99 WASHINGTON STREET

NORWALL, CT 06854

Prominent 6,600 SF
Office Space Along Exceptional Washington St

Top 100 places to live in the United States

Fully furnished office space with over $250,000 worth of equipment, inclusive of Herman Miller furniture

SPACE & SONO HIGHLIGHTS

Second:
3,300 SF

Third:
3,300 SF

Frontage:
100 FT

Asking:
Upon Request

608,000+ annual visitors

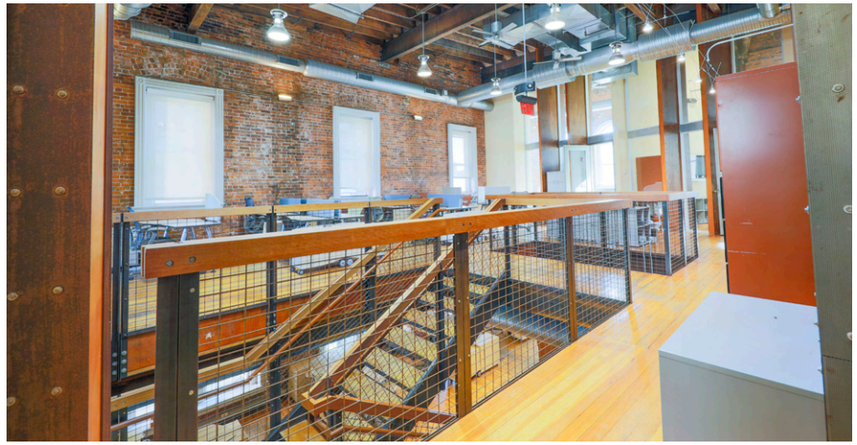
Over (6) private offices, (2) conference rooms, immaculate sky lights and more

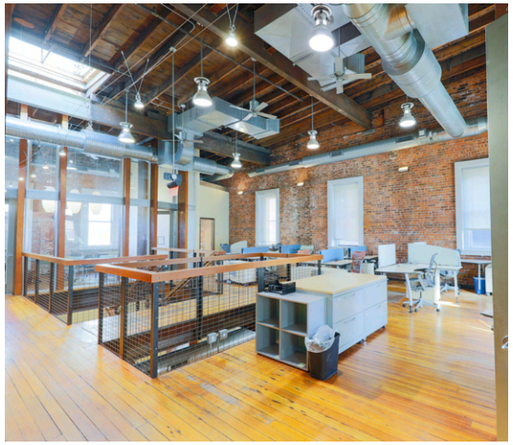
The retail industry in Norwalk saw sales of nearly $2.2B. Over 40+ businesses on Washington Street

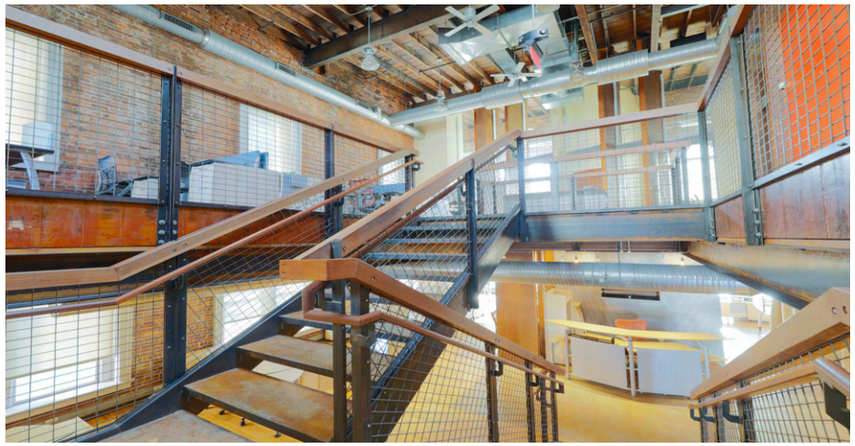
136,000+ residents within 5-mile radius and over 35 new apartment buildings

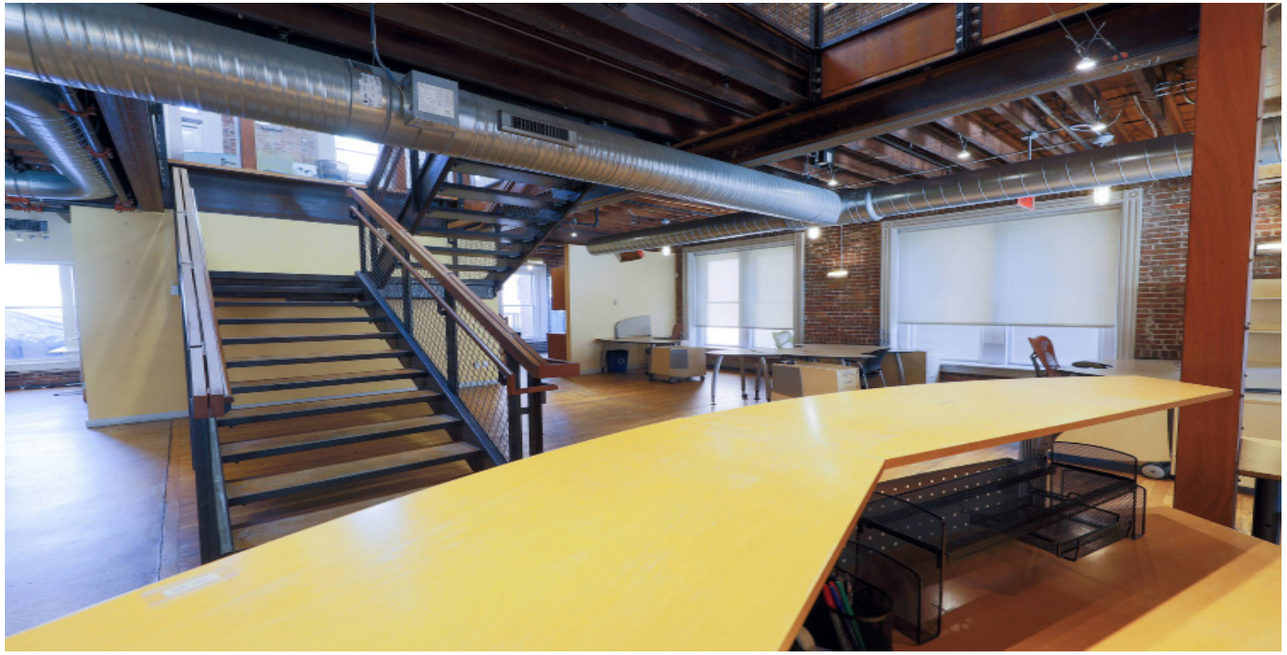
20,000+ workday population and 10,000+ daily vehicle traffic

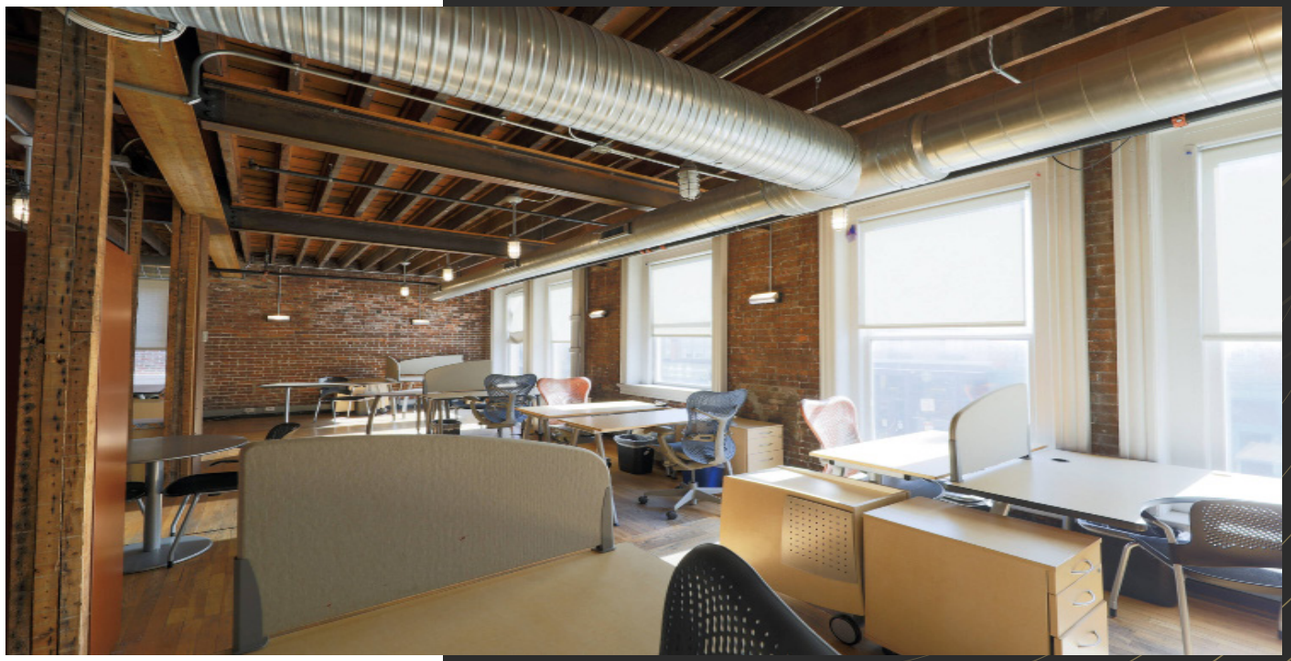
Municipal parking in proximity











TOP
100
places to live
in the U.S.

- Livability, 2024

where
historic charm
meets **MODERN VIBRANCY**

AGW Partners is reimagining historic South Norwalk, committed to architecture, history, and design. A neighborhood experience in a historic charming **Connecticut** town, drawing a retail-attuned, sophisticated, friendly, upscale, local, urban experience in this highly sought-after suburban setting.

25 spaces | **51,317** square feet | **250** years of combined tenant history

AN *Epicenter* OF LIVING.

Washington Street in SoNo is the epicenter of convenience in downtown, the heart of Connecticut.

POPULATION

NORWALK	91,194
WITHIN 5 MILE RADIUS	136,000+
FAIRFIELD COUNTY	943,823

GETTING AROUND

Metro North
South Norwalk and East Norwalk train stations.

Driving
Half mile from dedicated I-95. Ample street parking + 2 lots.

Water Taxi
Accessible by waterfront via Long Island Sound and Norwalk River.

NEARBY DEVELOPMENTS

TWO NEW CONSTRUCTION APARTMENT BUILDINGS
Wedged Between the Portfolio

10 NEW CONSTRUCTION APARTMENT BUILDINGS
Within 3-Block Radius

SoNo COMMERCIAL PORTFOLIO

THE SHEFFIELD SONO
Year Built: 2007
Type: Multifamily
Units / Keys: 136
SOLD FOR $53MM IN 2020

RESIDENCES INN BY MARRIOTT
Year Built: 2019
Type: Hotel
Units / Keys: 102

CORSET FACTORY
Year Built: 1992
Type: Multifamily
Units / Keys: 80

THE PLATFORM SONO
Year Built: Under-Construction
Type: Mixed-Use
Units / Keys: 122

SONO ONE
Year Built: 2020
Type: Multifamily
Units / Keys: 40

SHIRT FACTORY LOFTS
Year Built: 2021
Type: Multifamily
Units / Keys: 122

SONO 19 DAY
Year Built: 2017
Type: Multifamily
Units / Keys: 58

SOUNDVIEW LANDING
Year Built: 2018
Type: Multifamily
Units / Keys: 345

HARBOURSIDE SONO
Year Built: 2020
Type: Multifamily
Units / Keys: 129

THE MARITIME
Year Built: 2007
Type: Multifamily
Units / Keys: 61

BRIM & CROWN
Year Built: 2019
Type: Multifamily
Units / Keys: 189

IRONWORKS SONO
Year Built: 2014
Type: Multifamily
Units / Keys: 109

SONO PEARL APARTMENTS
Year Built: 2016
Type: Multifamily
Units / Keys: 66

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NORWALK, CT 06854

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