



Brand New Turn-Key Medical Space For Sublease

255 Westport Avenue (US-1), Norwalk, Connecticut

Fairfield County





Busy US-1 in Norwalk

HK

Executive Summary

255 Westport Avenue Norwalk represents a unique opportunity to sublease a fully built, brand new medical space in a highly visible US-1 location.

Join Stew Leonard's, Whole Foods, CVS, Staples, Marshalls, Starbucks and other national and local retailers. The traffic count in front of the building is 17,000 +/- cars per day.

The space was built as an urgent care center but could be used as well for other medical or related uses.

Prominent signage is available: building signage and a portion of the pylon sign are available to a new tenant.

The space is turn-key, available immediately.

All information subject to errors and omissions

The logo consists of the letters 'H' and 'K' in a blue, serif font, positioned side-by-side within a white square. The square is set against a dark blue background that spans the bottom of the slide.

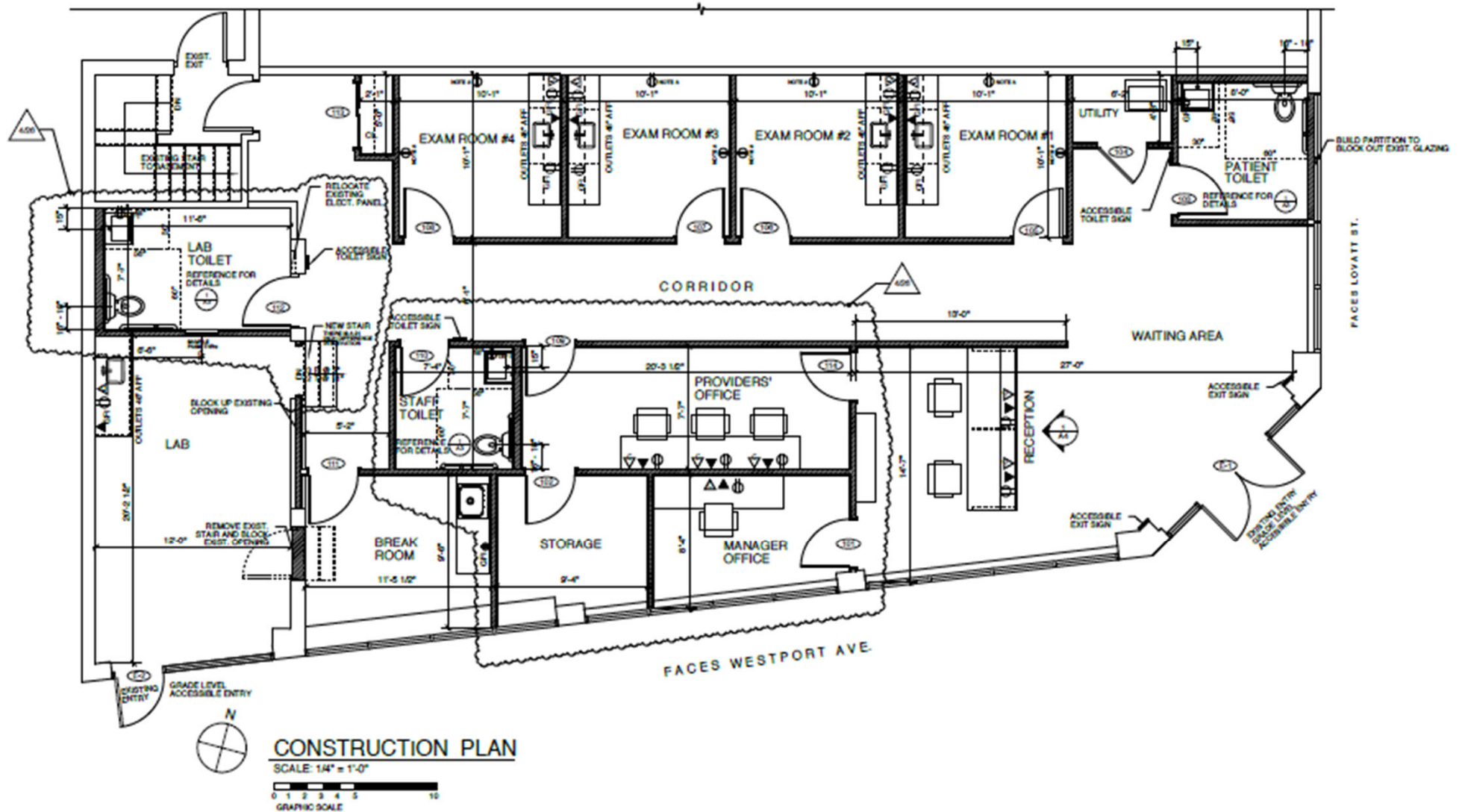
About the Space

Space Available:	2,426 SF on 1 st floor, plus 1,250 SF full basement.
Frontage:	Approximately 65' frontage.
Signage:	Large tenant sign visible from US-1
Traffic Count:	17,000 cars per day
Availability:	Immediate
Asking Rent:	\$44.00 SF Triple Net + estimated \$9.00 SF NNN charges
Term:	Approximately 9 years left

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As-Built



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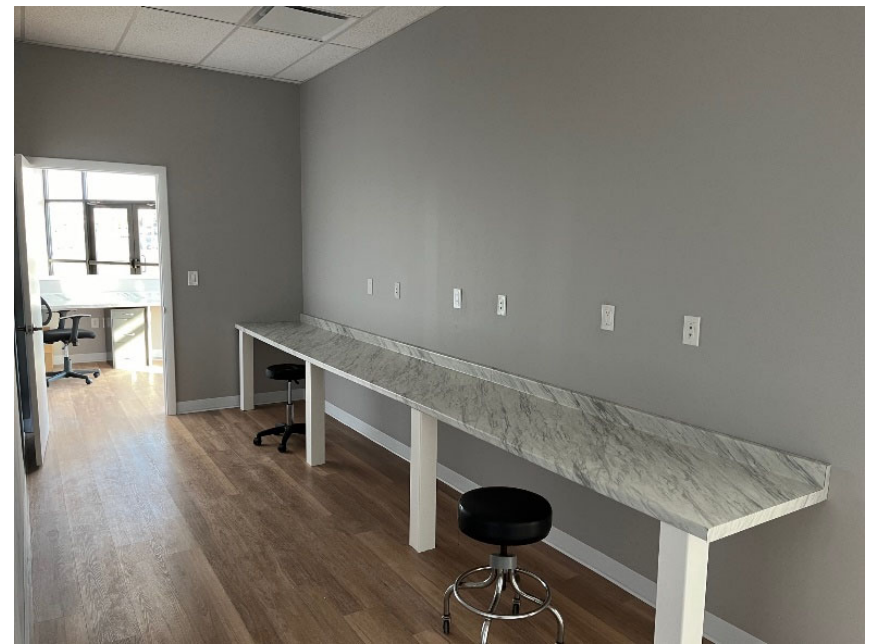
Floor Plan

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Entrance and Reception Area





Interior Photos





Aerial Photo with Parking

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For additional information, please contact:

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The logo consists of the letters 'H' and 'K' in a blue, serif font, positioned inside a white square. This square is set against a dark blue vertical bar that runs down the left side of the page.

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