

**INVESTMENT
OPPORTUNITY**
**MEDICAL
OFFICE**

148
EAST AVENUE
NORWALK,
CONNECTICUT



SCAN FOR:

3D PLANS
VIDEOS
INTERACTIVE MEDIA
CONTACT CARD
FINANCIALS



Contact:

Kurt Herold
Licensed Associate RE Broker
917.721.1000
KHerold@corcoran.com

Wexler Healthcare Properties is pleased to present an exceptional investment opportunity featuring a strategically located medical office property in Norwalk, Connecticut, situated less than 2 miles from Norwalk Hospital. This asset is anchored by a major hospital system with an investment-grade credit rating, providing for long-term stability.

The property encompasses approximately 21,393 rentable square feet across nine condominium units combined into four separate offices which house radiology, cardiology and urogynecology practices. The suites are thoughtfully designed with numerous well-equipped exam rooms, consultation offices, and spacious waiting and reception areas.

Key features include:

- New imaging center
- 100% occupied by credit tenant
- Parking Ratio: 4.5/1,000
- Renovated lobby
- Close to other medical buildings
- Total building is approximately 120,000 RSF
- Close proximity to I-95 and Route 7
- Drop-off and pick-up area for patients
- Less than 1-mile from East Norwalk Train Station
- Attended lobby during business hours

This secure investment is further strengthened by recently signed, long-term leases for the majority of the space, providing a reliable, passive income stream.

TENANT OVERVIEW

Major Health System

- A non-profit, independent health system serving portions of Connecticut
- Physician-led, multi-specialty medical group with more than 40 offices offering primary and specialty care
- BBB+ long-term credit rating from S&P Global Ratings
- Recognitions
 - High-Performing Hospital from U.S. News & World Report
 - "A" for patient safety from the Leapfrog Group
 - Magnet Status from the American Nurses Credentialing Center
 - Planetree Gold-Certification for Excellence in Person-Centered Care
 - Certified Great Place to Work

Fully Leased Medical Office Portfolio

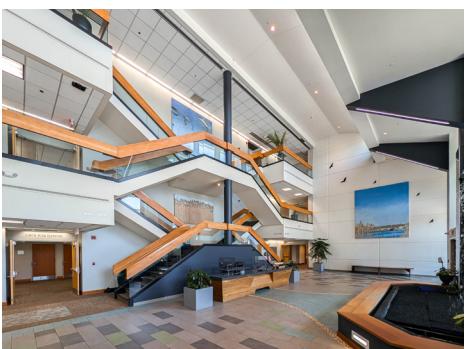
Unit/Tenant	RSF	SPECIALTY	DESCRIPTION
1E	2,213	Urogynecology	Medical Office
1HIJK	10,556	Imaging Center	Medical Office
1MN	5,138	Radiology	Medical Office
2LP	3,486	Cardiology	Medical Office
TOTAL PORTFOLIO	21,393		

OFFERING PRICE *INQUIRE*

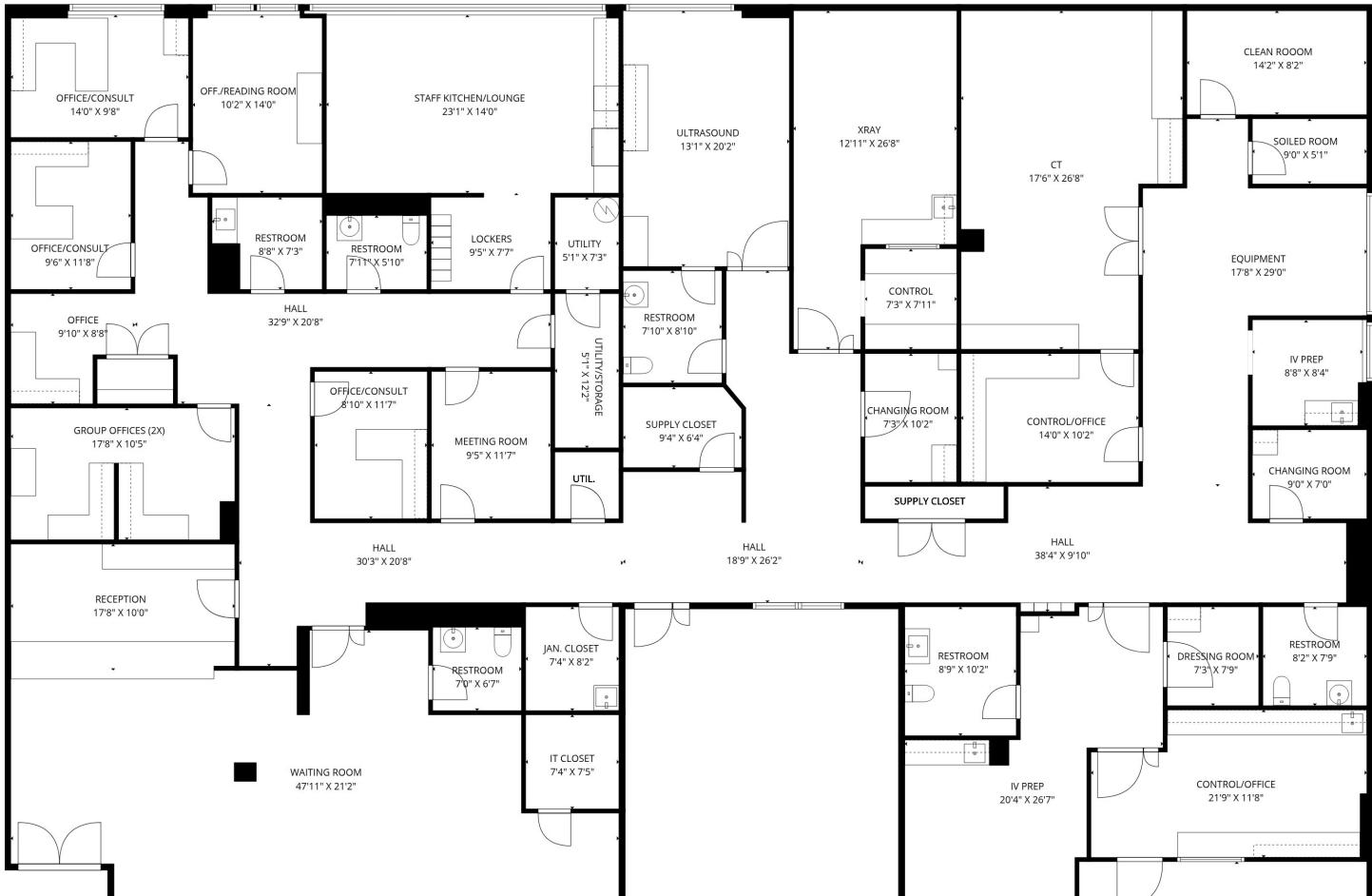


Norwalk, Connecticut

- Less than 2 miles from Norwalk Hospital
- Close to Route 7
- Easy I-95 access
- Convenient to East Norwalk Train Station (Metro-North Railroad, New Haven Line) with service to Grand Central and New Haven
- Numerous nearby bus routes: Route 11, Route 341, Route 04, Route 07 (to East Norwalk R/R Station)





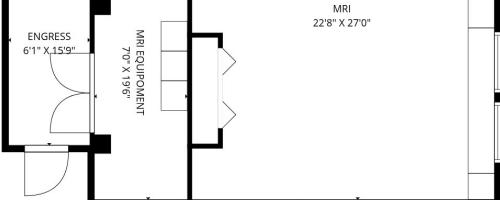


3D PLANS & VIDEO

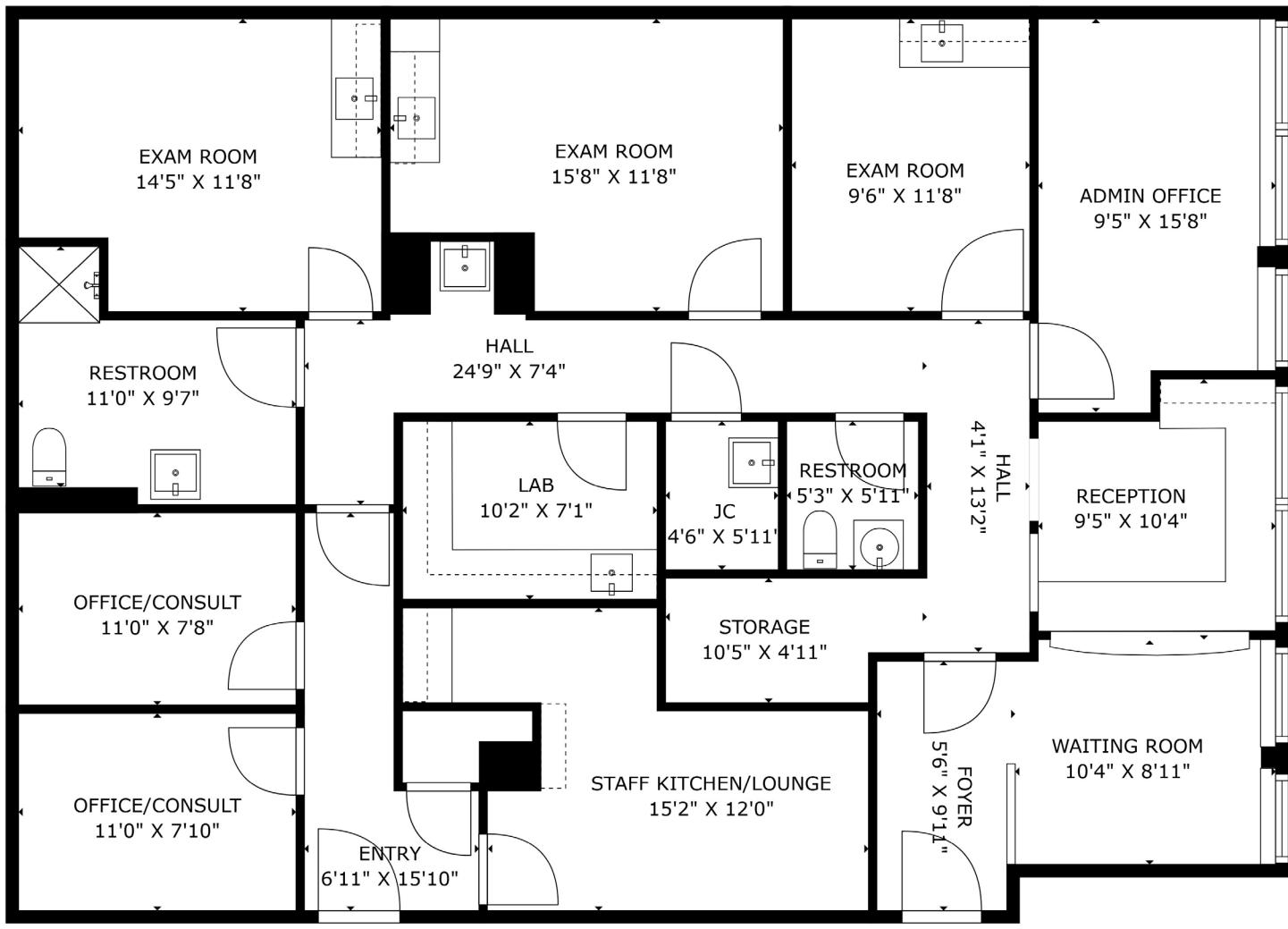


Layout

- Waiting Room
- Reception
- Admin Space
- Admin & Records Rooms
- Manager Office
- Medical Directory
- Ultrasound Room
- X-Ray Room
- CT Scan Room
- MRI Room
- Soiled Room
- Clean Room
- IV Prep Room
- Two Changing Rooms
- Lactation Room
- Staff Kitchen/Lounge
- Three Storage/Supplies Closets
- Three Restrooms
- E.V.S.
- Electric/Utility Room
- IT Closet





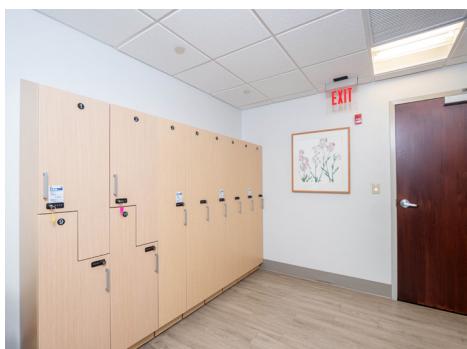
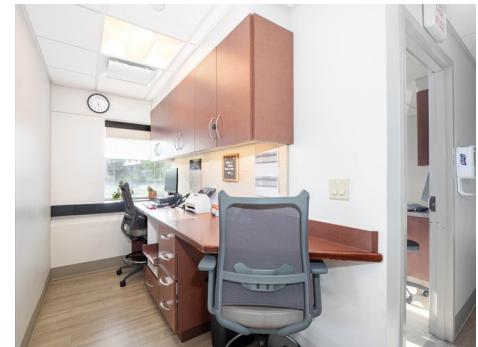


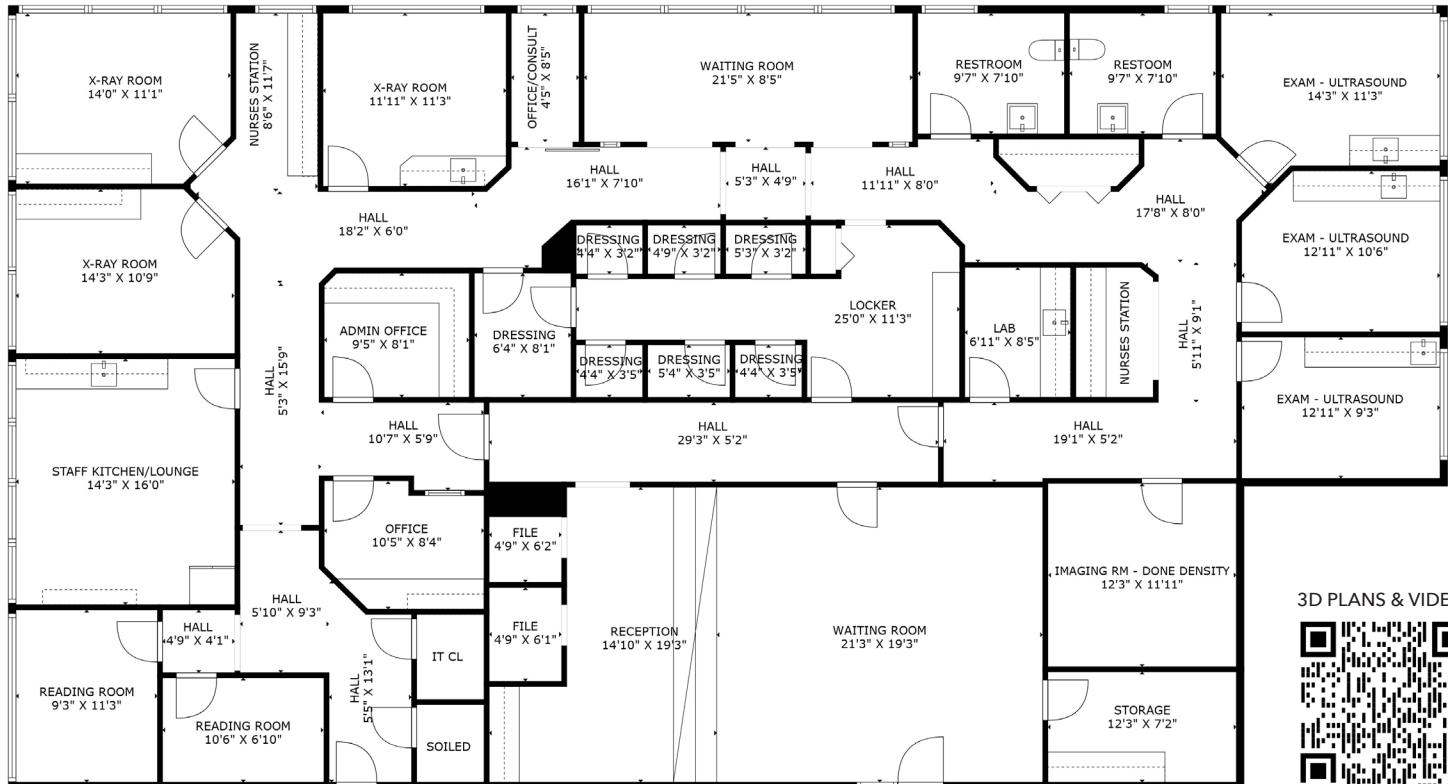
3D PLANS & VIDEO



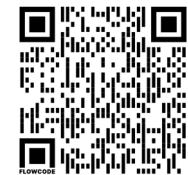
Layout

- Waiting Room
- Reception
- Three Exam Rooms
- Lab
- Two Offices/Consults
- Admin Office
- Two Restrooms
- Staff Kitchen/Lounge
- Storage Area
- Janitor's Closet





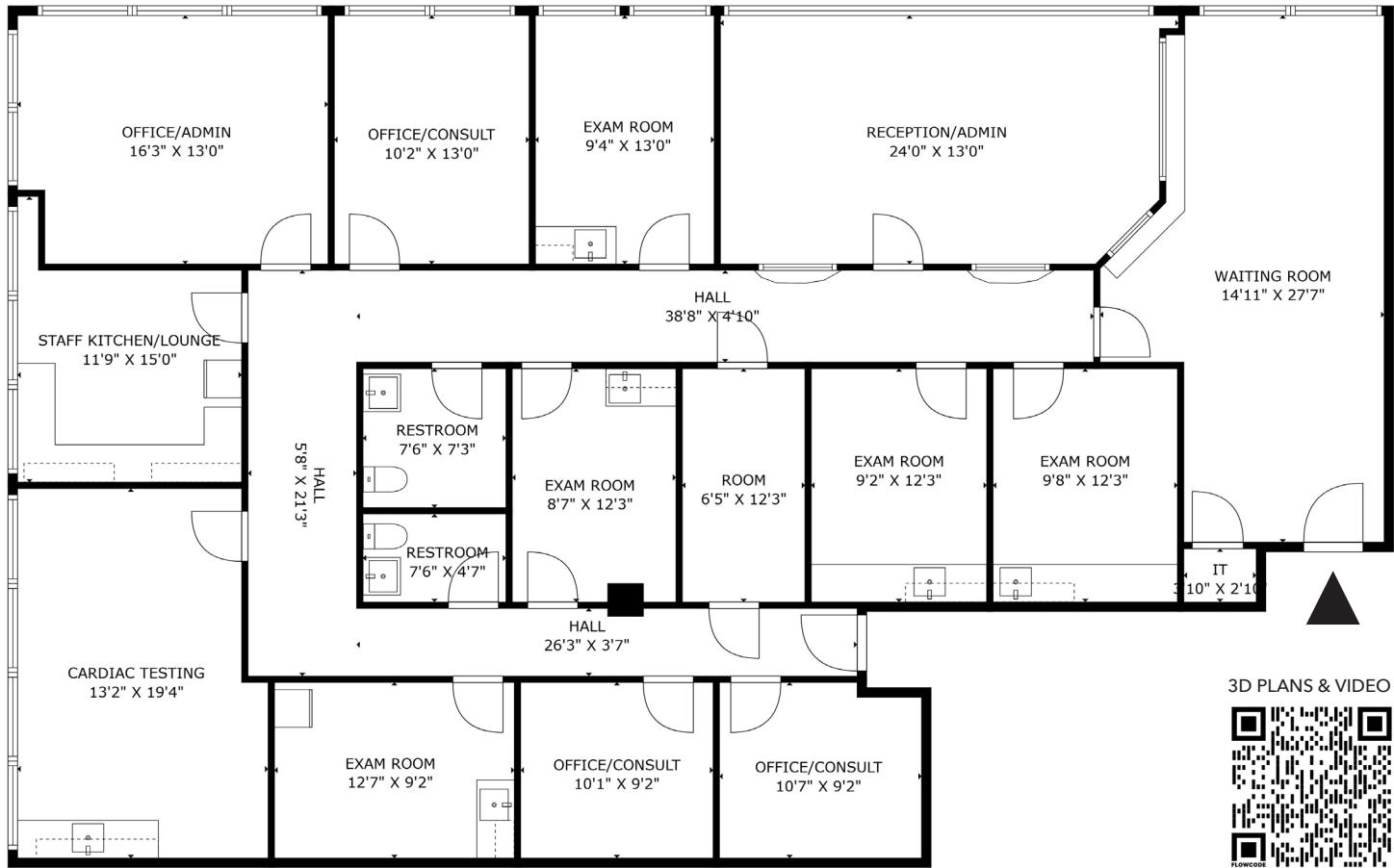
3D PLANS & VIDEO



Layout

- Waiting Room
- Reception
- Three Exam/Ultrasound Rooms
- Nurses Station
- Two Restrooms
- Office/Consult
- Six Dressing Rooms
- Locker Room
- Secondary Waiting Room
- Three X-Ray Rooms
- Imaging/Bone Density Room
- Two Reading Rooms
- Staff Kitchen/Lounge
- Storage Room
- Soiled Room
- IT Closet





Layout

- Waiting Room
- Reception
- Four Exam Rooms
- Office/Consult
- Office/Admin
- Cardiac Testing Room
- Soiled Room
- Staff Kitchen/Lounge
- Two Restrooms

WEXLER
HEALTHCARE & COMMERCIAL
PROPERTIES
TEAM AT THE CORCORAN GROUP
WEXLERHEALTHCAREPROPERTIES.COM

This document is being provided for the sole purpose of providing a potential investor or other buyer sufficient information to determine if they are interested in pursuing discussions regarding a purchase or other transaction involving this Property.

Any potential investor is encouraged to perform their own analysis, inspection and examination of the Property and shall rely solely on those examinations and analyses to determine their course of action, and shall not rely on this document or any other materials, statement or information contained herein of otherwise provided.

Neither The Corcoran Group, nor any of its owners, directors, officers, employees and agents (Sales Agents), brokers nor the Property owner, its partners, shareholders, property managers or employees, make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this document or the Property including any, materials, statements (including financial statements and projections) or information contained herein or related thereto, or as to the accuracy or completeness of such materials, statement or information, or as to the condition, quality or fitness of the Property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been derived or obtained from outside sources and have not been tested or verified. Projections, in particular, are based on various assumptions and subjective determinations as to which no guarantee or assurance can be given.

Without limiting the foregoing, in the event that this document contains information relating to asbestos or any other hazardous, toxic or dangerous chemical, item, waste or substance (Hazardous Materials) in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by Brokers or the Owner, as to the existence or nonexistence or nature of Hazardous Materials in, under, on or around this Property.

This document is provided subject to errors, omissions, prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to this Property, and is subject to withdrawal, all without notice. The contents hereof are confidential and are not to be reproduced or distributed to any person or entity without the express prior written consent of The Corcoran Group or to be used for any purpose other than the initial evaluation of this Property as indicated above.

PAUL L WEXLER LICENSED ASSOCIATE
REAL ESTATE BROKER
212.836.1075
PWexler@corcoran.com

KURT HEROLD LICENSED ASSOCIATE
REAL ESTATE BROKER
917.721.1000
KHerold@corcoran.com

JOSEF YADGAROV LICENSED ASSOCIATE
REAL ESTATE BROKER
212.836.1097
josef.yadgarov@corcoran.com

JEFF JACKSON LICENSED
REAL ESTATE BROKER
203.625.9500
jeff@corcorancentric.com

Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker located at 590 Madison Ave, NY, NY 10022. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, with or without notice.