

**For Lease – Next to CVS
Flex/Retail Space
327 Main Avenue (Route 7)
Norwalk, Connecticut**



- Location:** Convenient central Norwalk location. Easy access, 3/10 of a mile from the Merritt Parkway and about one mile from I-95 Route 7 connector.
- Building Type:** Flex building, elevator, masonry construction, reinforced wood floor.
- Building Size:** 70,000+/- SF
- Space Available:** **On 1st floor** 5,000 SF - with direct access to shared loading dock.
On 2nd floor 16,280 SF- with access through freight elevator; will divide to 3,000 SF+/-.
- Price:** \$14.00 SF NNN + \$3.50 estimated NNN charges.
- Ceiling Height:** From 12' clear to 18' clear.
- Zoning:** Business 2
- Signage:** Signage available on Route 7.
- Parking:** The building, is serviced by an 84-car parking lot across the street.
- Space Type:** Flex space. May be suitable for certain retail, office or warehouse uses.

Exclusive Broker:
Franco Fella
Executive Vice President
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