

FOR LEASE

# 698 WEST AVENUE

Norwalk, CT 06850

Join the rapidly expanding West Avenue corridor, including the future Bloomingdale's and Nordstrom department stores



- + 3,813 SF available immediately
- + High, exposed ceilings for maximum play
- + Elegant shower and locker room facilities for upscale clientele
- + Large signature windows with abundant natural light
- + Corner location with excellent visibility and ample on-site parking
- + Recently updated energy-efficient space with modern LED fixtures, new HVAC systems and spray foam insulation
- + \$25.00/SF NNN



## LEASING CONTACT

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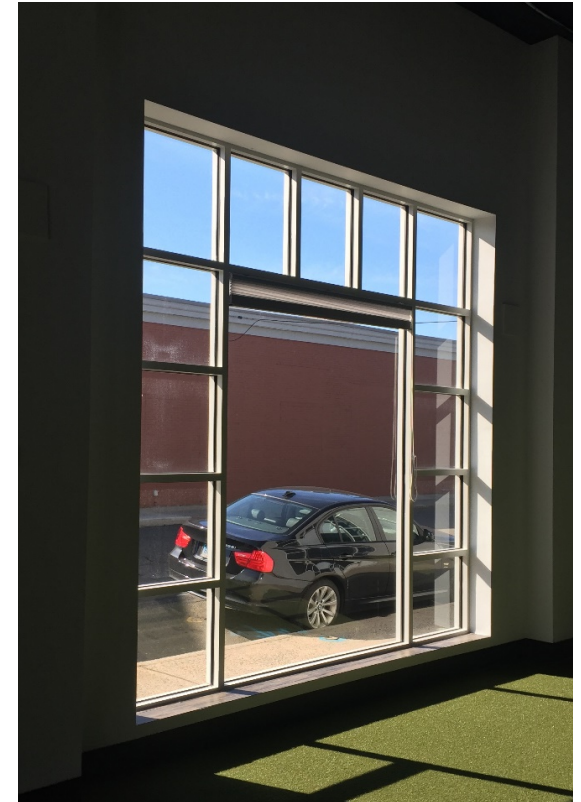
698  
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Newly Renovated Bathrooms



Elegant Locker Rooms



Abundant Natural Light

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**EXCELLENT DEMOGRAPHICS**

	1- MILE	3-MILE	5-MILE
Population	24,263	93,683	141,219
Daytime Population	27,427	100,567	162,668
Average HHI	\$82,089	\$118,199	\$181,529



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