



**First Class Flex/Office Space – 10,068 SF - High Ceilings – Drive in door
For Lease**

145 Main Street
Norwalk, Ct
Fairfield County



Executive Summary

HK Group is pleased to present a unique opportunity to lease a first class 10,068 SF flex/office space with 24' clear ceilings and drive in door. The space has a very regular, rectangular layout that can be used for a number of purposes, from warehouse distribution, indoor entertainment, retail, medical or office.

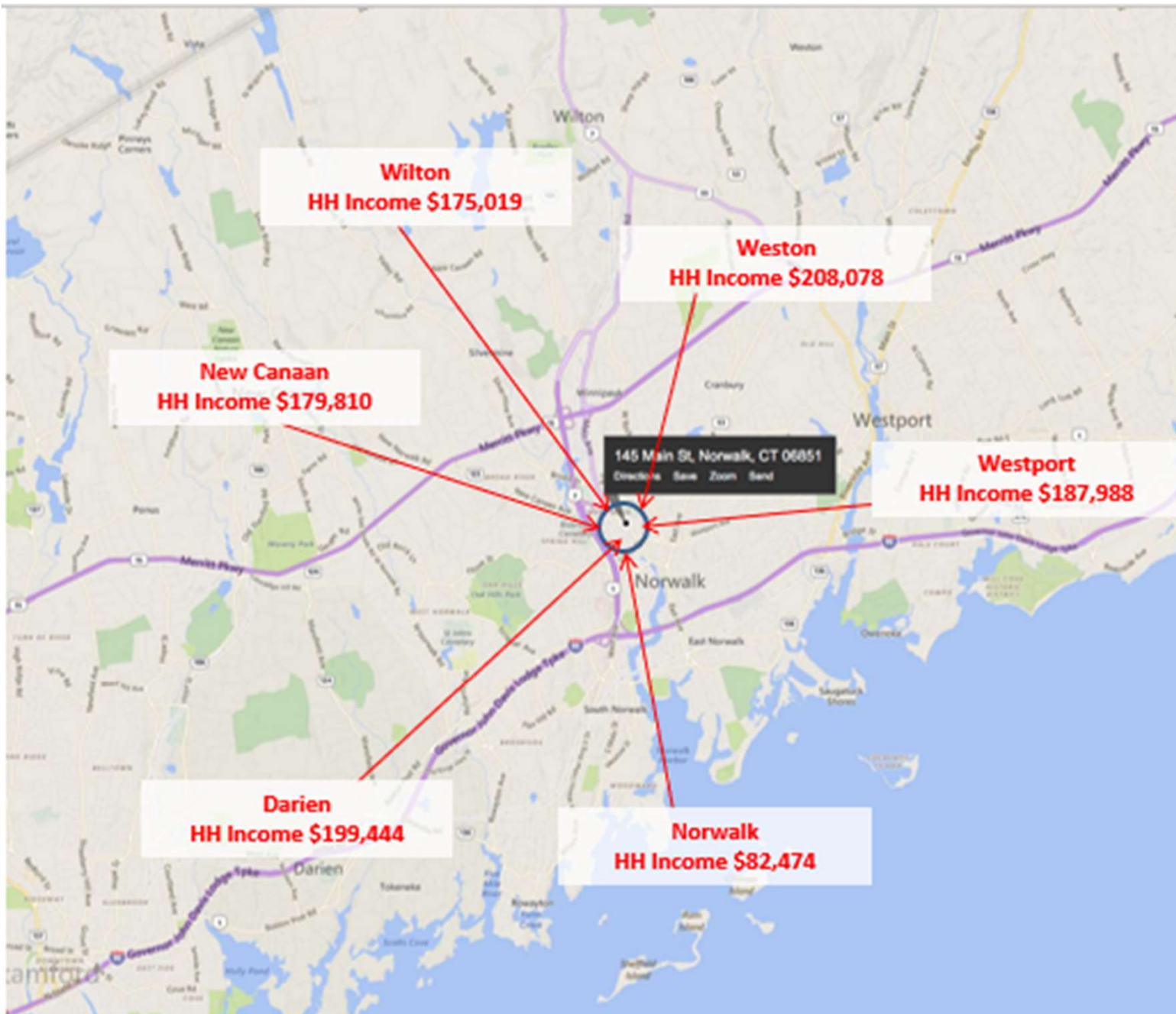
The property is perfectly located at the center of a 5-mile radius that includes some of the wealthiest communities in Southern Western Fairfield County: Westport (Med. HH Income \$187,988 - population 28,115), Weston (Med. HH Income \$208,078 - population 10,287), Wilton (Med. HH Income \$175,019 - population 18,397), New Canaan (Med. HH Income \$179,810 - population 20,213) and Darien (Med. HH Income \$199,444 – population 21,753).

145 Main Street is a modern and updated flexible building in the center of Norwalk (Med. HH Income \$75,446 - population 85,853), at the same approximate one mile distance from the Merritt Parkway and I-95, and less than half a mile from US-1 and Route 7.

With its incredibly easy access from all the main highways, its tremendous population density and its very wealthy neighboring communities, 145 Main Street represents a unique opportunity for any business to grow and draw from one of the wealthiest areas in the entire United States.

All information is subject to errors and omissions.





Central Location Among Wealthy Neighbors

All information is subject to errors and omissions.

About the Building

- Building Size: 44,738 SF
- Land Area: 1.77 Acres
- Traffic Count: 15,000+/- VPD
- 94 Car parking onsite
- Co-tenants: MRI, RJ Gymnastics & Keystone
- Fully Air-Conditioned building – Gas fired, roof mounted HVAC units
- Built 1981
- Building is Sprinklered

All information is subject to errors and omissions.



About the Space

- 10,068 SF
- 24+ Foot Clear Ceiling – Currently has drop ceiling
- Retail storefront entrance on Main Street
- One drive-in door with ramp
- Additional entrance in the back of the building
- Cement Floor

Asking Rate - \$20 SF Triple Net

Triple Net Charges Estimated at \$7.00 SF

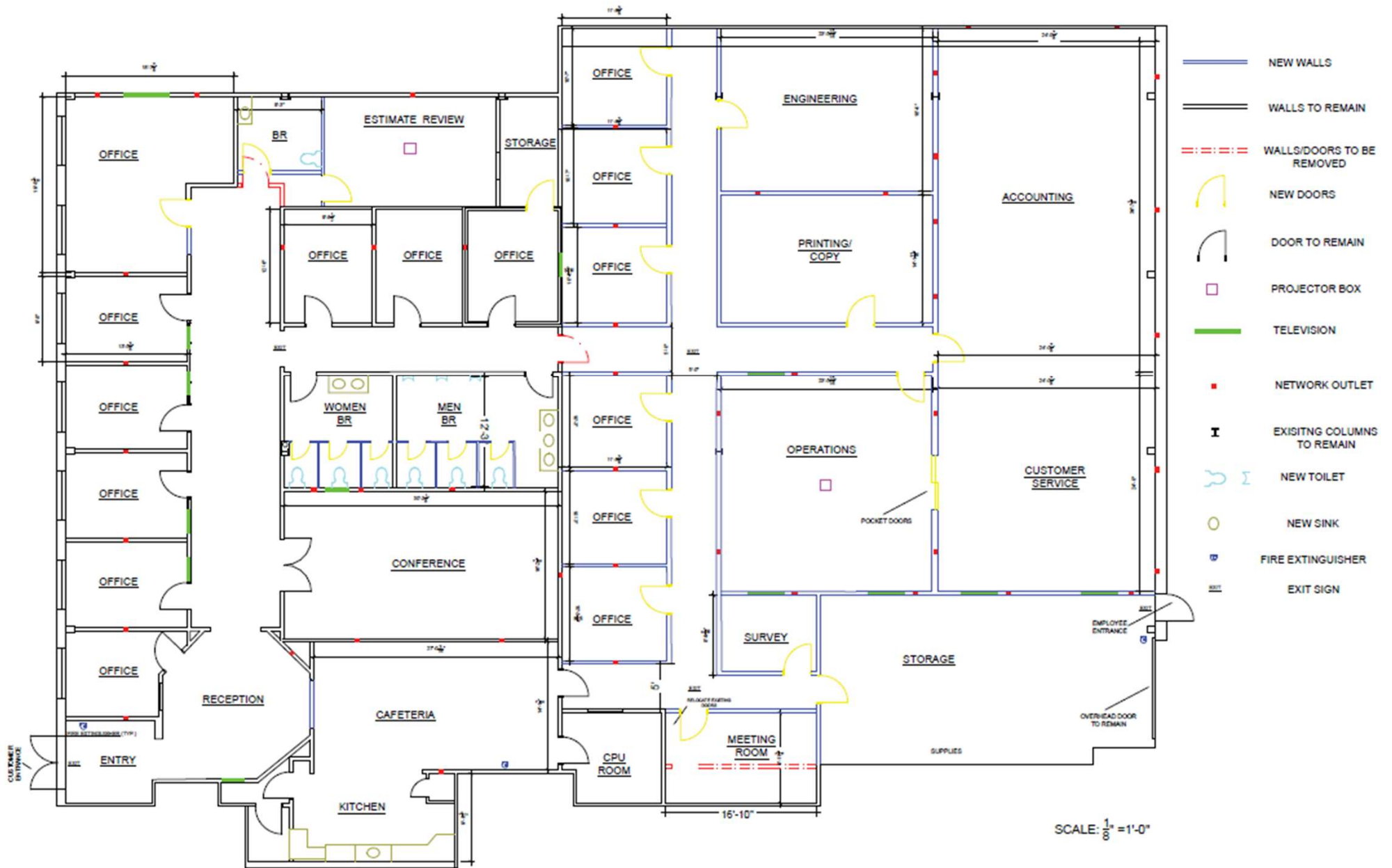
Negotiable availability

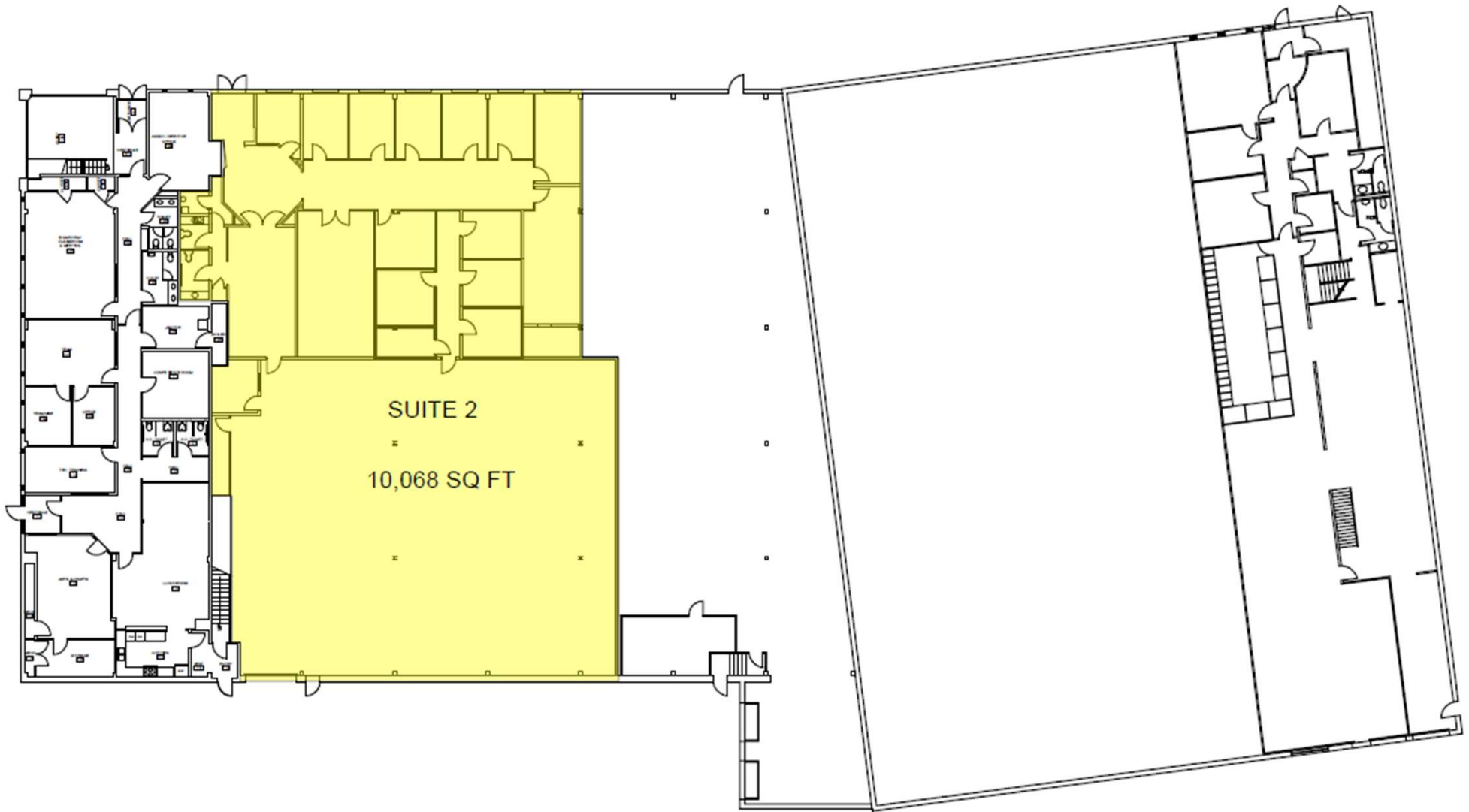
Possibility of space expansion in the next years

All information is subject to errors and omissions.



AMEC Office Layout
 145 Main St.
 Suite 2
 Norwalk, CT 06851





FEBRUARY 2011

1"=20'-0" PROJECT NORTH

HARVEY KAUFMAN ARCHITECT P.C.
99 MAIN STREET
NEW CANAAN, CT 06840

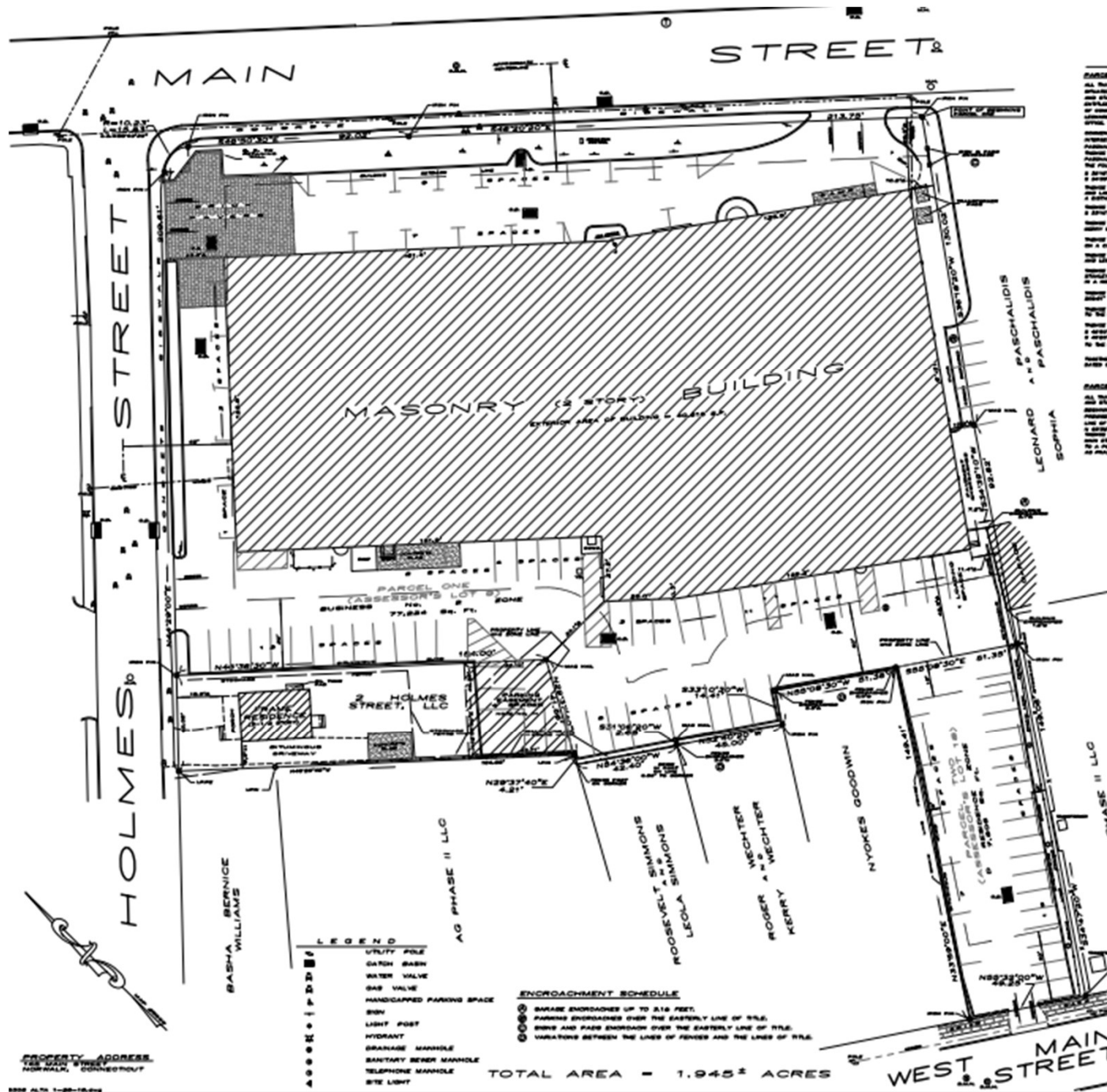
**145 MAIN STREET
NORWALK, CT 06851**

FIRST FLOOR PLAN

SELIGSON PROPERTIES
605 WEST AVENUE
NORWALK, CT 06851

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Site Plan





145 MAIN STREET
AMEC

Keystone
147 Main Street

Supported Apartment
Services
Community Living
Center
Administrative Services

Front Entrance





Drive In Door with Ramp and Back Entrance





The Church of
the Nazarene

Aerial View Front





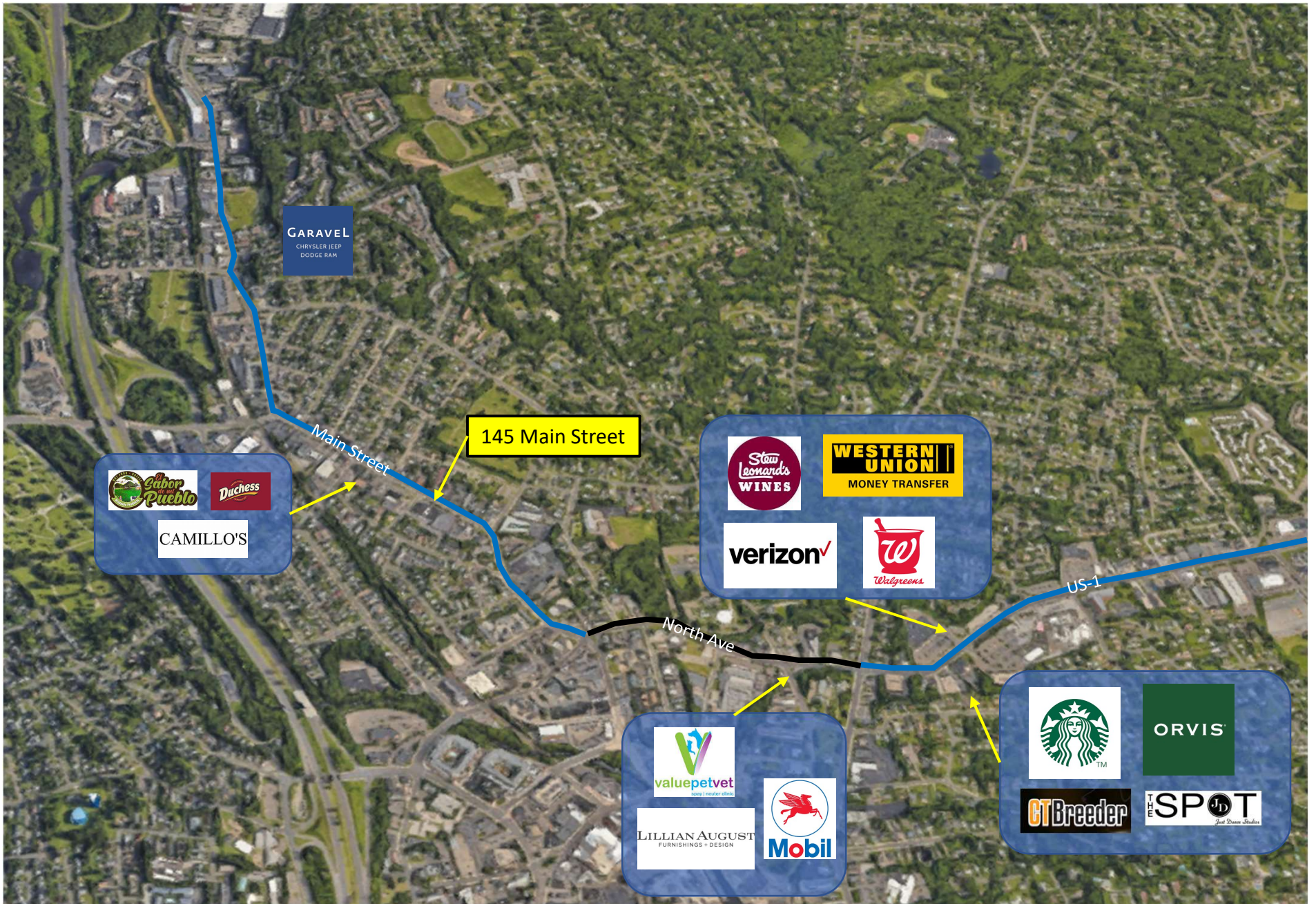
Aerial View Back



Demographics

Population		3 Mile	5 Mile	10 Mile
	2020 Total Population:	92,568	143,702	385,227
	Average Age:	40	41.5	40.7
Households				
	2020 Total Households:	33,731	51,839	141,386
	Median Household Income:	\$84,778	\$107,675	\$113,237
	2025 Projected Total Households	36,274	54,663	145,022
	2025 Projected Median Household Income	\$94,985	\$116,641	\$121,653

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For additional information, please contact:

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