

#### 25 VAN ZANT STREET / NORWALK CT

# BUILDING OVERVIEW

## 230,000 SF TRANSIT ORIENTED REDEVELOPMENT

Class A Loft Office/Education/Workforce Training/Research & Development

#### A V A I L A B I L I T Y

Lower Level	59,500 RSF
First Floor	83,250 RSF
Second Floor	28,700 RSF
Third Floor	30,000 RSF
Forth Floor	26,000 RSF

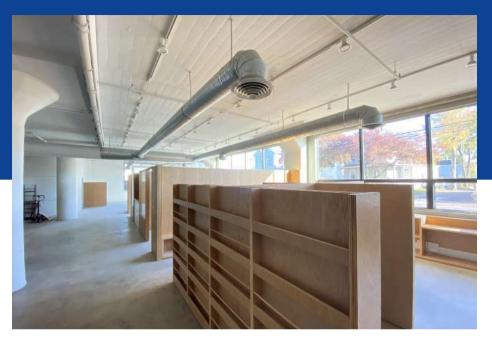
### RENTAL RATES POSSESSION

\$27.50/SF + NNN

Spring 2021

### PROPERTY HIGHLIGHTS

- Located 120 yards from the East Norwalk Railroad Station platform within a TOD redevelopment area
- > Complete interior & exterior building renovation underway
- > Options available for Class A loft office space, education/workforce training, R&D, and flex space
- > Views of Long Island Sound
- > Close proximity to Sono and East Norwalk retail areas
- > Headquarters signage opportunity







## INTERIOR PHOTOS







## AREA MAP



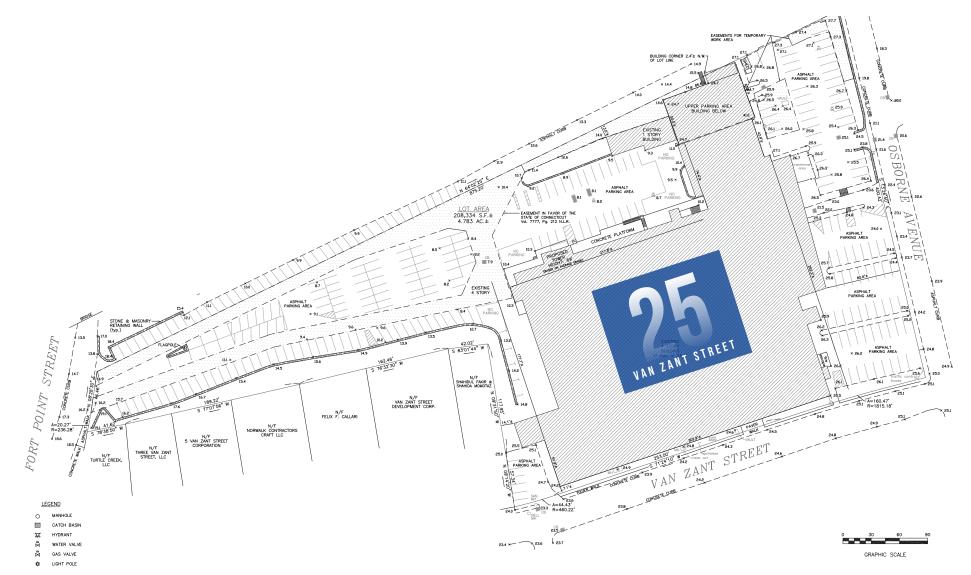


## T R A N S P O R T A T I O N

INTERSTATE 95	1.0± Miles	A key regional N-South thoroughfare connecting area residents to Northern Fairfield County and Boston to the North, and Manhattan and Westchester County to the South
EAST NORWALK TRAIN STATION	.06± Miles	This station provides access to Grand Central Terminal in Manhattan via Metro-North's New Haven Line – the busiest rail line in the nation with approximately 40.3 million riders annually.
MERRITT PARKWAY	3.7± Miles	A regional North-South thoroughfare connecting area residents to Northern Fairfield County and Hartford to the North and Manhattan and Westchester County to the South.
WESTCHESTER COUNTY AIRPORT	20± Miles	1.7± million passengers in 2019
LAGUARDIA INTERNATIONAL AIRPORT	40± Miles	31.1± million passengers in 2019
JFK INTERNATIONAL AIRPORT	47± Miles	62.6± million passengers in 2019
NEWARK INTERNATIONAL AIRPORT	60± Miles	46.3± million passengers in 2019



SITE PLAN





LOWER LEVEL

59,500 SF

EXISTING ONE 5 [ nav 08 14 Ċ. 2A Ċ Ċ. 14-2 0-20-1 30 1A-1 28-2 428'-9" + ±17-2" . 1B-5 29-3 112V # 1 h m 18-4 18-3 18-2 18-1 4 149°-8° J 124.6 ↓ 149'-8' 1507'-8' ±124'-10" 150'-3"



FIRST FLOOR

83,250 SF

\$82'-1" 100 UNIT 6 1,000 SF UNIT 5A 8,000 SF - Eury A IRA 理 ij. -----138-2" 1 Per UNIT 10A MEZZANINE ur (III) UNIT 6F 2.850 SF UNIT 11B 7,000 SF 1142 UNIT 11A. MEZZANINE 長 UNIT SE 1,900 SF UNIT 8D 1,900 SF UNIT 11A MEZZANINE UNIT SC 1,900 SP 80 f 2/2 21 UNIT 88 1,900 SF LINET 10 12,300 SF UNIT 11 13.000 SF UNIT 12 8,000 SF HILW 11 11 UNIT 682 2,800 SF UNIT 98 650 8F UNIT 94 - CAFE 1,300 SF 1 UNIT BA 1,020 SF ALLAN 100 7 na a la mar LaL UNIT 7D 2,8D0 SF UNIT 70 2,900 SF UNIT 7A 2,000 52# RR UNIT 782 1,260 SF UNIT 78 1,250 BF UNIT 13 6,500 SF W/D= - 120° - 120° -+28-3"--3-244 +50'-3"--s73'-8'-

4307-5



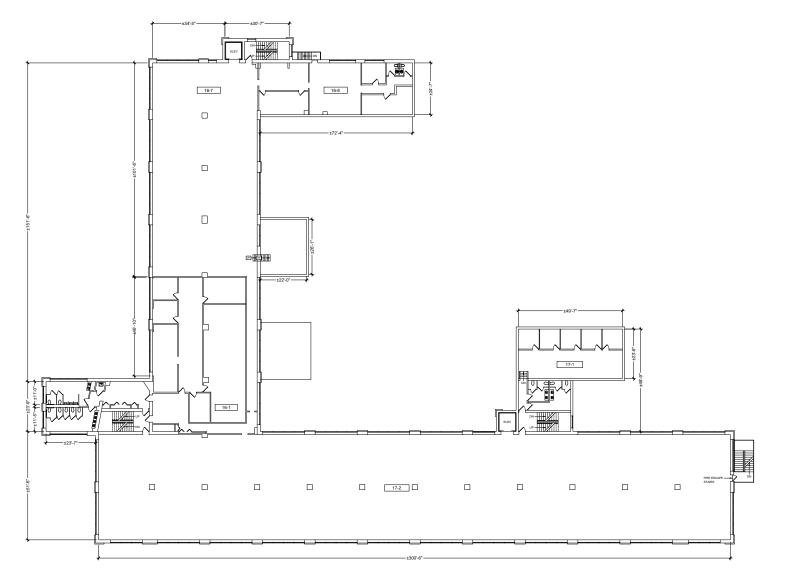
28,700 SF

SECOND FLOOR

EXISTING ONE STORY BUILDING -61.FV UNIT 14-8 1.400 SF UNIT 10A MEZZANINE 425-1 0.0 00 -----UNIT 14-7 1,400 GF UNIT 11A NEZZANINE UNIT 14-6 1,400 SF UNIT 14-5 1,400 SF 200 UNIT 14-4 1,400 BF UNIT 11A MEZZANINE +28-7 <u>6</u> STIL 1 UNIT 14-2 1,400 SF LNIT 14-3 1,000 SF al A 10 UNIT 14-1 1,400 SF ---/---NE UNIT 15-5 1.400 SF UNIT 15-6 1,400 SF UNIT 15-8 3,000 SF UNIT 15-4 1,400 SF UNIT 15-A 5,100 SF UNIT 15-7 1,400 SF UNIT 15-2 1,400 SF UNIT 15-1 1,400 SF THE CHAR UNIT 15-3 1,400 SF - 147 - + 147 - + 147 - + 1287 - + 1287 - + 1287 - + 1287 - + 1287 - + 1287 - + 1287 - + 1287 - + 1287 - + 1287 499-11"-



# THIRD FLOOR 30,000 SF





## FOURTH FLOOR 26,000 SF

