

FOR SALE OR LEASE // PREMIER EXECUTIVE PAVILION OFFICE SUITES
90 Grove St, Ridgefield, CT

PROPERTY DESCRIPTION

First-floor executive office suites available for sale or lease as professional condos in a premier Class A office building. Units are contiguous, featuring multiple private offices with extensive glass, allowing for a bright and healthy work environment. SUITES CAN BE COMBINED

Located within The Executive Pavilion, a highly regarded professional office building in the heart of downtown Ridgefield, just steps from Main Street with walkable access to restaurants, cafes, banks, retail, and municipal services.

The building offers an impressive entrance lobby, recently upgraded interior and exterior, elevator access, professional management, on-site fitness center, and ample level parking. A diverse tenant mix of professional services, consultants, medical providers, and boutique firms creates a dynamic business atmosphere.

An ideal opportunity for users or investors seeking visibility, convenience, and a prestigious in-town location.

OFFERING SUMMARY

Sale Price:	Suite 101: \$390,750
	Suite 102: \$245,250
Lease Price:	\$19NNN
Suite Sizes:	Suite 101: +/- 2,605 SF
	Suite 102: +/- 1,630 SF
	Suites Can Be Combined: +/- 4,235 SF
Available SF:	1,630 - 2,605 SF
Common Charges:	Unit 101: \$1,941/monthly
	Unit 102: \$1,214/month
Taxes	Unit 101 Taxes: \$10,049.08/yr

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	237	754	1,849
Total Population	503	1,674	4,350
Average HH Income	\$140,786	\$147,535	\$165,712


MICK CONSALVO

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TOMMY CONSALVO

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PROPERTY HIGHLIGHTS

- Two professional condo units – contiguous
- First-floor executive office space
- Located in The Executive Pavilion – Class A office building
- In-town Ridgefield location – walk to restaurants, shops, banks, and services
- Multiple private offices with glass for natural light
- Recently upgraded lobby and building exterior
- Impressive entrance lobby
- Elevator access + professional property management
- On-site fitness center
- Ample level parking
- Strong tenant mix including professional and medical users
- Ideal for owner-user, investor, or partial occupancy strategy



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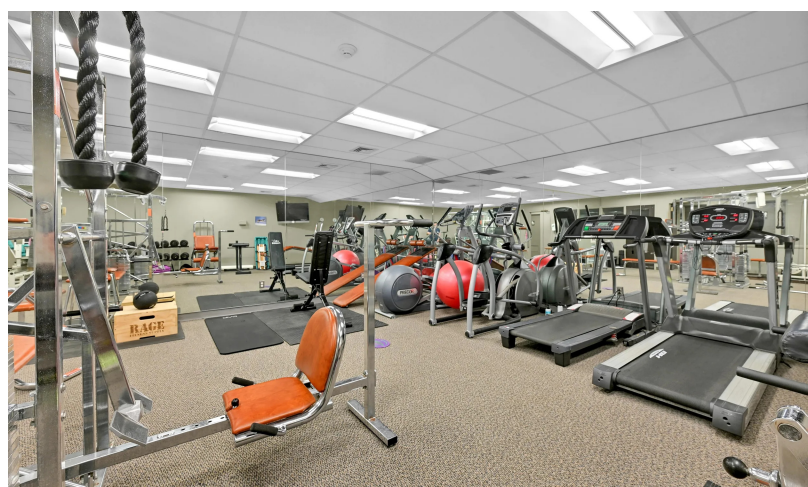
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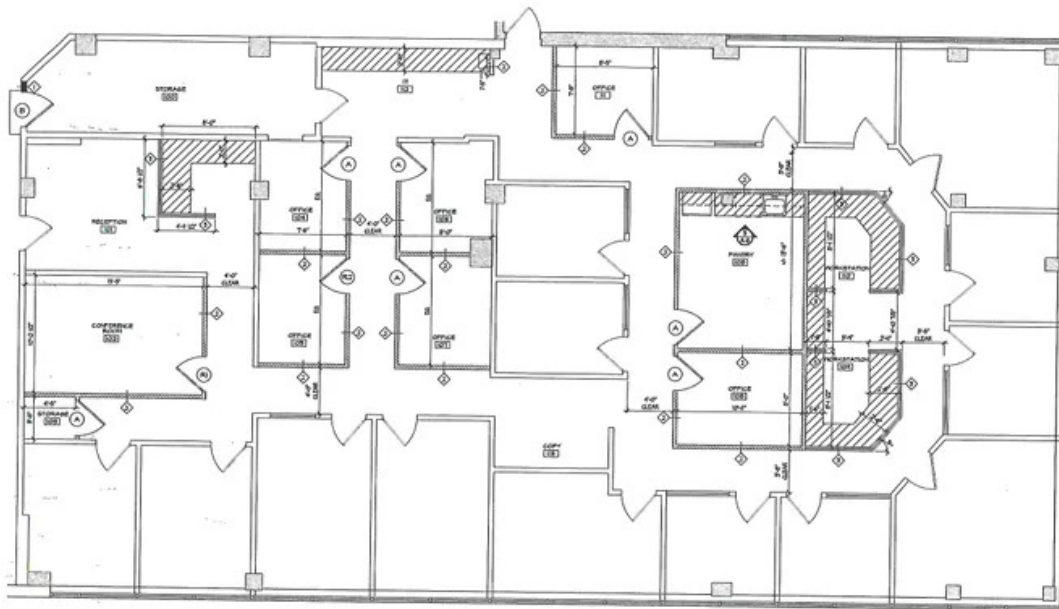
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1 CONSTRUCTION PLAN
MAD 10/14/17

- CONSTRUCTION LEGEND**
- INDICATES EXISTING WALLS & STRUCTURAL WALLS TO REMAIN UNLESS OTHERWISE NOTED.
 - NEW EXISTING PARTITION WITH 2 1/2" HT. STDS. OR WALL # 10" HT. WITH 2" ST. ST. BOARD ON BOTH SIDES & 1/2" ST. BOARD ALL TO 1/2" ST. BOARD. SEE WALL SECTION 1" ON SHEET FOR DETAIL AND SPEC.
 - NEW EXISTING PARTITION WITH 2 1/2" HT. STDS. OR WALL # 10" HT. WITH 2" ST. ST. BOARD ON BOTH SIDES TO EXISTING OR FINEST EXISTING STDS. AND WALL SECTION 1" ON SHEET FOR DETAIL AND SPEC.
 - NEW LOW WALL PARTITION WITH 2 1/2" HT. STDS. OR WALL # 10" HT. WITH 2" ST. ST. BOARD ON BOTH SIDES TO EXISTING OR FINEST EXISTING STDS. AND WALL SECTION 1" ON SHEET FOR DETAIL AND SPEC.
 - RELOCATED DOORS, FRAMES AND HINGERS.
 - INDICATES NEW FLOORING.
 - INDICATES ALIGNMENT OF WALLS.
- CONSTRUCTION NOTES**
1. ALL WALLS NOTED TO BE REMOVED OR TO BE REMOVED BY THE CONTRACTOR PRIOR TO INSTALLATION OF NEW TRUCK FOR PARTITIONS.
 2. IF DISCREPANCIES ARISE ON FIELD PERTAINING TO PARTITION LAYOUT, R.S. SHALL NOTIFY ARCHITECT.
 3. ALL DISCREPANCIES ARE FROM FINISHED FACE OF GYM WALL.
 4. R.S. SHALL REMOVE ALL EXISTING PARTITIONS AND REPLACE WITH NEW, STANDARD 1/2" ST. BOARD ON BOTH SIDES.
 5. ALL 10" HT. EXISTING PARTITIONS SHALL BE 10" HT. PERPENDICULAR HALL ON BOTH SIDES.
 6. PARTITION & REPAIR ALL EXISTING PARTITION ON PERIMETER BUILDING WALL WHERE DAMAGED, PREPARE SURFACE FOR A SMOOTH FINISHABLE FINISH.
 7. IN ALL RATED PARTITIONS ALL OPENINGS (DOORS, WINDOWS, ETC.) SHALL BE REPAIRED OR REPLACED WITH NEW, STANDARD 1/2" ST. BOARD ON BOTH SIDES. ALL DOORS SHALL BE 10" HT. PERPENDICULAR HALL ON BOTH SIDES. ALL DOORS SHALL BE 10" HT. PERPENDICULAR HALL ON BOTH SIDES. ALL DOORS SHALL BE 10" HT. PERPENDICULAR HALL ON BOTH SIDES.
 8. R.S. SHALL VERIFY ALL EXISTING PARTITIONS AND REPAIR DAMAGED PARTITIONS AND OTHERWISE CONSTRUCTED TO MEET 1" ON SHEET FOR DETAIL AND SPEC.
- DOOR, FRAME AND HINGERS SCHEDULE**
- (A) EXISTING FRAME, NEW DOOR, NEW HINGERS & LOCKS TO MATCH EXISTING.
 - (B) EXISTING FRAME, NEW DOOR, NEW HINGERS & LOCKS TO MATCH EXISTING.



Reynolds & Rowella, LLP
90 Grove Street
Ridgefield, CT 06877

NO.	DATE	DESCRIPTION	BY	CHECKED BY
1	10/14/17	CONSTRUCTION PLAN	MAD	
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CONSTRUCTION PLAN
A2



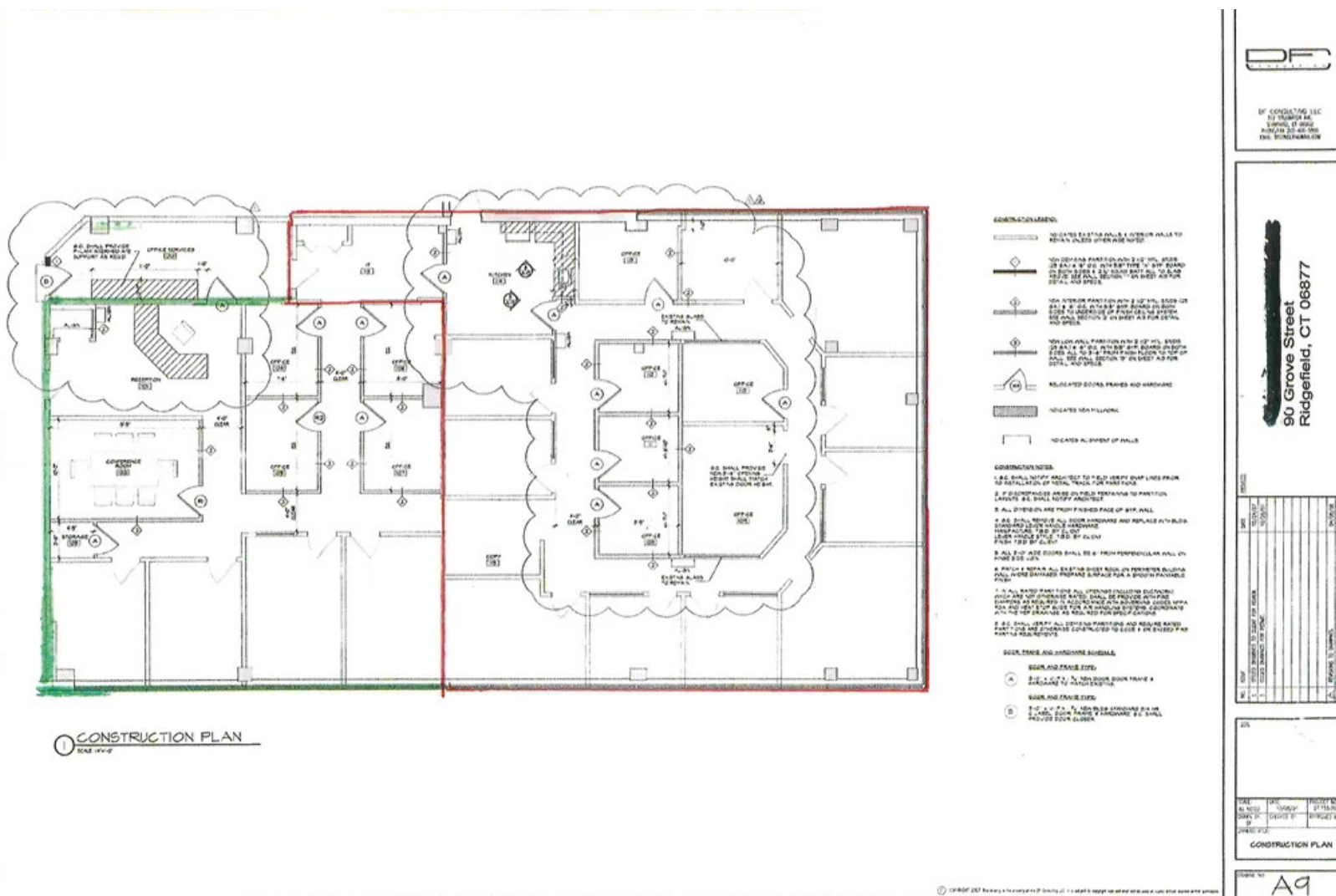
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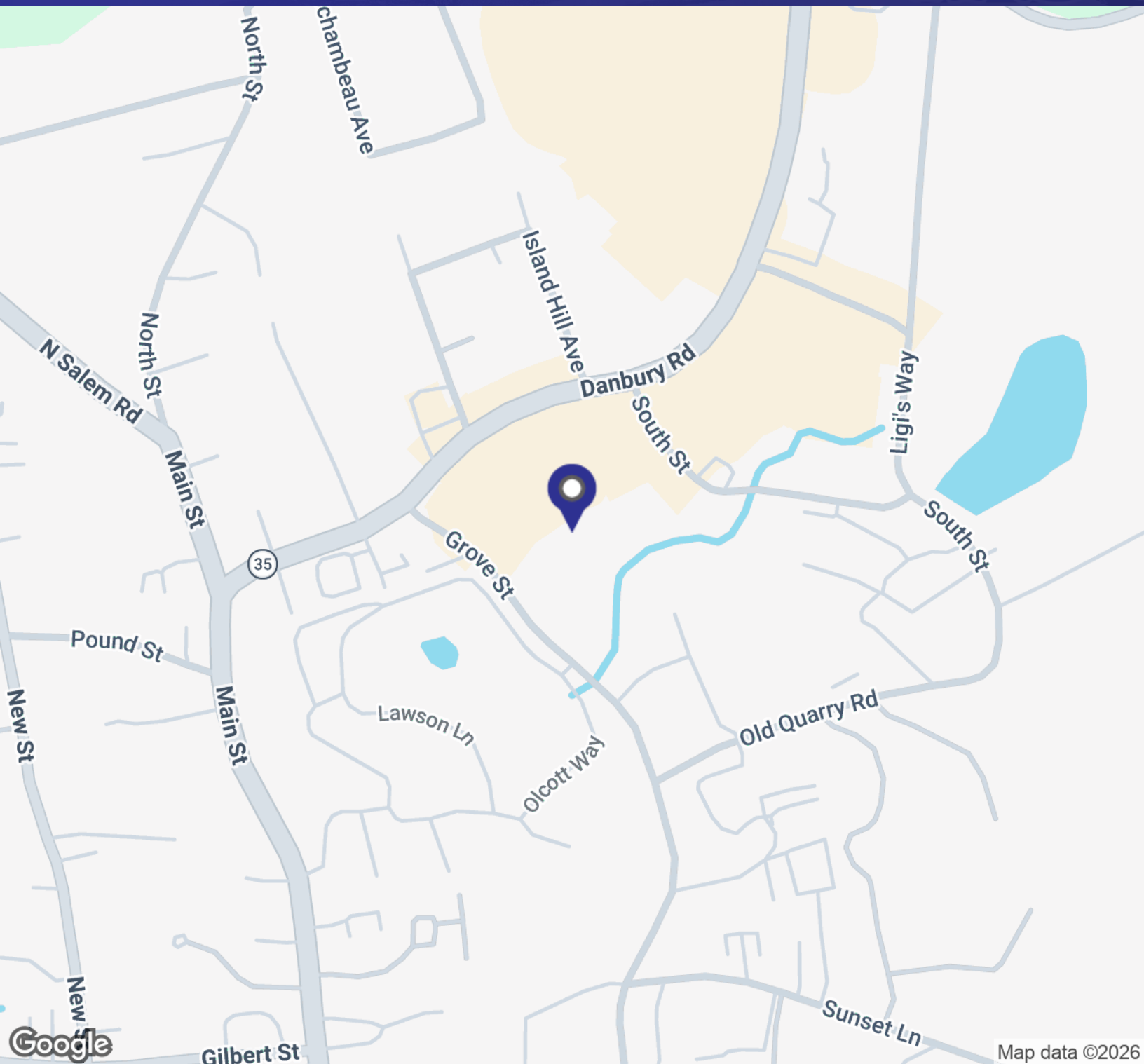
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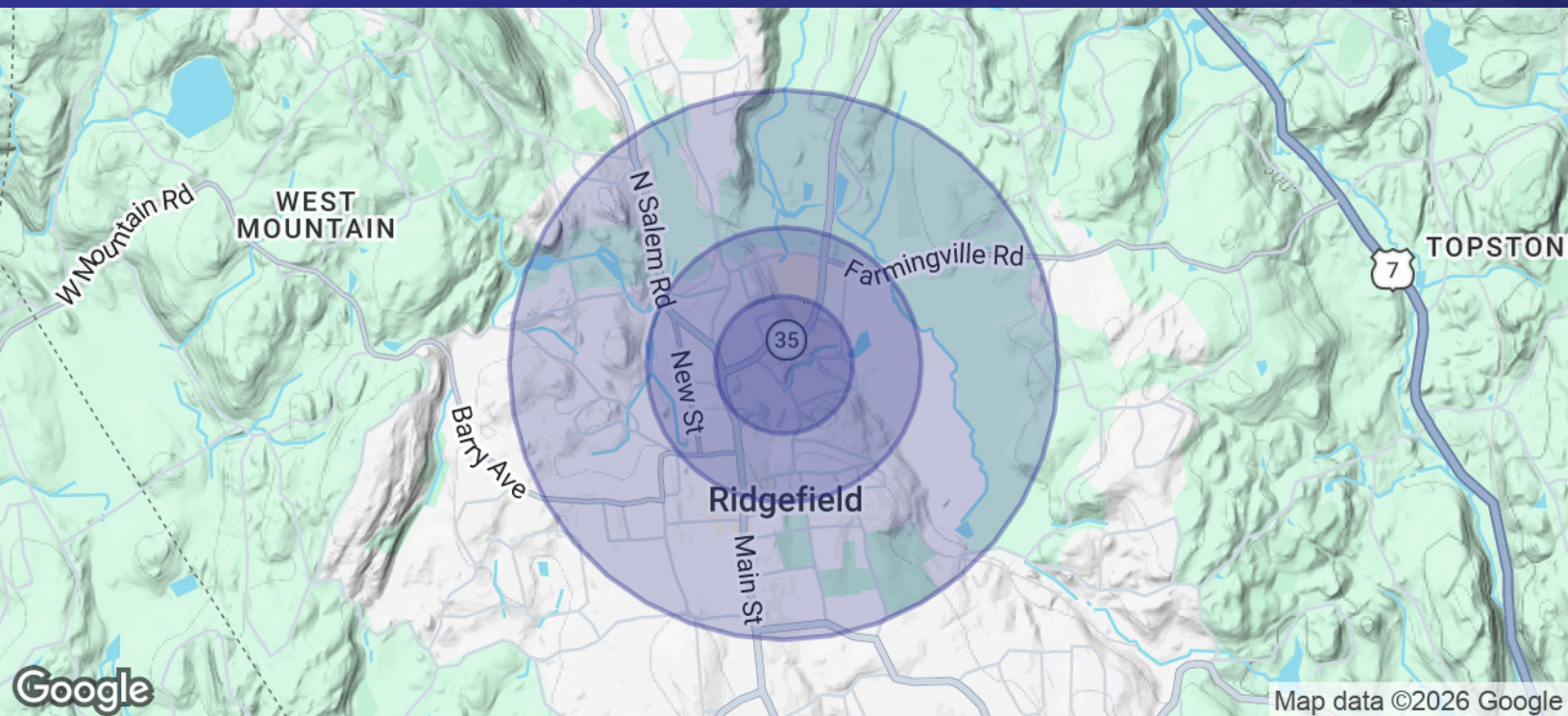
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	503	1,674	4,350
Average Age	55.0	52.4	48.7
Average Age (Male)	56.3	55.2	51.8
Average Age (Female)	54.6	50.3	44.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	237	754	1,849
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$140,786	\$147,535	\$165,712
Average House Value	\$701,210	\$749,090	\$775,002

2023 American Community Survey (ACS)



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