



Superior SoNo Co-Working Space

11 Chestnut Street
South Norwalk, Connecticut 06854
Fairfield County



Executive Summary

The Shirt Factory building at 11 Chestnut Street is a converted historic factory at the very heart of the newly created SoNo Transit District. The property features a platform that from the building will give direct access to the South Norwalk train station plus access to and from Manhattan in 60 minutes travel time.

We are offering the opportunity to lease co-working space in the latest designed, upgraded space by famous architect Bruce Beinfeld.

The Strategic Agency master leases the entire space: they are a sports, entertainment and lifestyle marketing agency.

The space features high ceilings, a modern industrial look with polished cement floors, exposed brick and glass partitions, and great natural light due to the large window line on both sides of the building. It offers multiple workstations and offices available for exclusive use, plus shared space that includes a conference room, phone booths, kitchenette, reception area, two bathrooms, other work areas and access to the fitness center.

The unique opportunity offered is to lease a superior, unique quality space at flexible lease terms, without having to commit for the long term but having immediate availability.

Additionally, as the 1 Chestnut Street project next door is completed, tenants will have access to entire project amenities, to include a courtyard, plaza and pool, a fitness center, a communal kitchen and bar, a lounge and gaming area, a conference room and library, a media room, a roof deck and roof amenities, to include a putting green.

No other space in South Norwalk offers a similar quality work environment combined with flexibility and the number of amenities that 11 Chestnut provides.

All information is subject to errors and omissions



About the Space

- Up to 10 workstations in the main co-working space
- Exclusive use of two private offices

Shared use amenities within the space

- Conference room for 8
- Kitchenette
- Two bathrooms
- Reception area
- Additional work room with TV screen
- Phone booths
- Fitness Center on second floor

Shared use amenities within the entire project, that includes 1 Chestnut Street

- Outdoor courtyard, plaza and pool
- Fitness Center
- Communal kitchen and bar
- Lounge and gaming area
- Conference room and library
- Media room
- Roof deck and roof amenities, to include a putting green

- Asking rent: \$8,600/month + Utilities

- Lease term: flexible

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CL#-2350734 HT#-184923 PO#-7326598

SHIRT FACTORY

CIRCA 1921

The historic Le Roy Shirt Company factory is listed on the National Register of Historic Places by The National Park Service. It is architecturally significant as one of the few surviving brick mill buildings that tell the story of Connecticut's rich industrial heritage.

This factory was constructed in 1921 to produce goods for the Le Roy Shirt Company. The size of the workforce fluctuated from 100 to 200 employees until the business closed in 1959. Records from the 1920's indicate that all of the sewing machine operators were women. This factory was one of 43 garment industry manufacturing facilities located in Norwalk in the 1920's, that in total employed over 4,700 factory workers. Salvaged artifacts are displayed to celebrate that history.

In 2019 the building was restored and adapted to provide 16 residences on the second level, and offices on the first floor. It is now the centerpiece of South Norwalk's Transit Oriented District.

The Shirt Factory Building History



11 Chestnut Street South Norwalk at the Station



Common Area - Historic Artifacts



Common Area



Stairs to the station platform



Reception Area



The Main Co-Working Space



Glass Offices



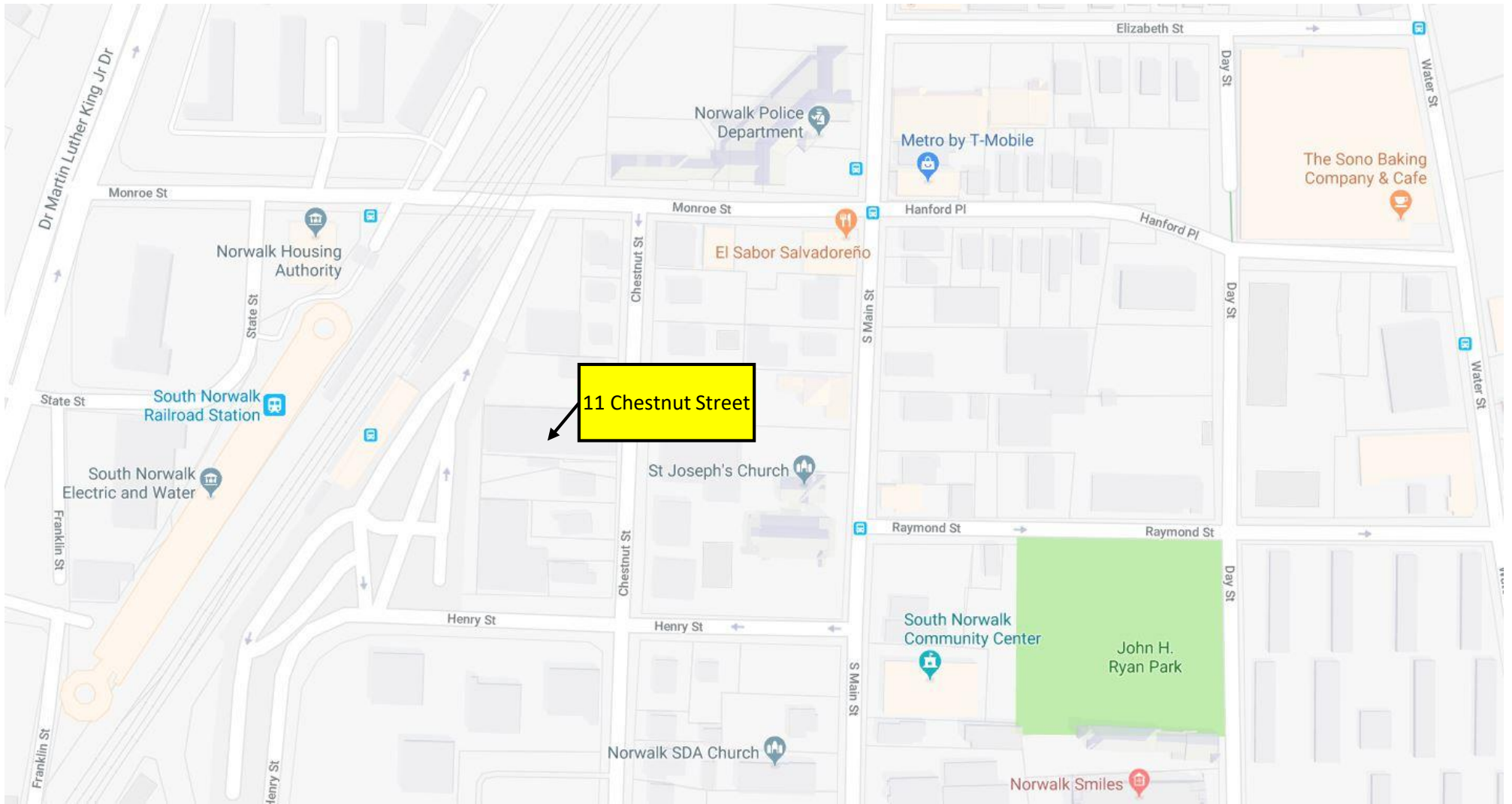
Kitchenette



Conference Room



The 1 Chestnut and 11 Chestnut Street Project



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