

25

VAN  
ZANT  
STREET  
NORWALK / CT



# BUILDING OVERVIEW

## 230,000 SF TRANSIT ORIENTED REDEVELOPMENT

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

### AVAILABILITY

|                     |            |
|---------------------|------------|
| <b>Lower Level</b>  | 59,500 RSF |
| <b>First Floor</b>  | 83,250 RSF |
| <b>Second Floor</b> | 28,700 RSF |
| <b>Third Floor</b>  | 30,000 RSF |
| <b>Forth Floor</b>  | 26,000 RSF |

### RENTAL RATES

\$27.50/SF + NNN

### POSSESSION

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

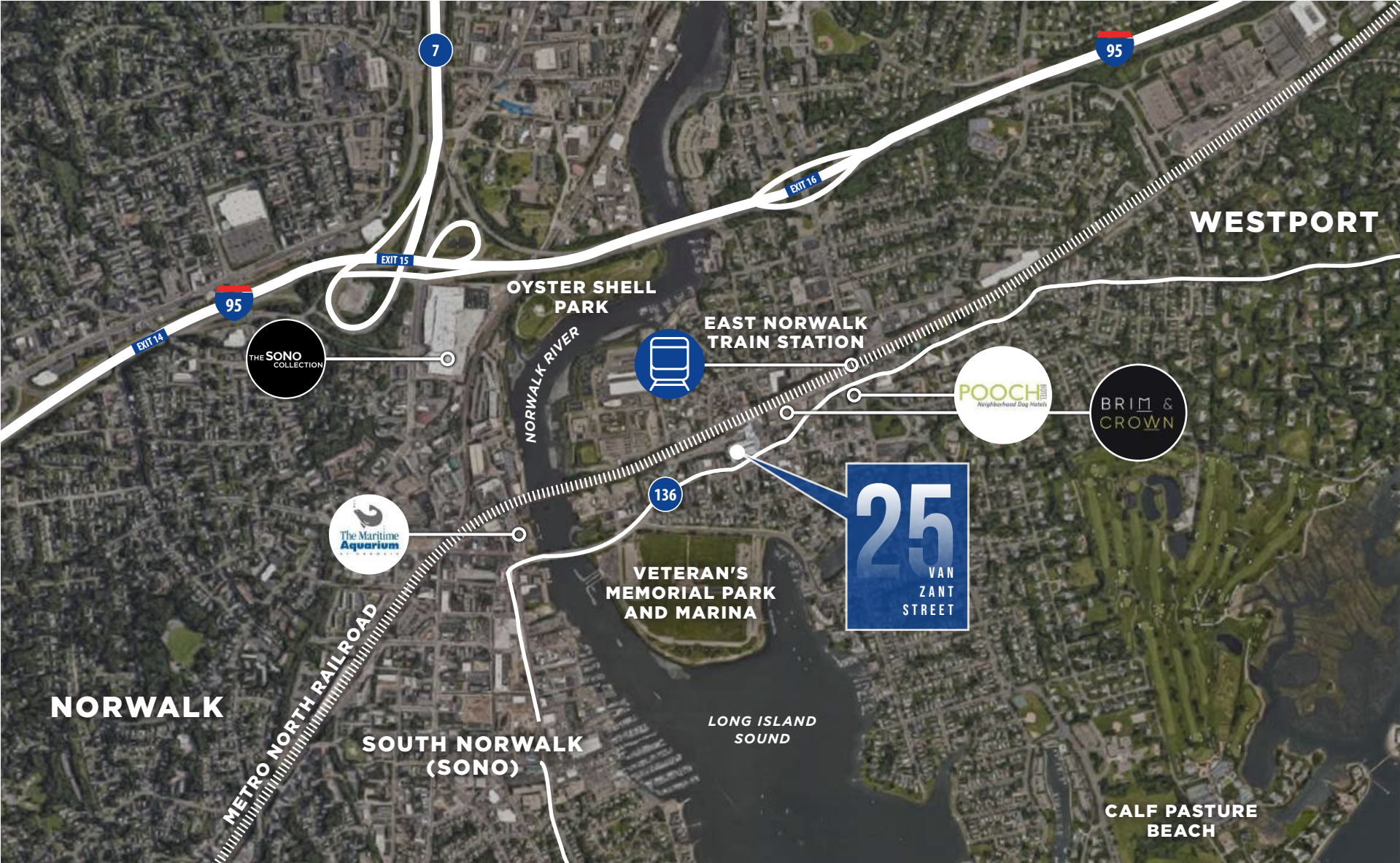




INTERIOR PHOTOS



AREA MAP



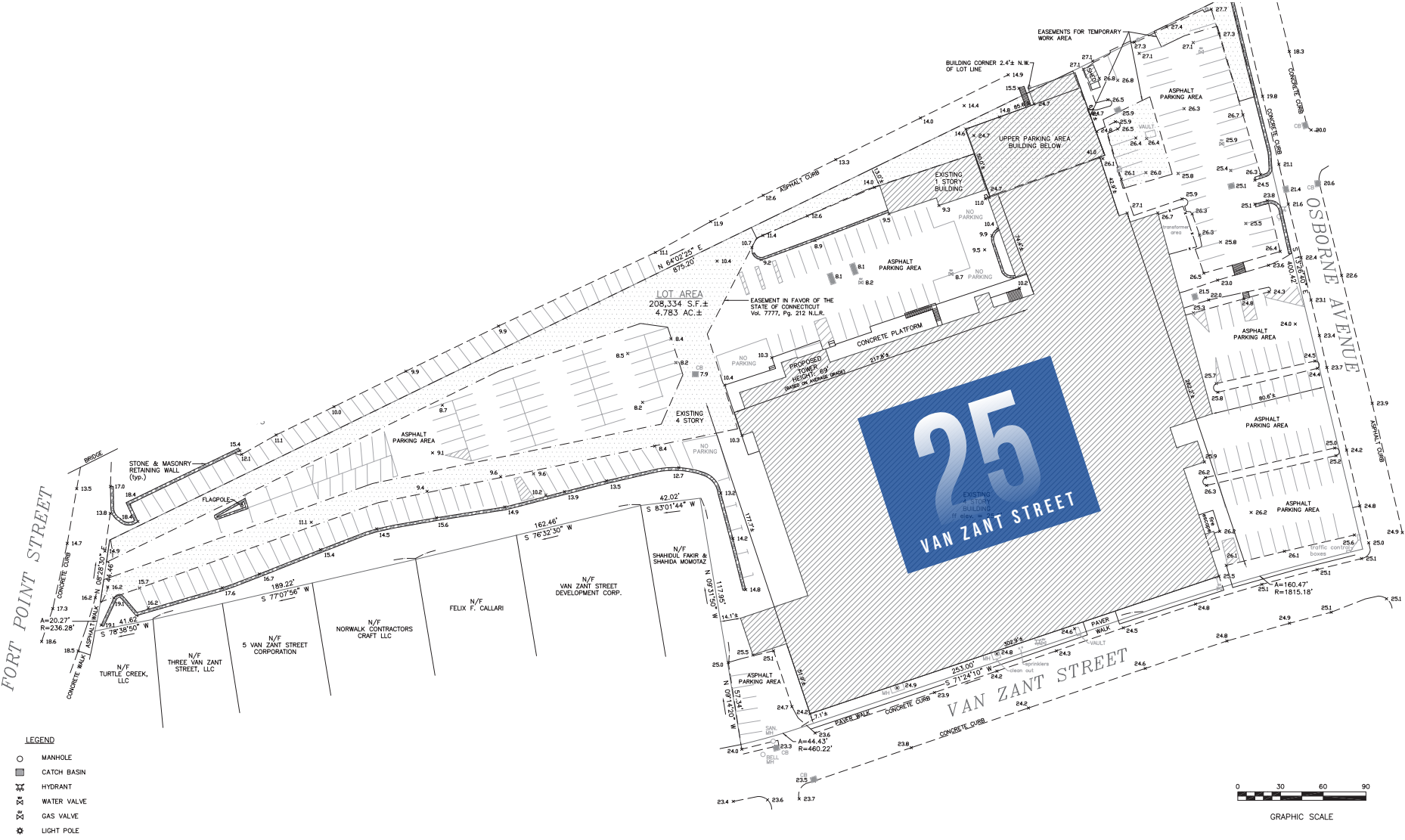
# TRANSPORTATION

|  |            |   |
|--|------------|---|
| <b>INTERSTATE 95</b>                   | 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                       |
| <b>EAST NORWALK TRAIN STATION</b>      | .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. |
| <b>MERRITT PARKWAY</b>                 | 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.                     |
| <b>WESTCHESTER COUNTY AIRPORT</b>      | 20± Miles  | 1.7± million passengers in 2019   |
| <b>LAGUARDIA INTERNATIONAL AIRPORT</b> | 40± Miles  | 31.1± million passengers in 2019  |
| <b>JFK INTERNATIONAL AIRPORT</b>       | 47± Miles  | 62.6± million passengers in 2019  |
| <b>NEWARK INTERNATIONAL AIRPORT</b>    | 60± Miles  | 46.3± million passengers in 2019  |



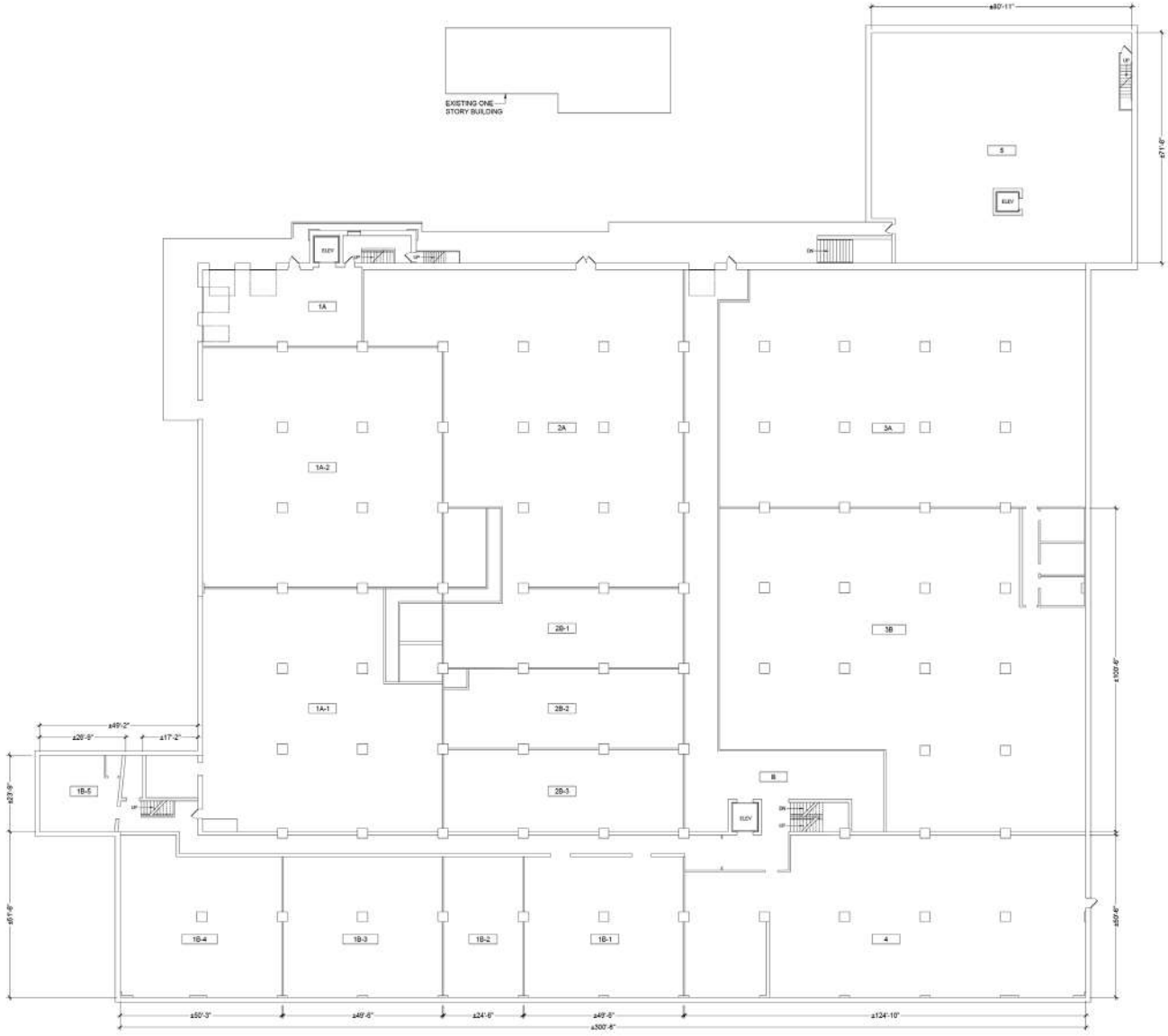
# SITE PLAN

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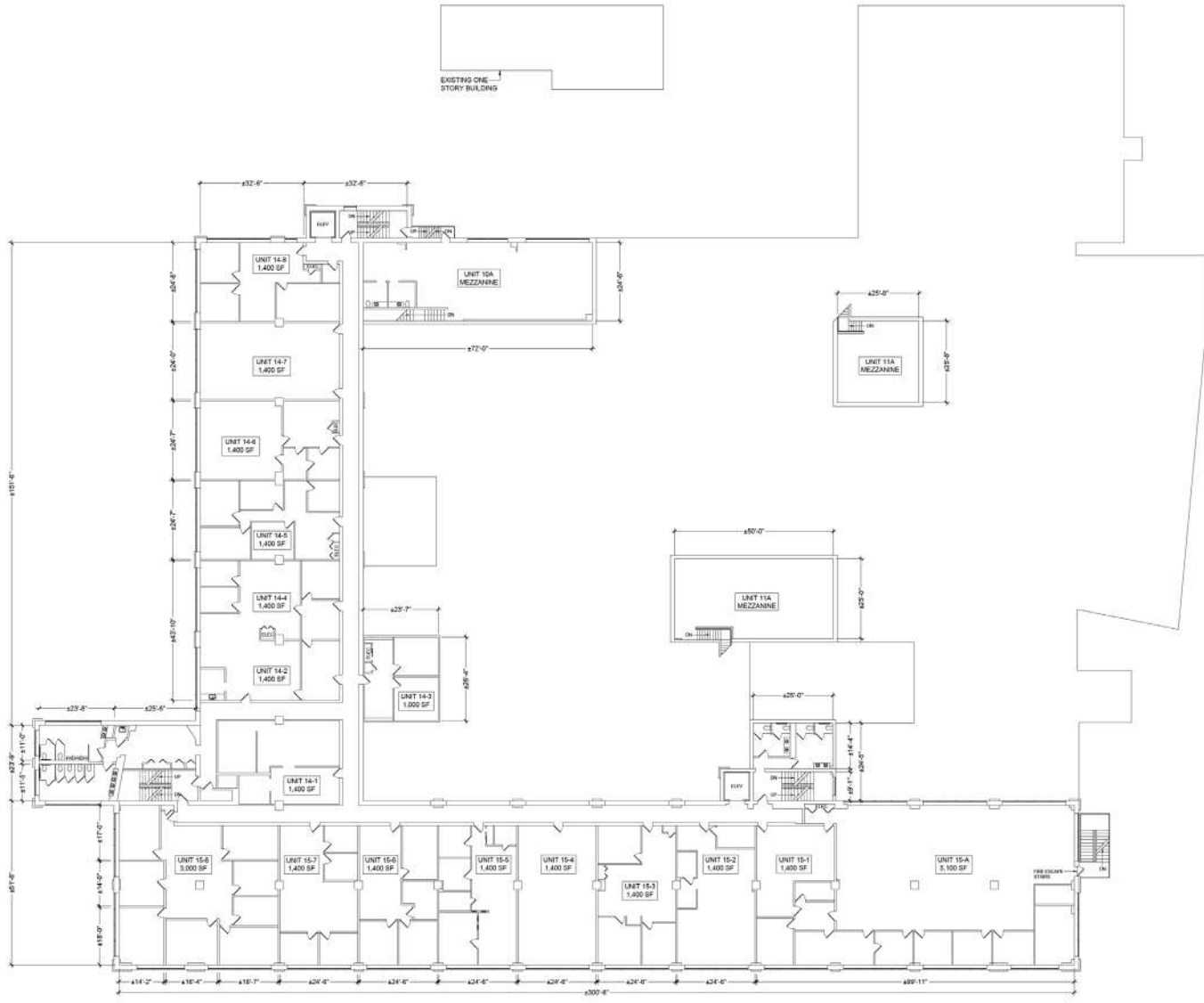
**LOWER LEVEL**  
59,500 SF







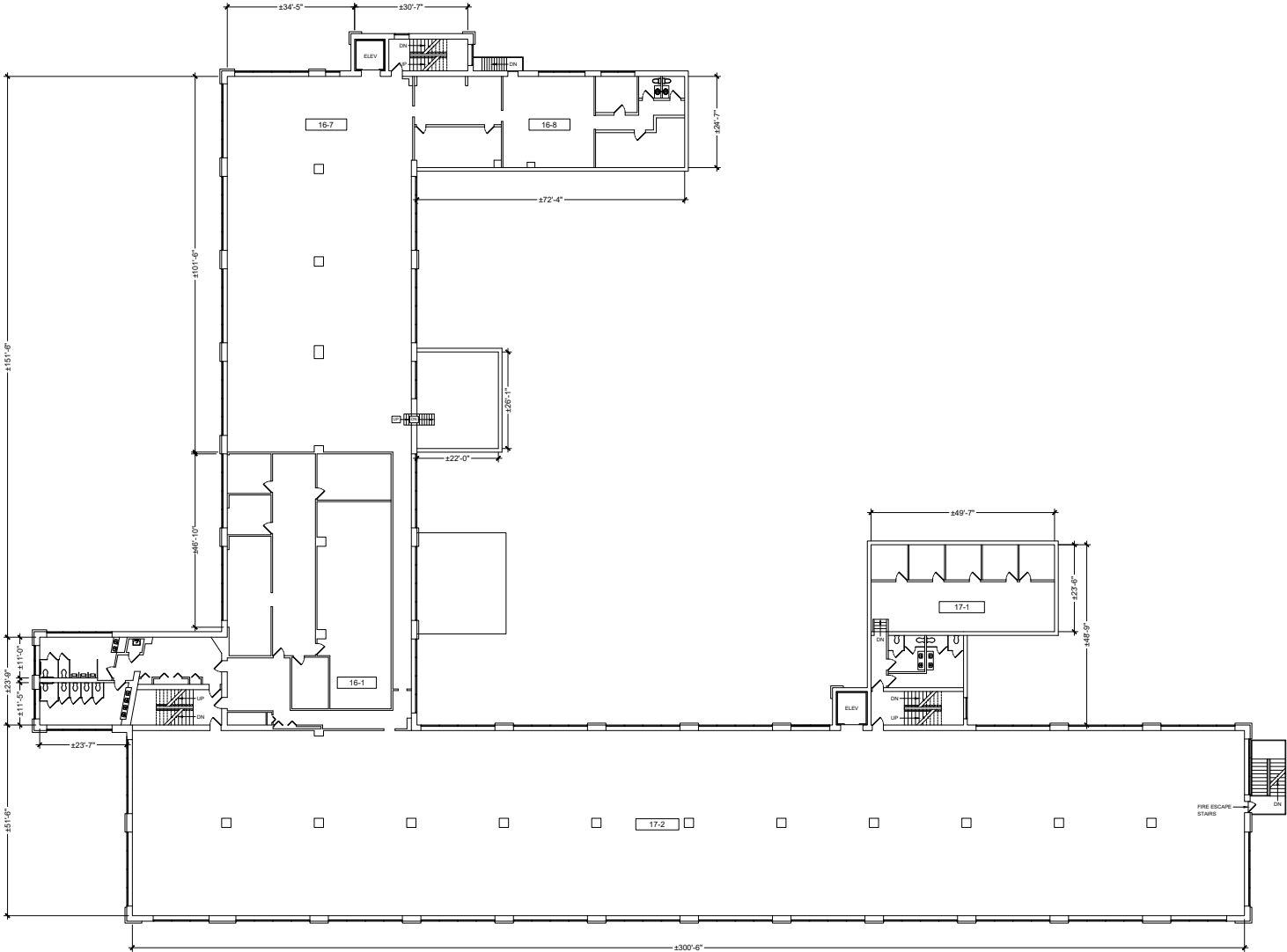
**SECOND FLOOR**  
28,700 SF





# THIRD FLOOR

30,000 SF





# FOURTH FLOOR

26,000 SF

