

LEASE

SECOND FLOOR OFFICE SPACE FOR LEASE

606 West Avenue Norwalk, CT 06850 Suite B



PROPERTY DESCRIPTION

Coldwell Banker Commercial presents 606 West Avenue Suite 2B in Norwalk, CT. This 1,241 sq. ft. second-floor office space is located across the street from the Waypointe apartments and restaurants and has easy access to I95.

PROPERTY HIGHLIGHTS

- Updated office space
- On-grade access to parking lot
- Open-concept work space
- Convenient location near shops and restaurant
- Ample parking on-site parking

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
RE Taxes & CAM (NNN):	\$7.33 SF / yr
Available SF:	1,241 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	2,998	10,606	36,493
Total Population	5,219	22,266	87,809
Average HH Income	\$78,405	\$99,024	\$128,318

Daniel Sousa
203 948 7870

Kevin Coleman
203 837 7187



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COMMERCIAL
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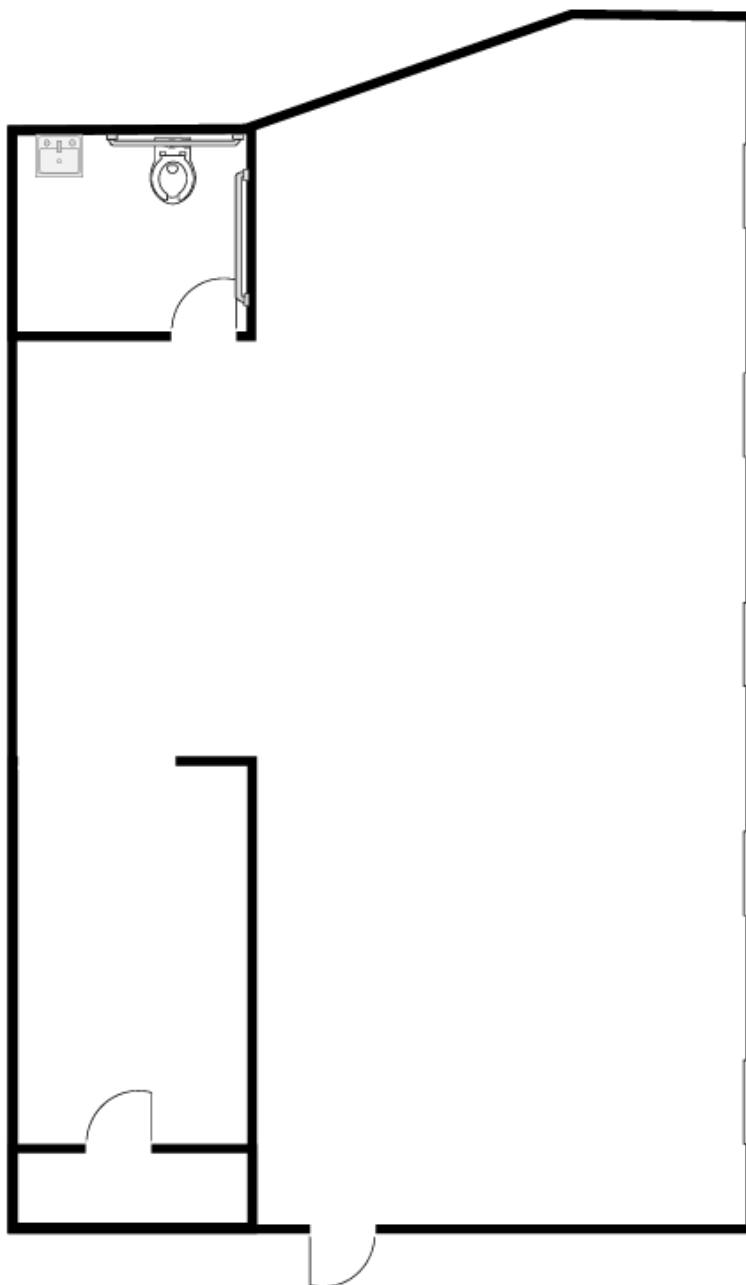
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Suite 2B
1,241 SF



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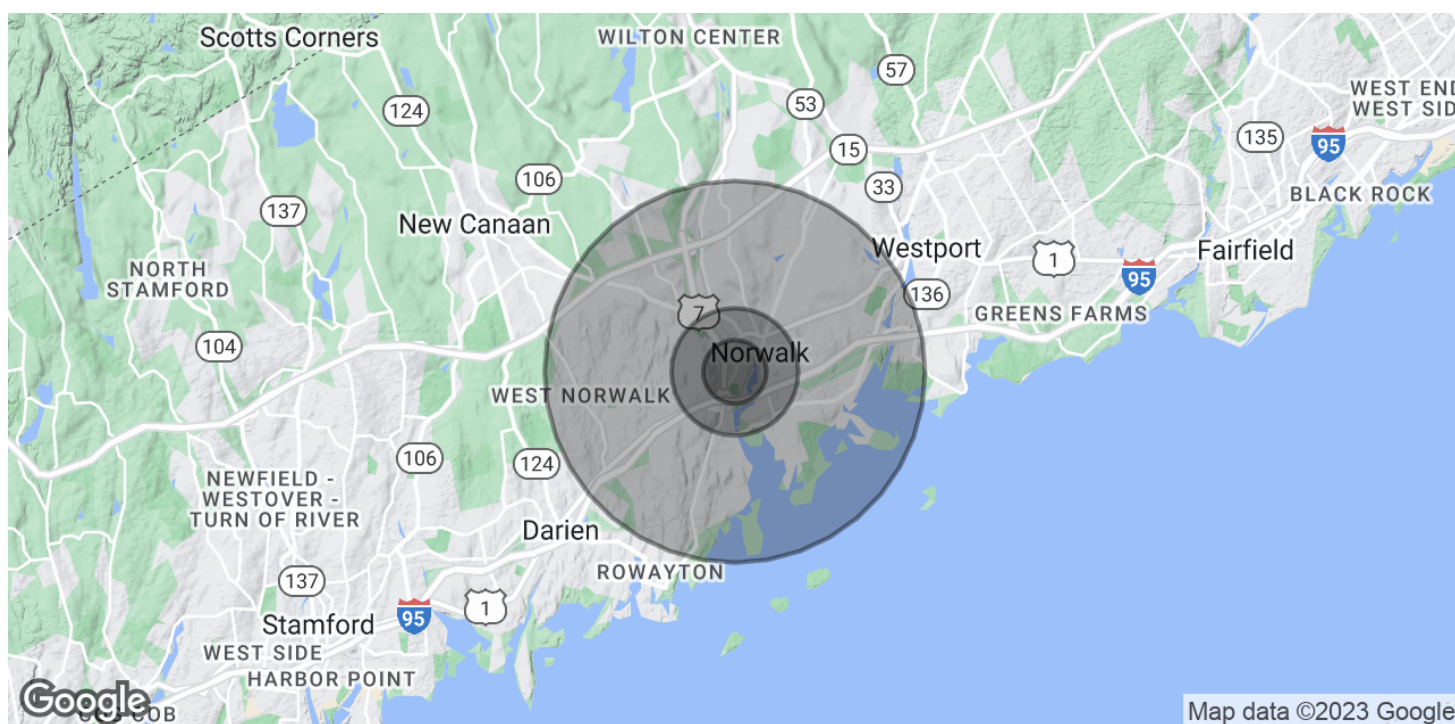


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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	5,219	22,266	87,809
Average Age	35.1	37.8	40.7
Average Age (Male)	34.9	35.7	39.3
Average Age (Female)	36.2	39.5	41.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	2,998	10,606	36,493
# of Persons per HH	1.7	2.1	2.4
Average HH Income	\$78,405	\$99,024	\$128,318
Average House Value	\$233,175	\$324,513	\$468,479

* Demographic data derived from 2020 ACS - US Census

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