

FOR SALE OR LEASE

33

HAVILAND STREET

NORWALK | CONNECTICUT



EXCLUSIVE BROKERS:

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NEWMARK

EXECUTIVE SUMMARY

Newmark has been exclusively retained to sell and/or lease the commercial office space at **“The Coachworks” 32 Haviland Street** in South Norwalk, CT.

Surrounded by newly completed luxury apartments, The Coachworks is centered in SoNo’s bustling live-work-play ecosystem. Completed in 1985, the Coachworks was recognized by the Norwalk Chamber of Commerce and given a “Pride in Norwalk” award for its notable renovation.

This convenient location on the corners of Haviland and Water Streets offers easy walking proximity to the South Norwalk Train Station and retail and dining attractions on Washington Street.

The offering consists of all the commercial office spaces (commercial condominiums) at the property:

Unit 1:	12,786 SF (2 floors) with internal stairs
Unit 2A:	5,950 SF
Unit 2B:	1,210 SF
Unit 2C:	1,721 SF
Unit 3:	910 SF
TOTAL:	22,577 SF

The units are currently 100% leased through November 2023 after which they can all be made available for immediate occupancy.

Unique features include a private gym with shower, a full back-up generator for redundant power, and a spectacular rooftop deck with unimpeded views of Norwalk Harbor and Long Island Sound.

32 Haviland will work well for owner-occupants of various sizes and is also a competitive option for lease that provides tenants with a Class A amenitized experience.

An aerial night photograph of a city street corner. The main building is a large, modern structure with a blue-tinted roof and illuminated windows. A sign on the building reads "THE SONO COLLECTION". The street is lit up with streetlights, and there are light trails from cars. In the background, other city buildings and a body of water are visible under a dark sky. A large, stylized graphic of the number "32" is overlaid on the right side of the image, with the text "HAVILAND STREET" inside the top curve of the "2".

**HAVILAND
STREET**

ASSET OVERVIEW

SITE DESCRIPTION

Property Address	32 Haviland Street
Zone Code	L1

IMPROVEMENT DETAILS

Building Profile	Commercial Condo
Year Built	1987
Number of Floors	2
Rentable Area	22,577 RSF

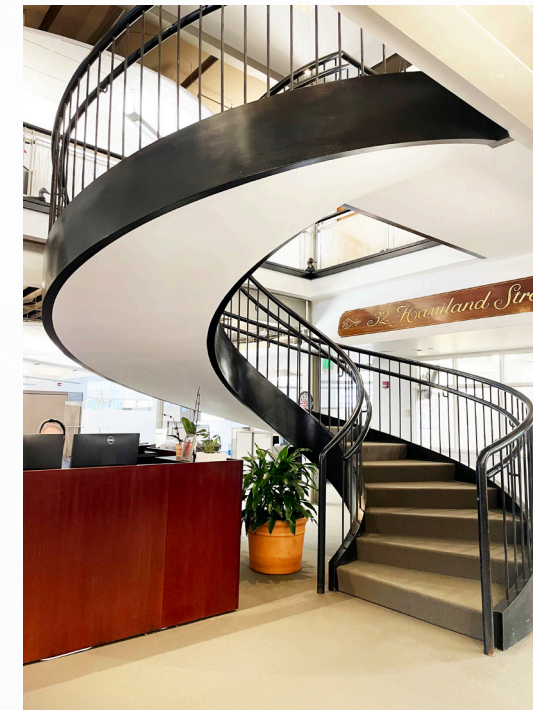
CONSTRUCTION

Structure	Wood
Façade	Brick/Masonry
Roof	Rolled Compos
Floor Coverings	Carpet/Concrete Slab
Parking	TBD

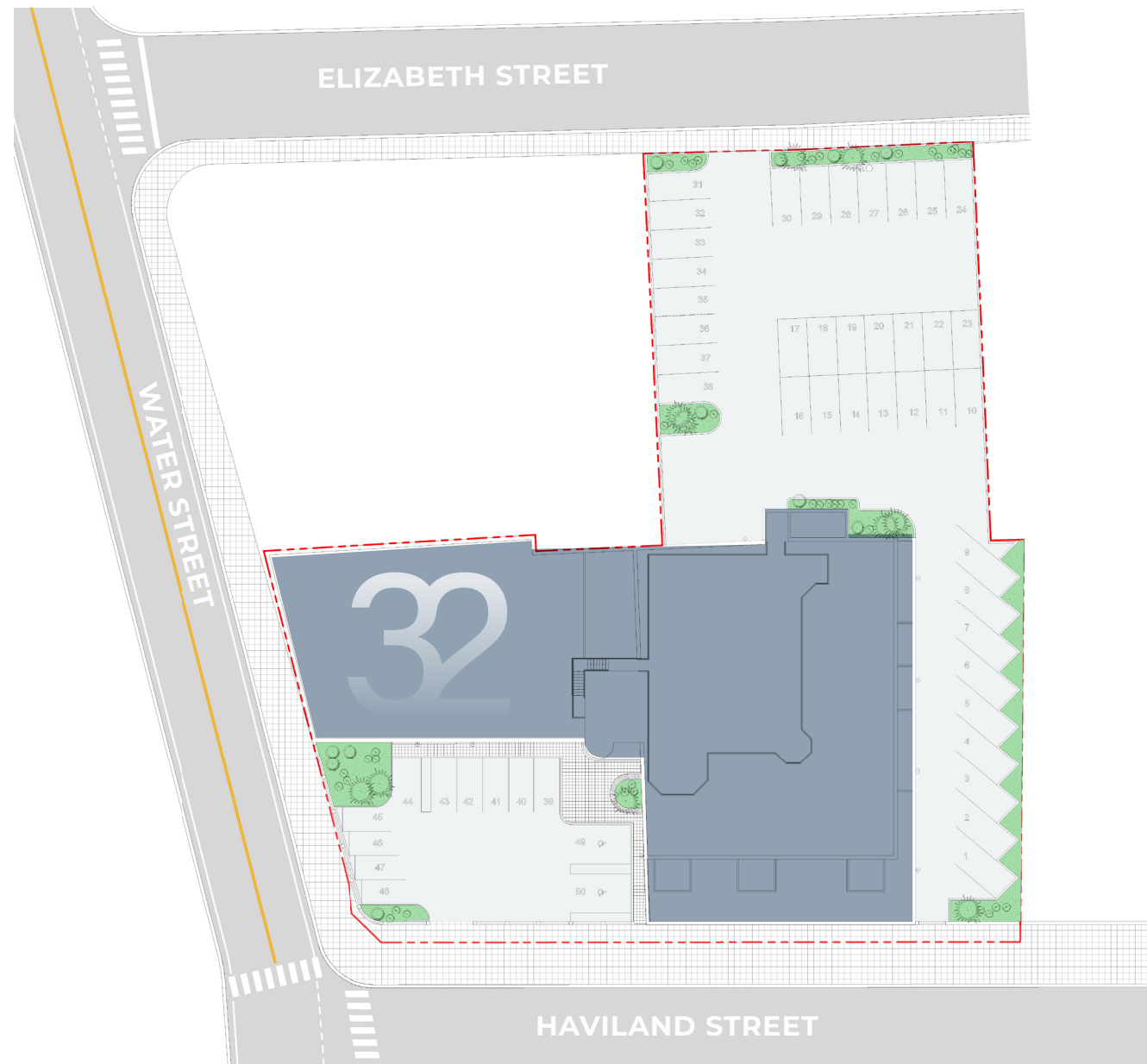
BUILDING SYSTEMS

Elevators	1
HVAC System	Roof mounted AC units
Life Safety	Fire protection, and sprinklers
Back-up Power	Dedicated back-up generator

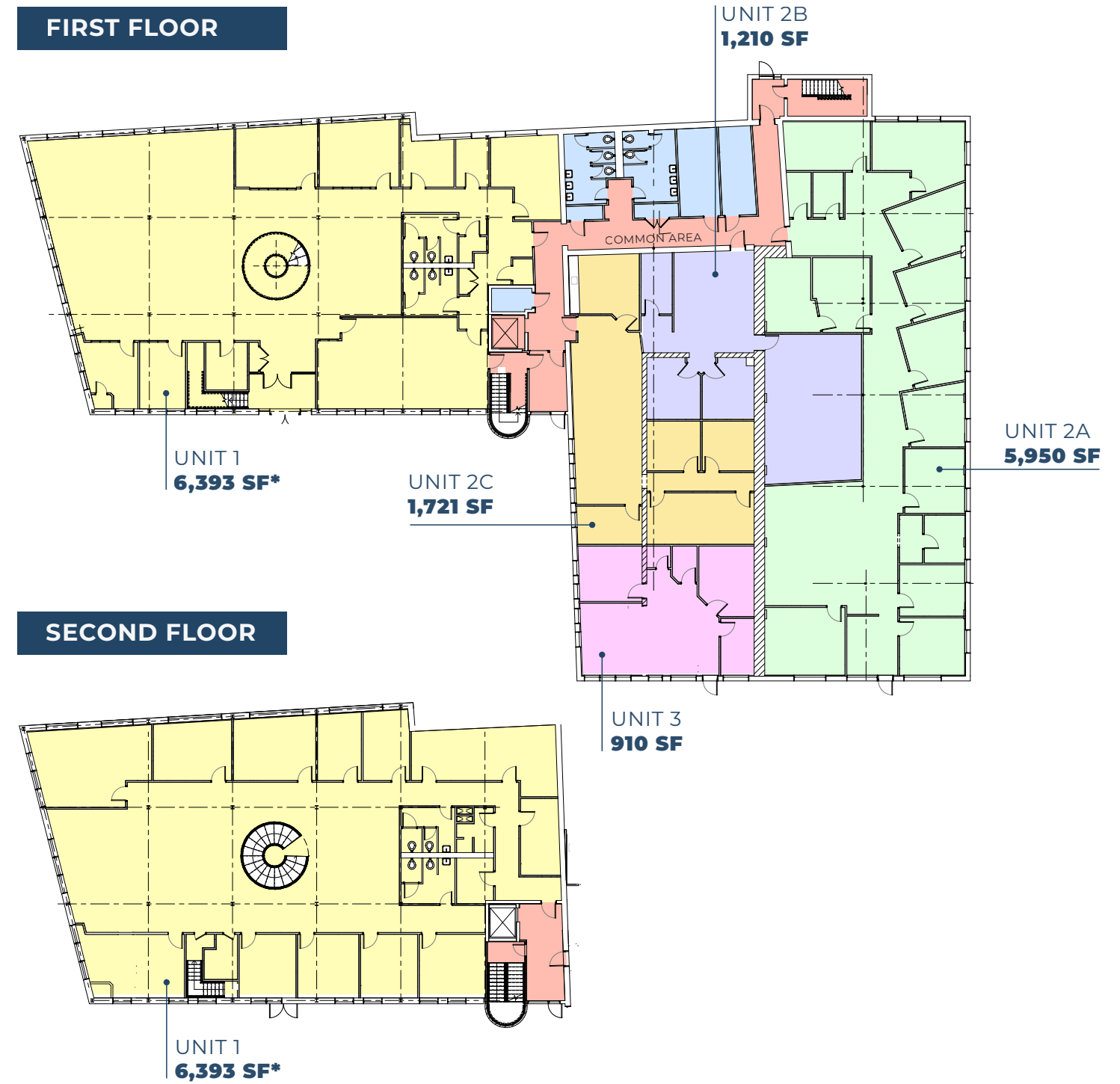
HAVILAND STREET: UNIT 1



SITE SURVEY

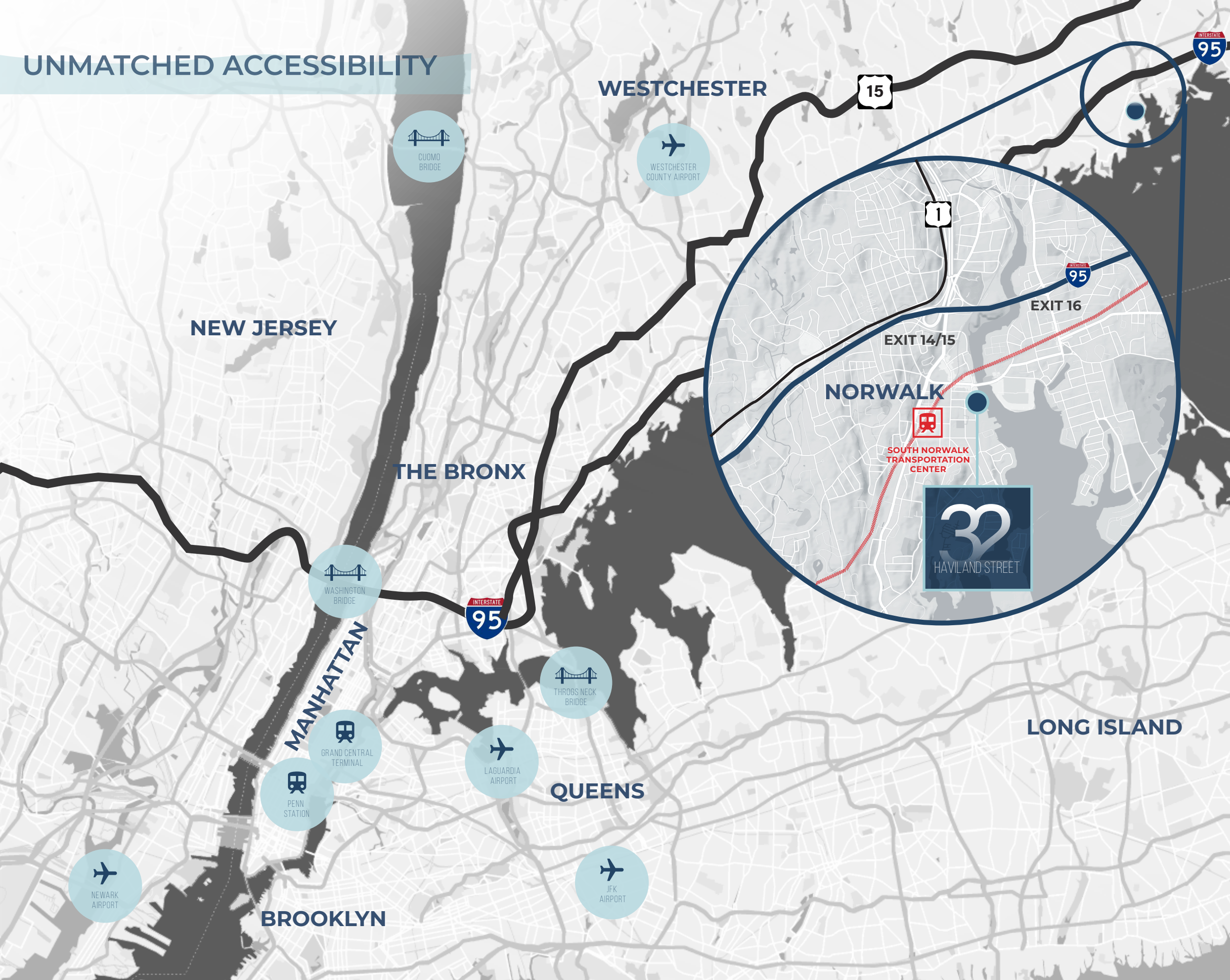


FLOOR PLANS: EXISTING CONDITIONS



*TOTAL SIZE FOR UNIT 1: 12,786 SF

UNMATCHED ACCESSIBILITY

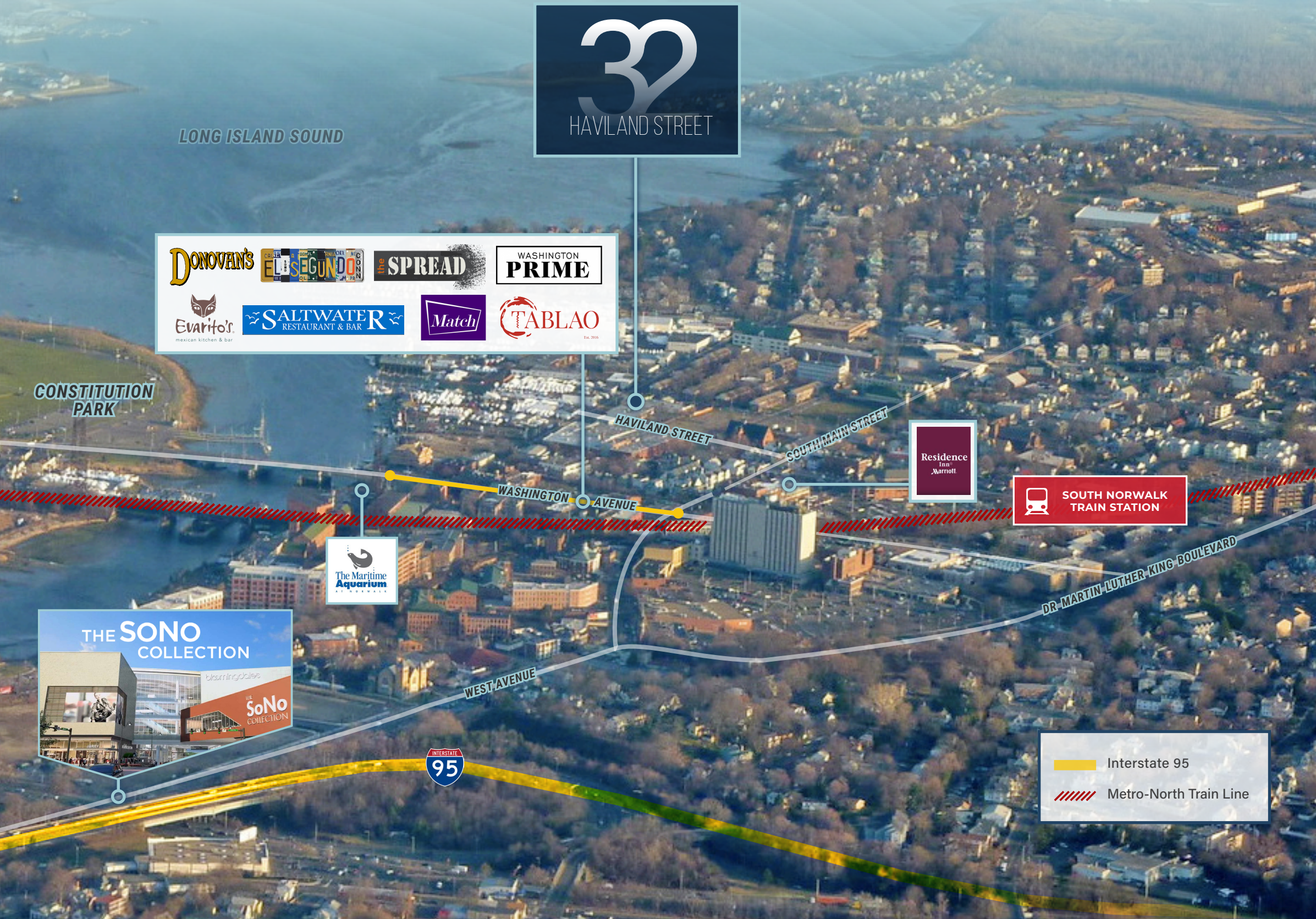


32 Haviland Street is strategically located just 1 mile away from I-95 and 0.4 miles away from the South Norwalk Train Station via a short 8-minute walk, providing tenants with unbeatable local and regional accessibility. Minutes away is the Stamford Transportation Station – the most active train station between New York City and Boston – services 55,000+ daily commuters via Metro North (46 minutes to Grand Central) and Amtrak which offers connectivity to Boston Philadelphia, Baltimore, and Washington DC.

MAJOR ROADWAYS / TRANSIT

South Norwalk Train Station	0.4 mi.
Interstate 95	0.9 mi.
Route 1	1.1 mi.
Route 15 / Merritt Parkway	3.4 mi.
Stamford Transportation Center	9.0 mi.
Westchester County Airport	20.8 mi.
Governor Mario M. Cuomo Bridge	36.9 mi.
Throgs Neck Bridge	39.7 mi.
George Washington Bridge	46.1 mi.
LaGuardia Airport	39.7 mi.
Grand Central Terminal	44.4 mi.
Penn Station	45.5 mi.
JFK International Airport	46.2 mi.
Newark International Airport	61.1 mi.

NORWALK, CT



CORPORATE NEIGHBORS



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HAVILAND STREET

NEWMARK

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