FOR SALE

22 EAST AVE, Unit 21 | NEW CANAAN, CT

OFFERING MEMORANDUM

Choyce Peterson
Commercial Real Estate Specialists
Exclusive Sales Agent

Confidentiality & Disclaimer Statement

This Offering Memorandum contains information about the property at 22 East Ave., Unit 21, New Canaan, CT (the "Property"). It has been prepared by Choyce Peterson, Inc. and includes information gleaned from public and private sources deemed to be reliable at the time of its preparation. No representation is made, either express or implied, that this Offering Memorandum includes all information that a prospective purchaser should consider before buying this property or that information contained herein has not changed since this Memorandum has been prepared. Any prospective purchaser is responsible, in their sole discretion, as to the scope of due diligence they bring to bear regarding this property and any projections upon which they rely. The information contained in this Offering Memorandum, is confidential and furnished solely for the purpose of a review by a prospective purchaser. This Offering Memorandum should not be made available to any other person without the written consent of Seller or Choyce Peterson, Inc. Neither Seller nor Choyce Peterson, Inc, nor their respective officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum and no legal liability is assumed or shall be implied with respect thereto.

By acknowledging your receipt of this Offering Memorandum for 22 East Ave., Unit 21, New Canaan, CT you agree:
1) The Offering Memorandum and its contents are confidential; and
2) You will not disclose or permit anyone else to disclose this Offering Memorandum or its contents in any manner detrimental to the interest of the Seller.
This Offering Memorandum does not create any obligation on the part of Seller. Any binding commitment for the Sale of this property is subject to the mutual execution of a Purchase and Sale Agreement between Seller and a prospective purchaser. Up until that time, Seller expressly reserves the right, at their sole discretion, to reject any and all expressions of interest, discontinue negotiations and terminate discussions with any person or entity regarding the possible purchase of the Property.
In no event shall a prospective purchaser have any claims against Seller or Choyce Peterson, Inc. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Executive Summary

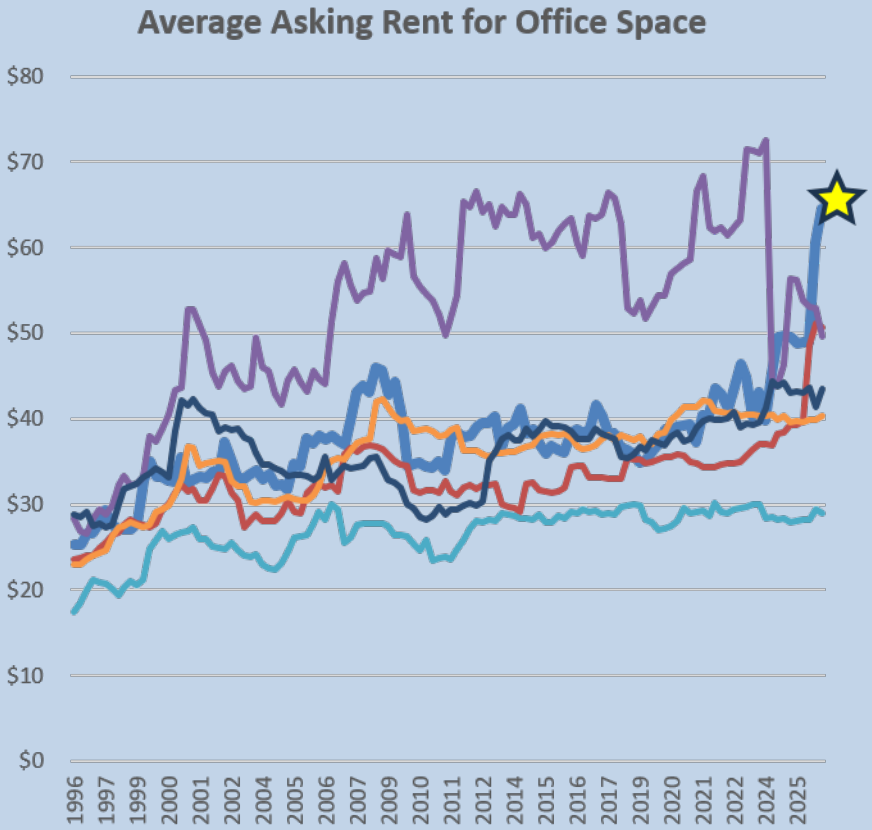
Choyce Peterson is pleased to present an exceptional downtown New Canaan office acquisition opportunity. For decades, Unit 21 at 22 East Avenue served as the Law Offices of Sperry DeCew, a prominent attorney and public servant.

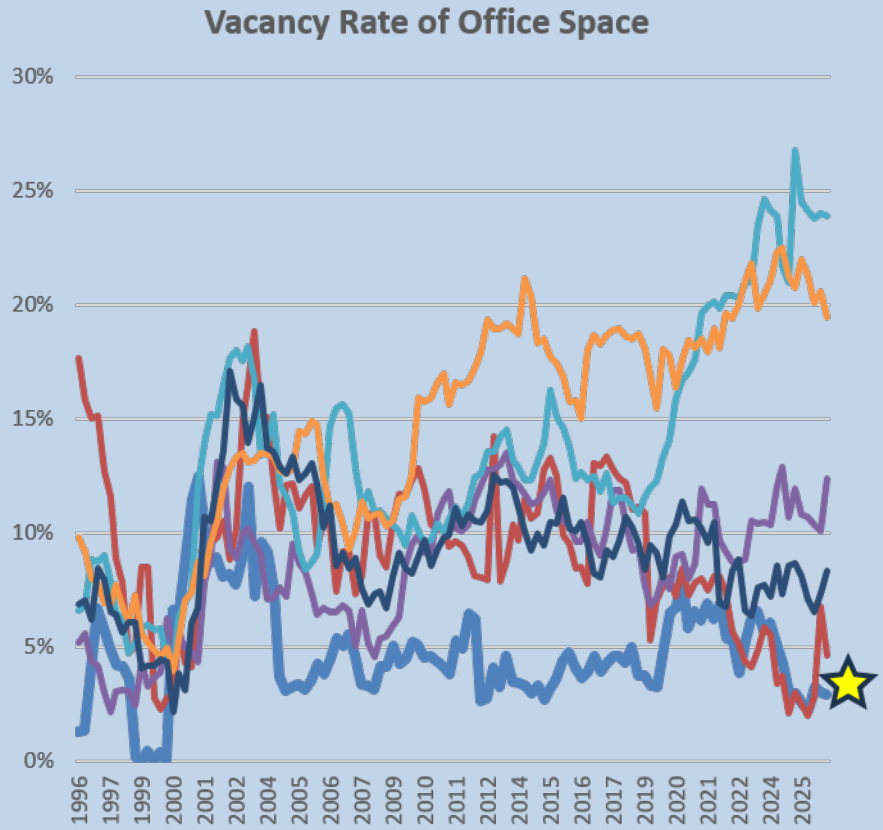
- 1,614sf second-floor office condominium configured with large private offices, a conference room, reception/open work area, and support space.
- Delivered vacant
- Ample parking
- Downtown location

With average asking rents at an all-time high, now is the perfect time to invest in your office location.

Strong Local Office Market

As of June 2026, not only is the average asking rent for office space in New Canaan at an all-time high, but it also exceeds that of the surrounding towns, from Greenwich to Westport, and the Vacancy Rate is the lowest of the same area. Average Asking Rent reached a new all-time high in Q3 of 2024 and hasn't fallen below that level since that time.



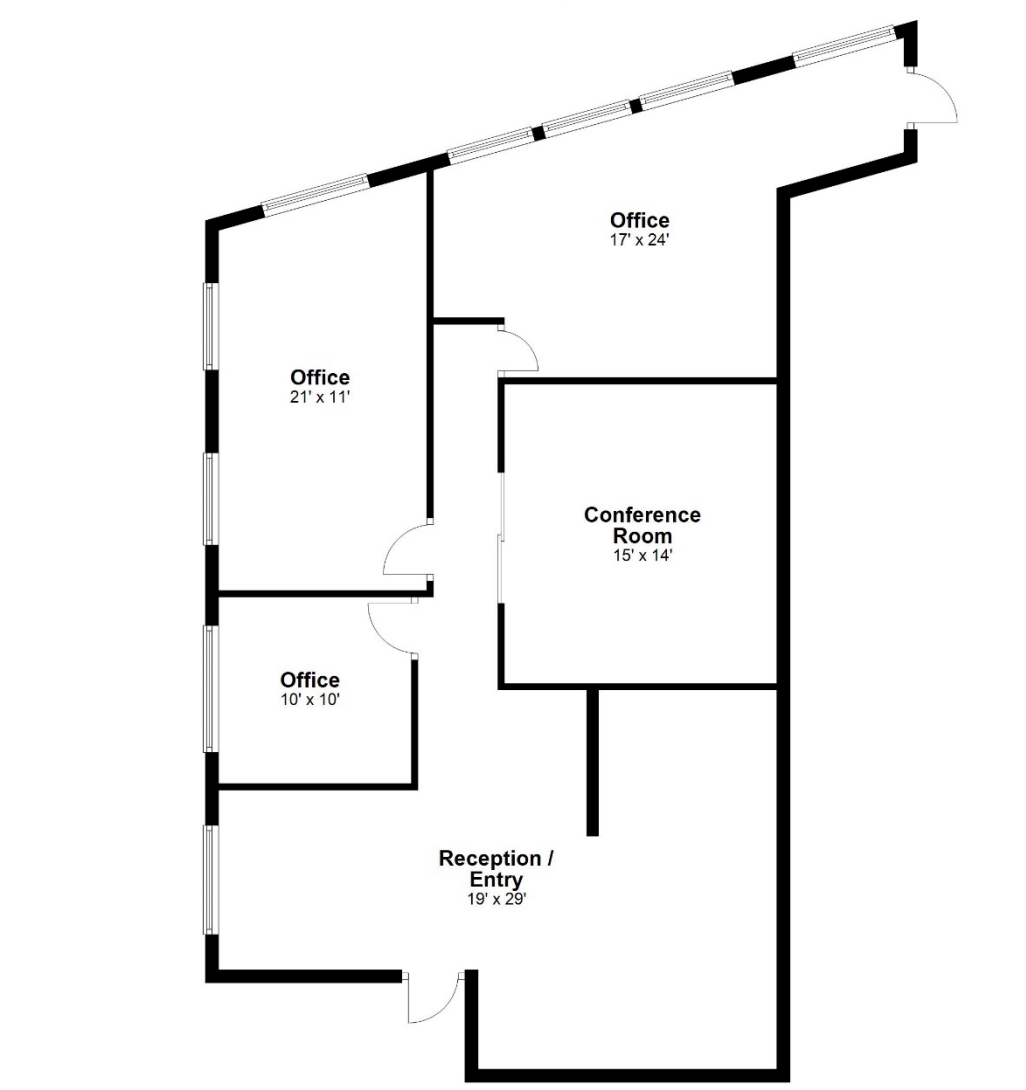


New Canaan Greenwich Stamford Darien Norwalk Westport

*According to CoStar, the world's largest commercial real estate database.

Interior Photos

Floor Plan



- 1,614sf second-floor office condominium
- 100% air conditioned
- Men's and women's restrooms are located in the hallway immediately outside the suite.

Building Info

22 East Avenue comprises 5 condominium units on 0.4 acres. The condominium includes three ground-floor retail units, two second-floor office units, and basement space divided among three of the other units. There are 27 parking spaces shared by the condo owners.

MBL	T 73 72 21
Unique ID	17602
Year Built:	1978
Style:	Office Condominium
Floor	2nd
Heating Fuel	Electric
Heating Type	Forced Hot Air
AC %	100%

Parking Lot at 22 East Ave

Live, Work, Play – New Canaan

Multi-Family Development

Nearly 200 units have been built within a mile of the Property since 2020. Over one hundred more are in the pipeline.

#	Address	Units	Year Built
★	**22 East Ave**		
1	The Vue	99	2021
2	Canaan Parish	100	2021
3	751 Weed St	102	Exp 2028
4	The Quartier	21	Exp 2026

Live, Work, Play – New Canaan

Restaurants

	22 East Ave
1	Locali
2	Joe's Pizza
3	Green & Tonic
4	Gelatissimo Artisan Gelato
5	Doppio
6	Ching's Table
7	Pesca Peruvian Bistro
8	The Diner
9	Farmer's Table
10	Tequila Mockingbird
11	Hashi Sushi
12	Cava Wine Bar & Wood Grille
13	Gofer Ice Cream
14	South End Bar
15	Rosie
16	Patisserie Salzburg
17	Pinocchio Pizza
18	Lombardi's Ristorante & Bar
19	Spiga
20	Badass Bagels
21	Cherry Street East
22	Flour Water Salt Bread
23	Swirl Frozen Yogurt
24	Club Sandwich
25	Fjord Fish Market

There are over 20 eateries within 600 feet of the Property.

So much to Love in New Canaan

Beyond the Property itself and its downtown neighborhood, there is a lot to embrace in the town of New Canaan.

Grace Farms is a place where visitors explore and contemplate nature, the arts, justice, community, and faith. This 80-acre property serves, among other things, as a collaborative space for intellectuals from around the world. As if that weren't enough, it is also frequently considered to have one of the most beautifully designed buildings in the state.

Countless people flock to **Waveny Park** each day to take advantage of its miles of trails and many more come for its dog park, open pastures, and Independence Day fireworks.

New Canaan does not merely have its own train station, it has its own branch line – **the New Canaan Branch**. This effectively means that every passenger that boards the train in New Canaan is assured a comfortable seat and there is never a crowded rush to disembark.

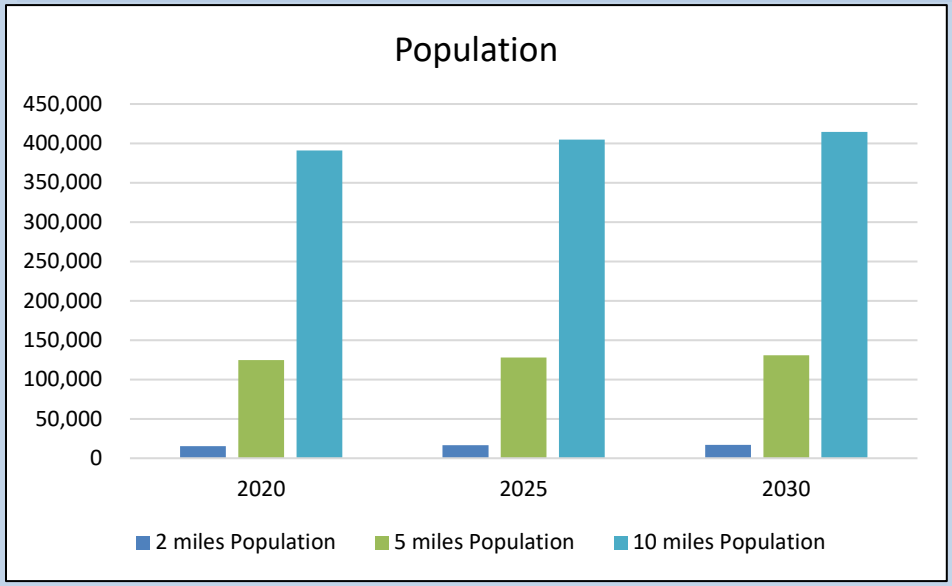
Leaders of modern architecture known as the Harvard Five built many homes in New Canaan that have been preserved to this day. Four of these homes, including **Philip Johnson's Glass House**, are listed on the U.S. National Register of Historic Places.

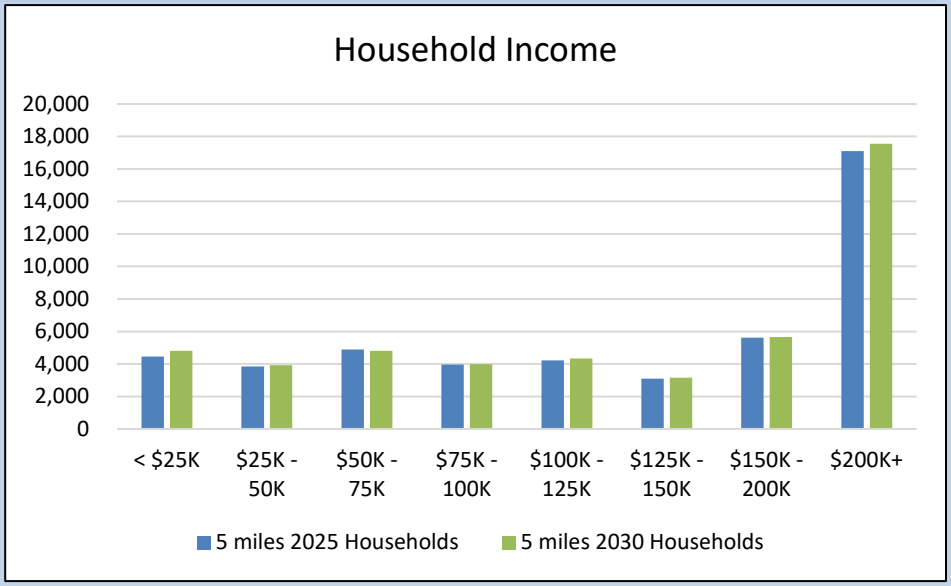
What began as a casual gathering of self-proclaimed "gearheads" at Zumbach's Gourmet Coffee has become **Caffeine & Carburetors**, an informal festival of automobiles that convenes multiple times each summer and fall, drawing devotees from across the state and beyond.

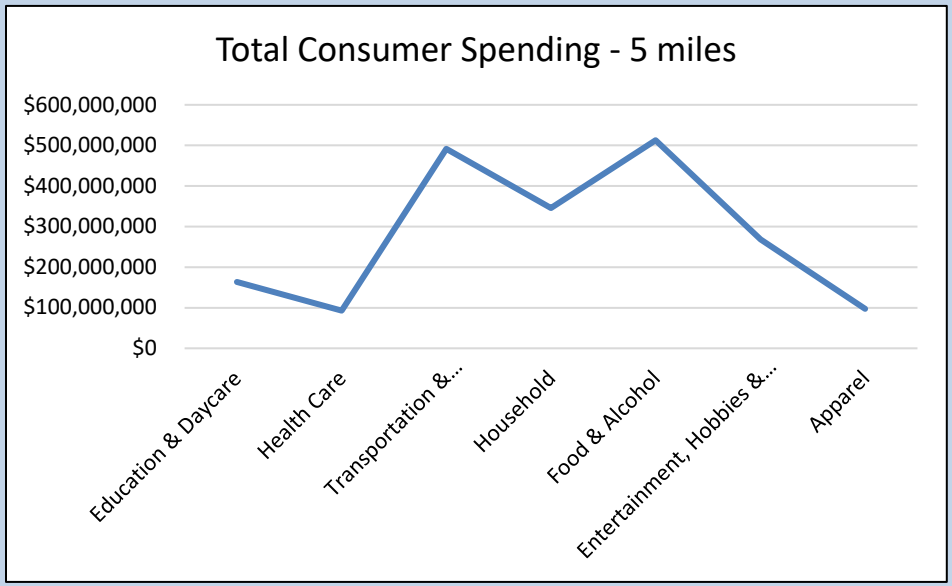
New Canaan Demographics

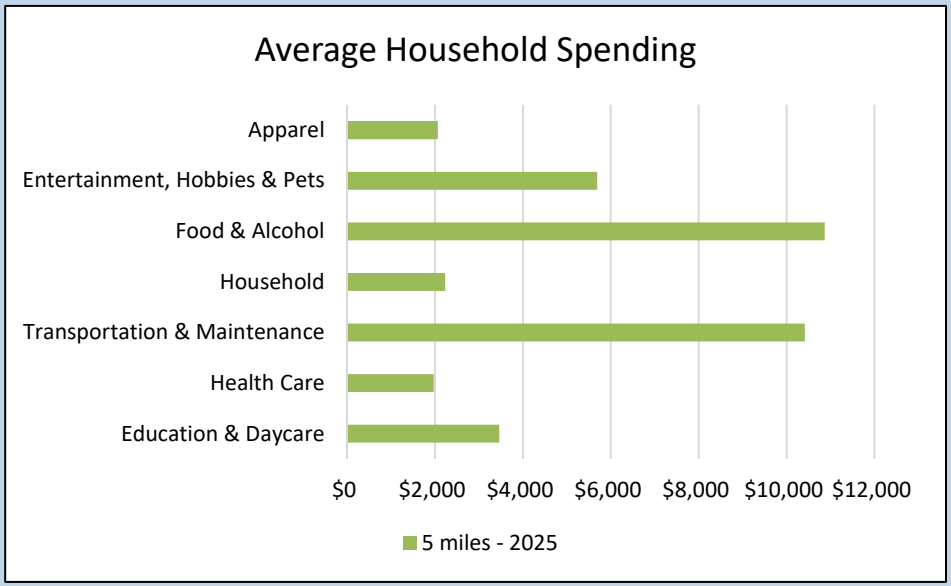
*Information provided by CoStar

New Canaan offers a high-income trade area with strong household spending and a growing nearby population base.









About Choyce Peterson

- Over 28 years in business serving local, regional and national companies
- Hundreds of clients both privately-held and publicly traded Fortune 50
- Millions of square feet of completed transactions

Co-Founder
John P. Hannigan

Co-Founder
Alan R. Peterson

Whether on a transactional basis for one or more deals or serving as day-to-day administrator of a real estate portfolio, Choyce Peterson partners with its clients to deliver capabilities comparable to those found in fully staffed internal corporate real estate departments without the need to add headcount. As a locally owned firm, our team is immersed in the developments of our individual communities as well as at the regional and state levels. Choyce Peterson's strength is its creativity in maximizing real estate value for clients. With our extensive client-side experience and entrepreneurial spirit, we are the professional lead negotiator-on-site offering clear, consistent communication and confidently managing the client's strategy and interests.

Contact

For more information contact the seller's exclusive agent:

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