

# VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

## SONO – RIVERSIDE PLAZA

### AFFORDABLE OFFICE SPACE FOR LEASE



**149 Water Street, South Norwalk, Connecticut**

4,404 up to 18,417 rentable square feet

**Building:** 41,550 Square Feet

**Description:** Four – story elevated building

**Available Space:** 3<sup>rd</sup> Floor – 9,217± RSF  
\*4<sup>th</sup> Floor – 9,200± RSF

**Lease:** \$16.00 per RSF plus electric + janitorial  
\*4<sup>th</sup> floor asking rental rate is \$20/RSF

#### Property Highlights:

- Close proximity to the heart of SONO
- Walking distance to Metro North Station
- Overlooks Norwalk Harbor
- Private parking lot
- Solar powered common areas

**For additional information please contact:**

**Randy Vidal - [randy@vidalwettenstein.com](mailto:randy@vidalwettenstein.com) or Robert Lewis - [robert@vidalwettenstein.com](mailto:robert@vidalwettenstein.com)**

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



Individual Members  
Society of Industrial and Office Realtors

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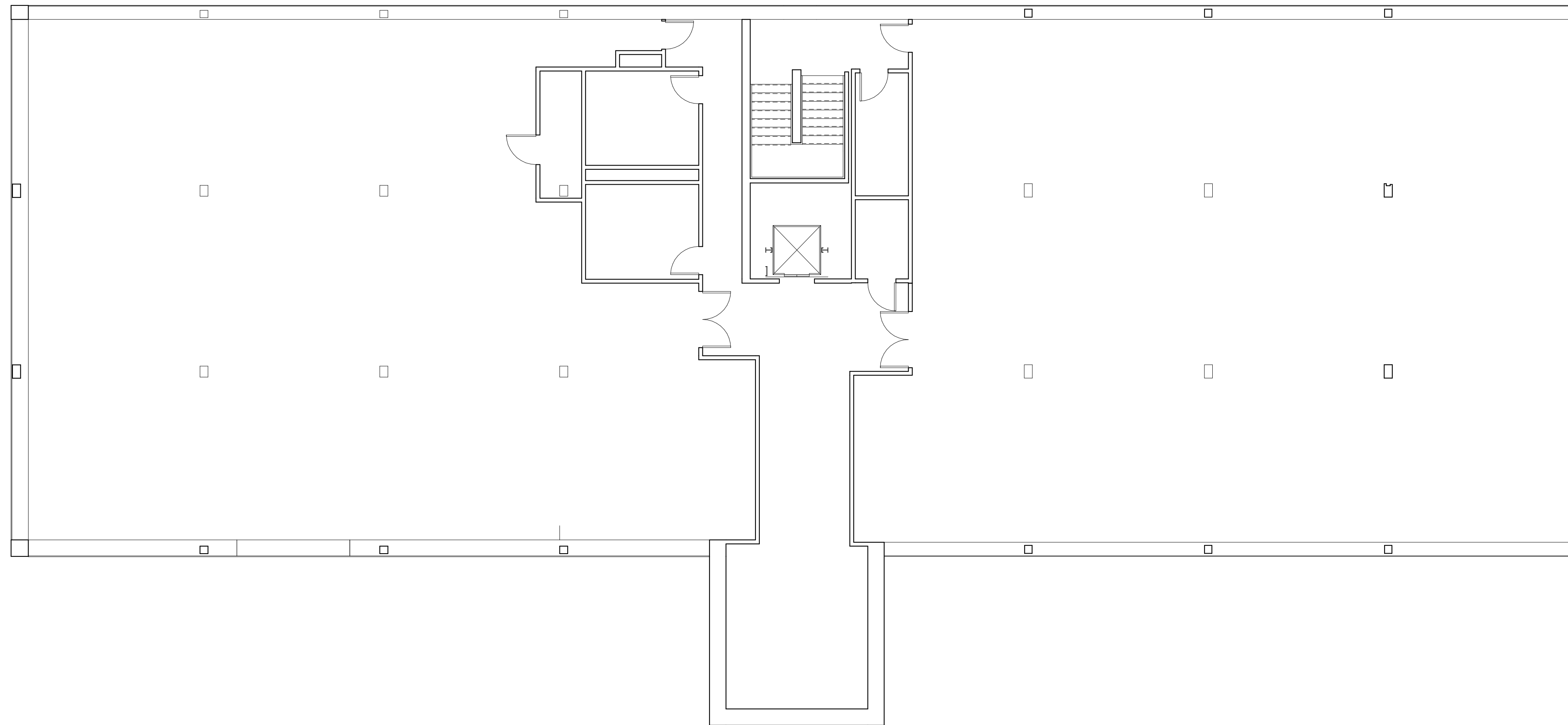
Randy Vidal - [randy@vidalwettenstein.com](mailto:randy@vidalwettenstein.com) or Robert Lewis - [robert@vidalwettenstein.com](mailto:robert@vidalwettenstein.com)



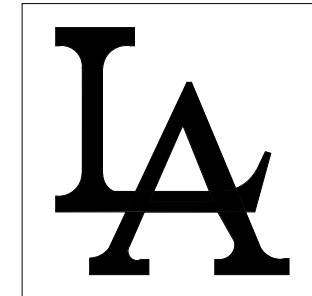
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5/10/2016	FOR REVIEW
DATE	ISSUE



**Lancaster Architecture, LLC.**  
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149

WATER STREET  
 SOUTH NORWALK,  
 CT

DRAWING TITLE:  
 Existing 4th Floor Plan

DATE:  
 SEE ABOVE

SCALE:  
 1/8" = 1'-0"

DRAWING NO.:

EX-4