTERIOR WALLS TO REMAIN, UNLESS OTHERWISE NOTED.
  - NEW DIVISION PARTITION WITH 2 1/2" HTL STUDS @ 24" O.C. WITH 8" PLYWOOD 1/2" GYP BOARD AND 1/2" GYP BOARD ON SHEET AS FOR DETAIL AND SPEC.
  - NEW INTERIOR PARTITION WITH 2 1/2" HTL STUDS @ 24" O.C. WITH 8" PLYWOOD 1/2" GYP BOARD AND 1/2" GYP BOARD ON SHEET AS FOR DETAIL AND SPEC.
  - NEW NON-FULL PARTITION WITH 2 1/2" HTL STUDS @ 24" O.C. WITH 8" PLYWOOD 1/2" GYP BOARD AND 1/2" GYP BOARD ON SHEET AS FOR DETAIL AND SPEC.
  - RELOCATED DOORS, FRAMES AND HARDWARE.
  - INDICATES NON-YELLOW.
  - INDICATES ALIGNMENT OF WALLS.
- CONSTRUCTION NOTES**
- IF DISCREPANCIES ARISE ON FIELD PERTAINING TO PARTITION LAYOUTS & C. SHALL NOTIFY ARCHITECT.
  - ALL DIVISIONS ARE HIGH FINISHED FACE OF 8" PLY.
  - STANDARD INTERIOR WALLS AND PARTITIONS AND REPLACE WITH BLOCK PARTITION SHALL BE AS PER DETAIL.
  - PATCH & REPAIR ALL EXISTING SHEET BLOCK ON EXISTING BUILDING PARTITION. WHERE DAMAGED, REPLACE SURFACE FOR A SMOOTH FINISH.
  - IN ALL BAYED PARTITIONS ALL OPENINGS (INCLUDING DUCTWORK) SHALL BE PROTECTED BY APPROVED FIRE RATED PARTITION SYSTEMS. ALL OPENINGS SHALL BE PROTECTED BY APPROVED FIRE RATED PARTITION SYSTEMS. ALL OPENINGS SHALL BE PROTECTED BY APPROVED FIRE RATED PARTITION SYSTEMS.
  - ALL DOORS SHALL BE 8" HIGH PERPENDICULAR WALL ON FRAME SIDE ONLY.
  - DOOR FRAME AND HARDWARE SCHEDULE:
  - DOOR AND FRAME SIZE: 3'-0" X 7'-0" 1/2" NON-DOOR COOK FRAME & HARDWARE TO MATCH EXISTING.
  - DOOR AND FRAME SIZE: 3'-0" X 7'-0" 1/2" NON-BUILD STANDARD BAY & PARTITION DOOR FRAME & HARDWARE S.C. SHALL MATCH EXISTING DOOR FRAME.



CONSTRUCTION PLAN  
SCALE 1/8"=1'-0"