



FOR LEASE

50 WATER STREET, NORWALK, CT

465-6,350RSF Dividable | 2ND FLOOR



 CUSHMAN &
WAKEFIELD

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About the Building

Discover a unique opportunity to lease commercial/office space in the heart of Norwalk's vibrant Water Street. This prime location offers stunning waterfront views and the convenience of a boat slip for rent, perfect for businesses that value both professionalism and a touch of nautical charm. Enjoy easy access to nearby amenities, a dynamic working environment, and the serene beauty of being right on the water. Don't miss out on this exceptional space.



John O. Picco

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1290 Avenue of the America
New York, NY 10104

 **CUSHMAN &
WAKEFIELD**



\$28/SF
Modified Gross



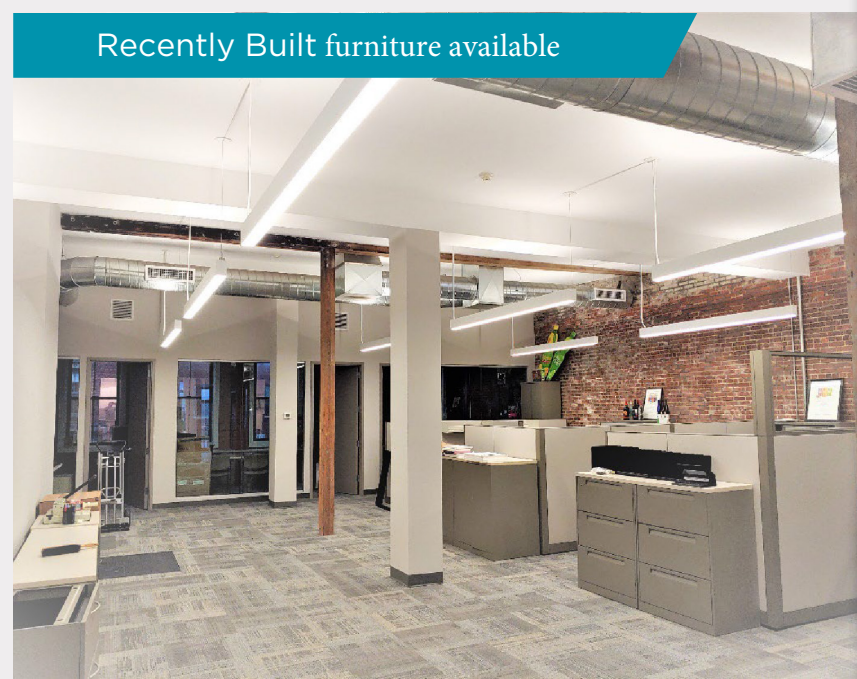
Walk to Metro North



Sono Restaurants and Shops



Recently Built furniture available



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Property Highlights

- \$28/ SF
- Modified Gross + Utilities
- Lease Term: FLEXIBLE
- 465-6,350 RSF
ON SITE PARKING
- 14'-0" High Ceilings
- Private Entrance



Furniture Available

Amenities

- Waterfront Views
- Walk to Metro North
- Close to I-95/Route 7 Connector
- Veterans Memorial Park and Marina
- Sono Restaurants and Shops



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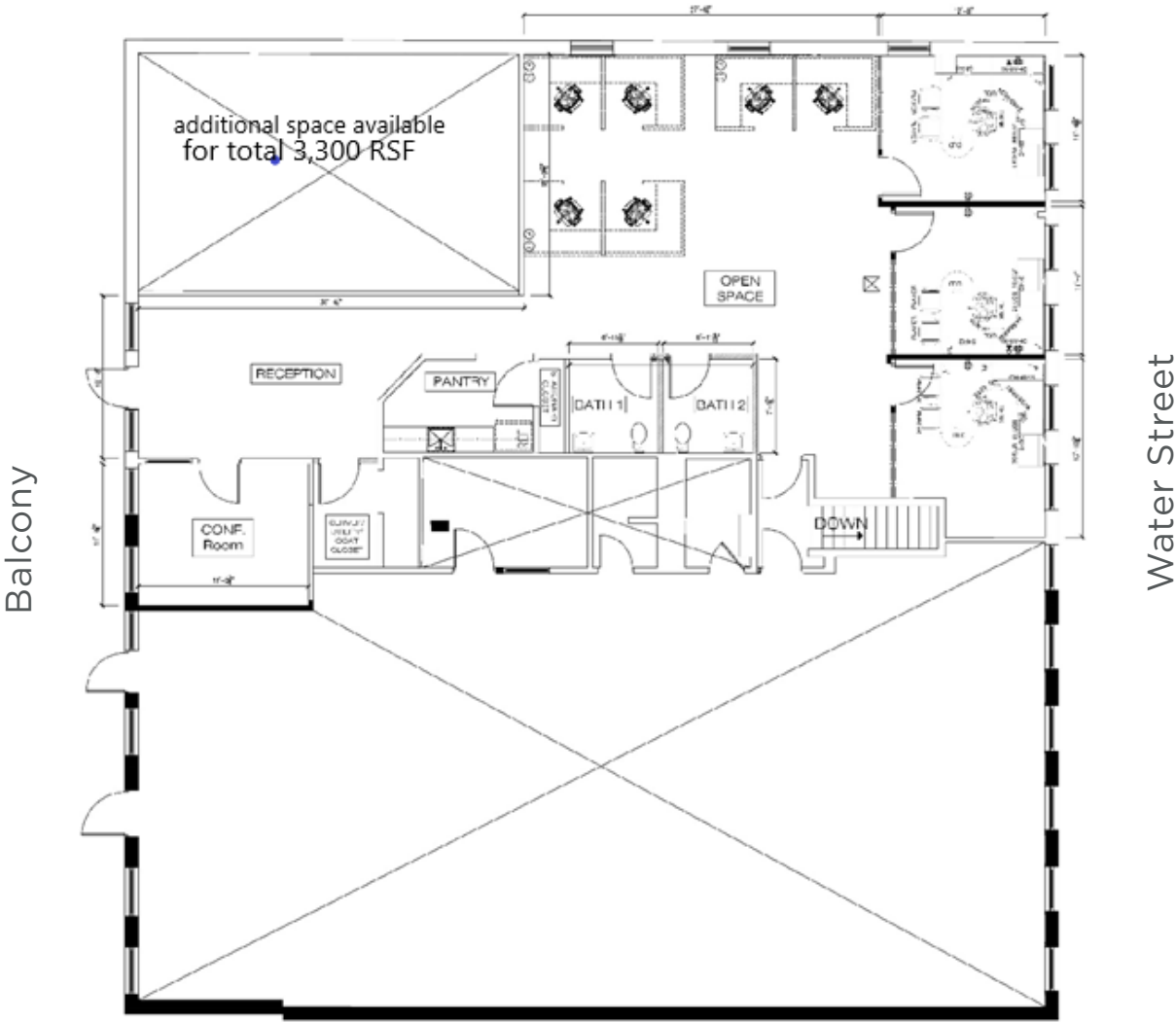


FLOOR PLAN

NEW INSTALLATION
Sample layout may be modified to suit

465-6,350 RSF - 2ND FLOOR

50 Water Street
Front Building



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