



**COLDWELL BANKER
COMMERCIAL**
REALTY



14 Westport Avenue

Norwalk, CT



The Offering

Coldwell Banker Commercial is pleased to present a premier medical office opportunity at 14 Westport Avenue in Norwalk, Connecticut. Located on the first floor, the space is surrounded by windows and natural light, making it well-configured and ideal for a variety of medical and healthcare users -- from specialty practices and therapy groups to diagnostic and outpatient providers. Anchored by Northwell Behavioral Health, the building is well-suited for behavioral and social service providers.

Situated in one of Fairfield County's most accessible corridors, the property offers immediate access to I-95 and the Merritt Parkway, along with excellent public transportation, including two bus stops just steps from the entrance and multiple nearby Metro-North stations. Located at the signalized intersection of Route 1 and East Avenue, the property also offers views of the historic Norwalk Town Green. On-site parking totals 91 spaces, eliminating one of the most common friction points for medical tenants and their patients.

The location is a natural fit for healthcare providers, sitting near Norwalk Hospital and within a dense, established patient base. Whether you're expanding an existing practice or establishing a new one, 14 Westport Avenue offers the visibility, accessibility, and infrastructure to support long-term growth.

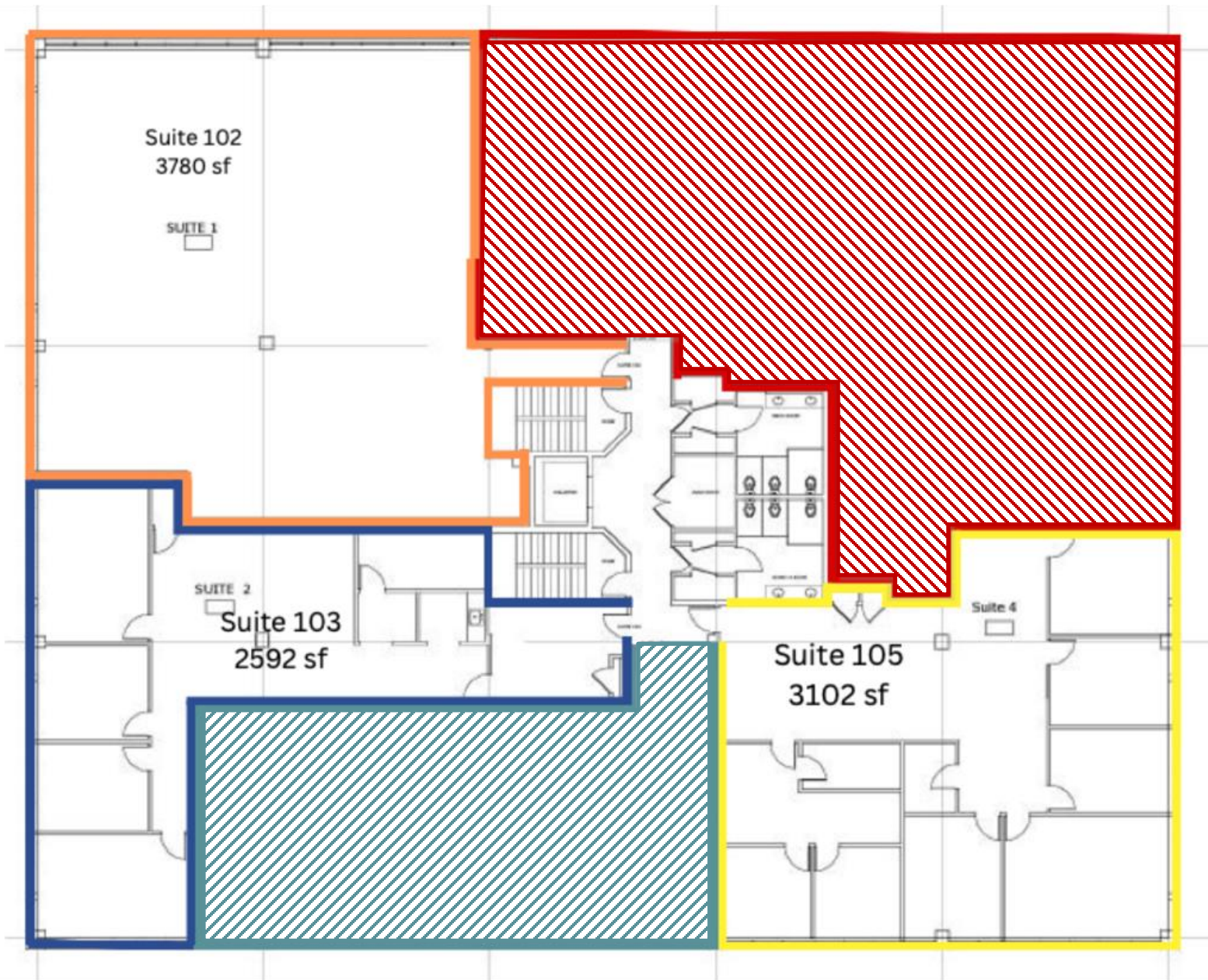
Asking rent is \$26.00 PSF NNN -- a compelling value for a well-positioned medical address in Norwalk's active commercial market.

PROPERTY SUMMARY

LEASE RATE:	\$26.00/SF NNN
CAM:	\$6.10 PSF
RBA:	31,530 SF +/-
ZONING:	CD-3C

Available Units

1st Floor



Suite	SF
102	3,780
103	2,592
105	3,102

Building Details

SITE DETAILS

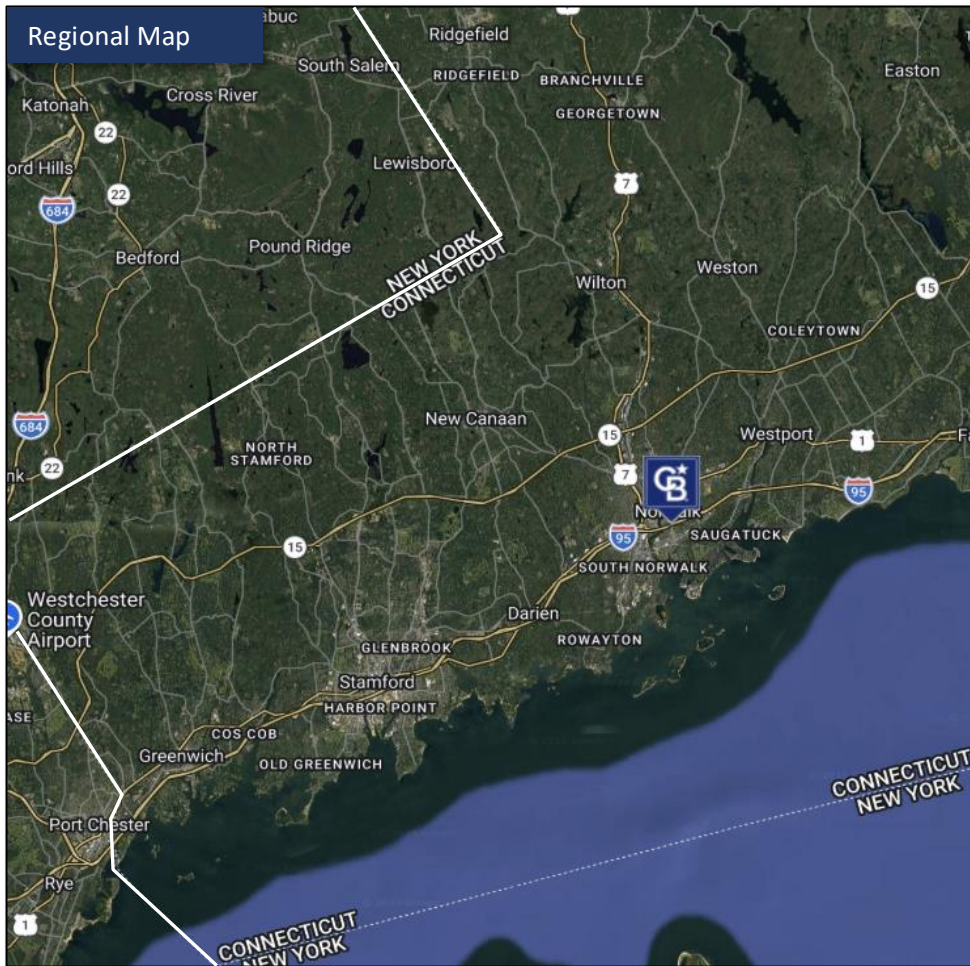
PROPERTY ADDRESS	14 Westport Ave, Norwalk, CT
ZONING	CD-3C
SIGNAGE	Rt 1 Monument, Main Lobby Directory
TRAFFIC COUNT	17,163 CPD
PARKING	Surface and Covered Parking

CONSTRUCTION & MECHANICAL DETAILS

RBA	31,530 SF
YEAR BUILT	1985
RENOVATED	2025 & 2026
LAND AREA	0.94 AC
FLOORS	2
TYPE OF CONSTRUCTION	Steel & Concrete
HVAC	VFK Rooftop Gas-Fired
BUILDING UPGRADES	New Lobby, Elevator, HVAC



Retailer & Location Map



DRIVE
TIME

5 min

Metro North
South Norwalk

5 min

Metro North
East Norwalk

8 min

Metro North
Westport

5 min

Norwalk Hospital

55 min

New York
City



Location & Demographics

POPULATION	1 MILE	3 MILES	5 MILES	HH's & Income	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,452	90,351	140,577	TOTAL HOUSEHOLDS	8,046	34,939	52,632
AVERAGE AGE	41.5	40.8	41.8	# PERSONS PER HH	2.4	2.6	2.7
AVERAGE AGE MALE	40	40	40	AVG. HH INCOME	\$136,177	\$160,377	\$228,187
AVERAGE AGE (FEMALE)	43	42	43	AVG. HOUSE VALUE	\$544,331	\$697,544	\$1,002,080

14 Westport Avenue

Exclusive Brokers

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