HOULIHAN LAWRENCE
COMMERCIAL

Professional Offices For Lease

91 East Avenue

NORWALK, CT

8	3,250	$23–$25
SUITES	AVG SF/ Floor	PSF

Professional Offices Available for Lease

This bright & sunny 4-story brick building, facing The Norwalk Green, was built in 1980 as a professional office building providing modern amenities to include central air conditioning, elevators, security cameras, kitchenettes, ample parking and ADA facilities. The property is a great option for any Professional or Medical Group, Business, Co-Working Community, Charter of Vocational School, Health and Wellness Practice as well as other uses. The building is situated on a highly visible corner, on a main road near I95 and the Merritt Parkway and next to the Norwalk Inn which offers meeting and conference rooms as well as catering.

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Property Overview

Leasing Specs.

- 4-Story, Modern, Bright and Sunny Elevator Building
- 8 Suites Available
- Min: 980 SF
- Max: 13,000 SF
- $23-$25 PSF

SPACES	LEASE RATE	SPACE SIZE
Ground Floor	$23.00 SF/month	980-3,250 SF
1st Floor	$25.00 SF/month	980-3,250 SF
2nd Floor	$25.00 SF/month	980-3,250 SF
3rd Floor	$25.00 SF/month	980-3,250 SF

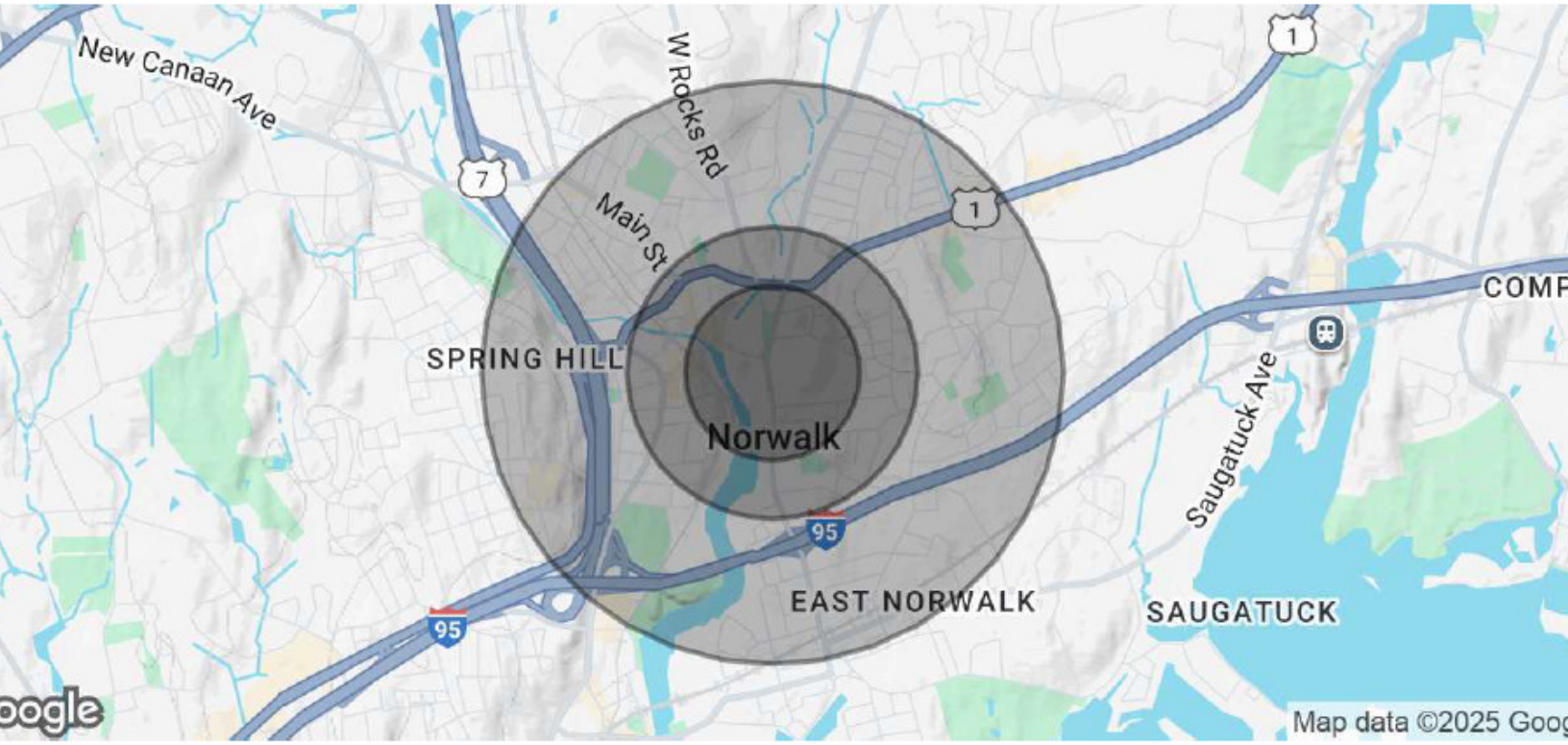
Overview

- East Avenue's Premier Professional Offices
- Optimal Visibility on High Traffic Road between Norwalk & Westport
- Large On-Site Parking Lot with 33+ Spaces
- Great for Medical, Wellness, Legal, CPA's, Design-Build, Consultants
- Patient and Client Friendly Location with Easy Access
- Convenient to Exit 16 off I-95 and the Merritt Parkway/Rte. 7
- Ideal Location to Norwalk and Westport
- Next to Norwalk Inn Meeting & Conference Spaces
- Near East Norwalk Train Station
- Beautiful Views Facing The Norwalk Green

Interior

Interior

Demographics



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,005	4,925	22,078
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	421	2,135	9,045
# of Persons per HH	2.4	2.3	2.4
Average HH Income	$155,924	$138,478	$125,266
Average House Value	$501,964	$489,469	$530,078

Demographics data derived from AlphaMap

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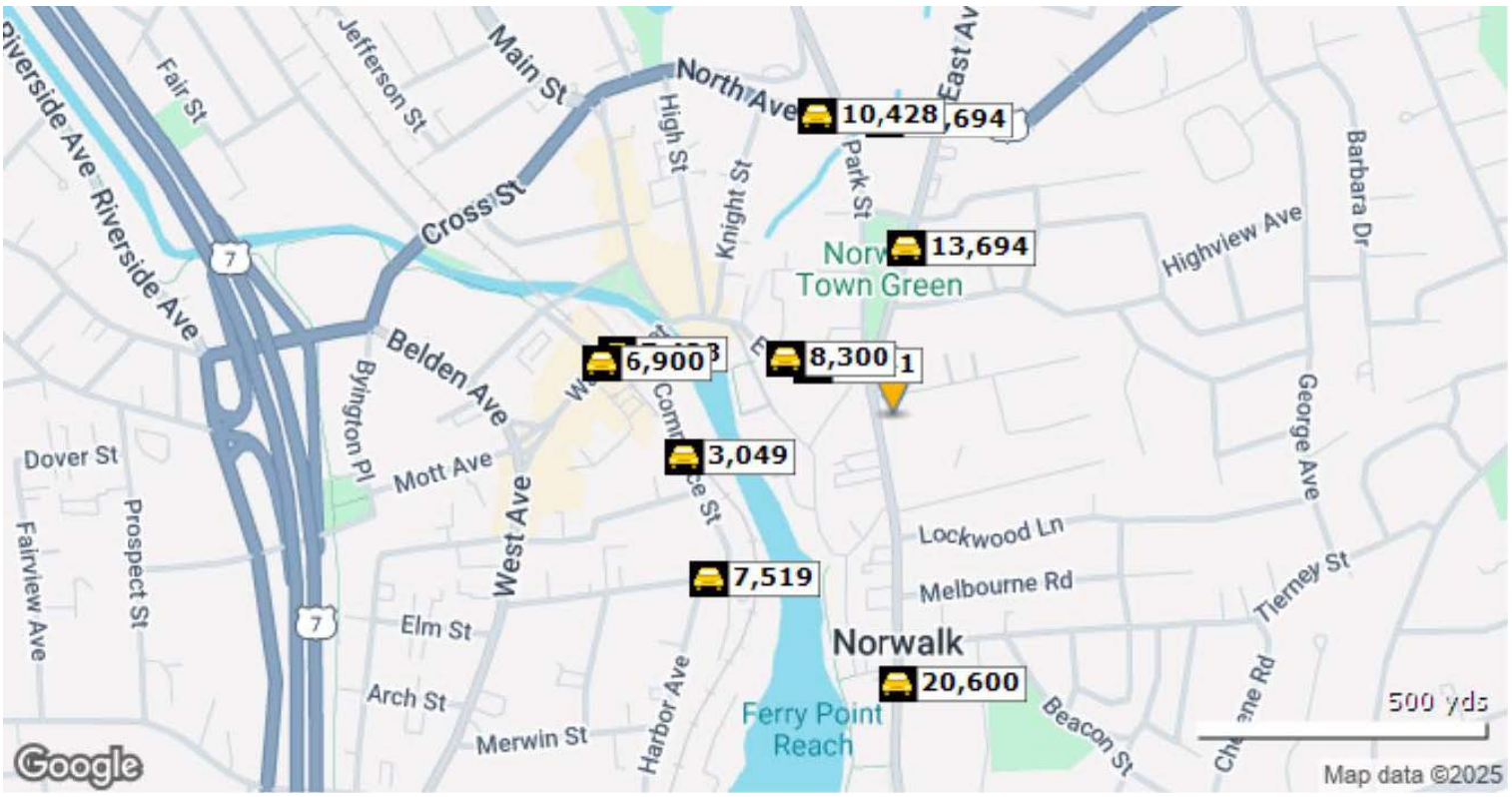
Traffic Count



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Wall St		0.00	2022	8,241	MPSI	.10
2	East Wall Street	Smith St	0.05 NW	2020	8,300	AADT	.12
3	East Ave	St Pauls Pl	0.03 N	2022	13,694	MPSI	.17
4	Commerce Street	Leonard St	0.04 S	2022	3,049	MPSI	.21
5	Chapel St	Harbor Ave	0.01 W	2022	7,519	MPSI	.24
6	East Avenue	Eversley Ave	0.02 S	2020	20,600	AADT	.26
7	Wall St	River St	0.02 SW	2022	7,428	MPSI	.28
8	Wall Street	River St	0.02 SW	2020	6,900	AADT	.29
9	North Ave	PkSt	0.04 W	2022	14,694	MPSI	.30
10	North Avenue	France St	0.03 E	2022	10,428	MPSI	.31

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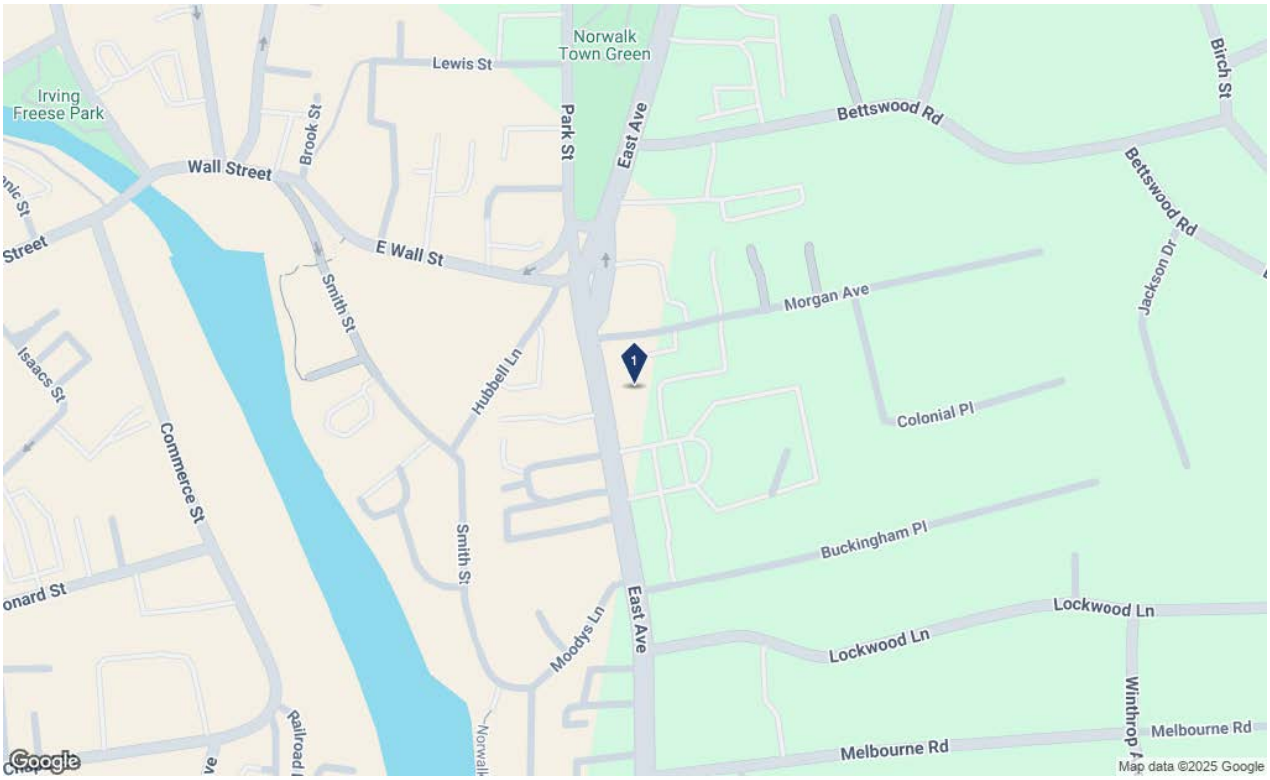
Aerial | Regional Maps



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