

87 WATER STREET

SOUTH NORWALK, CT



| UNIT & SIZE | USE | RENT | AVAILABILITY |
|---------------------|---------------------------|----------|--------------|
| Unit A: 2,283 RSF | Retail/Fitness/Food | \$25 NNN | 60 Days |
| Unit B: 3,603 RSF | Retail/Fitness/Food | \$25 NNN | 60 Days |
| Unit C: 4,840 RSF | Flex/Manufacturing | \$15 NNN | 60 Days |
| Unit 1-I: 1,745 RSF | Flex/Manufacturing/Retail | \$20 NNN | Immediate |
| Unit 1-O: 1,547 RSF | Flex/Manufacturing/Retail | \$20 NNN | Immediate |

DESCRIPTION: Excellent opportunity for retail, fitness, restaurant or warehouse use in the heart of SoNo! Units A & B feature 76 feet of prominent frontage on Water Street. All units feature exposed masonry interior walls and access to loading dock. Building co-tenants include West Marine and SoNo Baking Company. Landlord Work Letter available for a credit tenant with a long term lease.

The building is located within walking distance to hundreds of new apartments, popular Washington Street shops & restaurants, and the new 700,000 SF SoNo Collection shopping mall. Easy access to the MetroNorth train station, I-95 and Rt 7.

EXCLUSIVE AGENT:

Sean Grathwohl

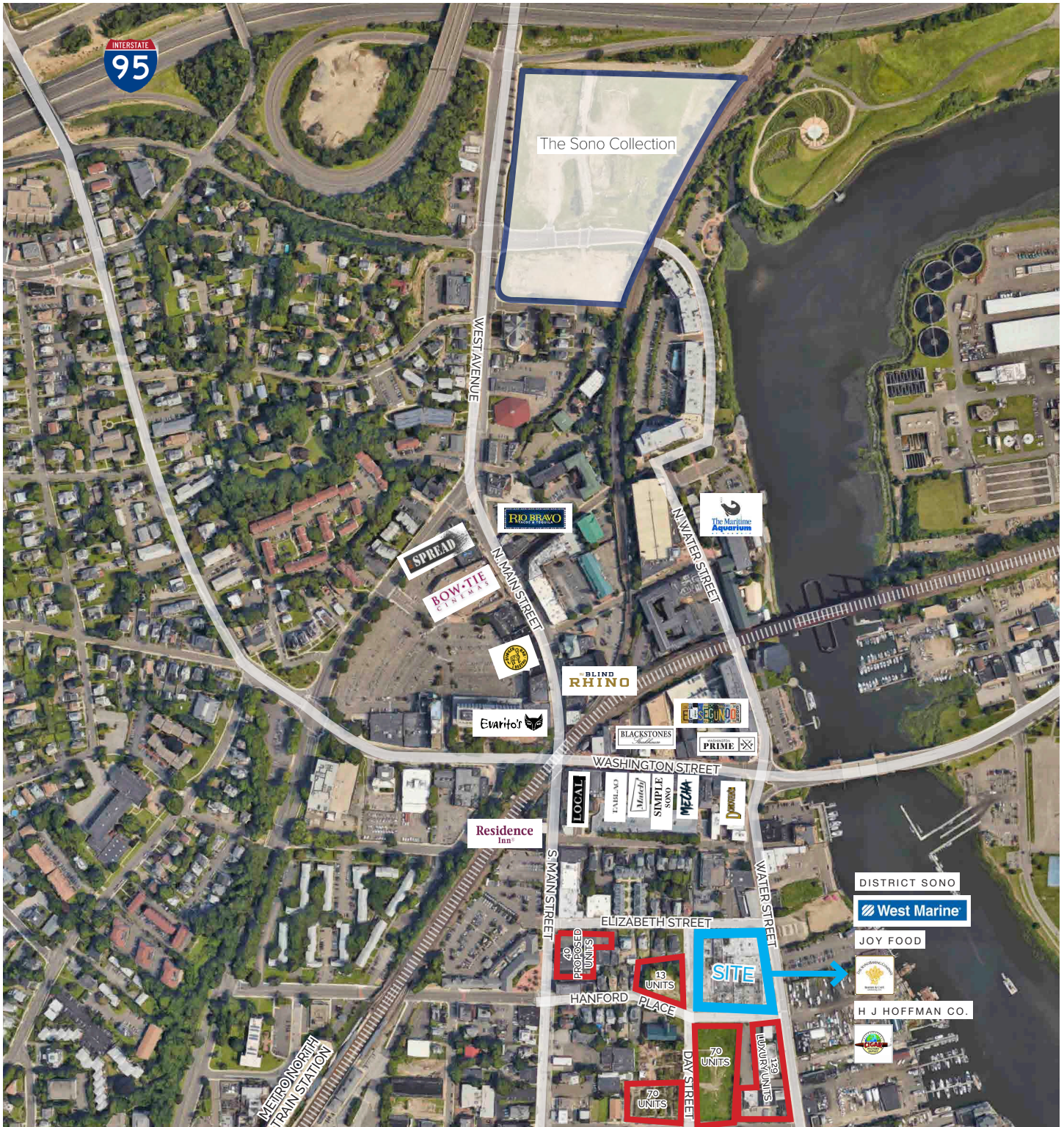
203.349.5005 | sean@davidadamrealty.com



SUBJECT PROPERTY

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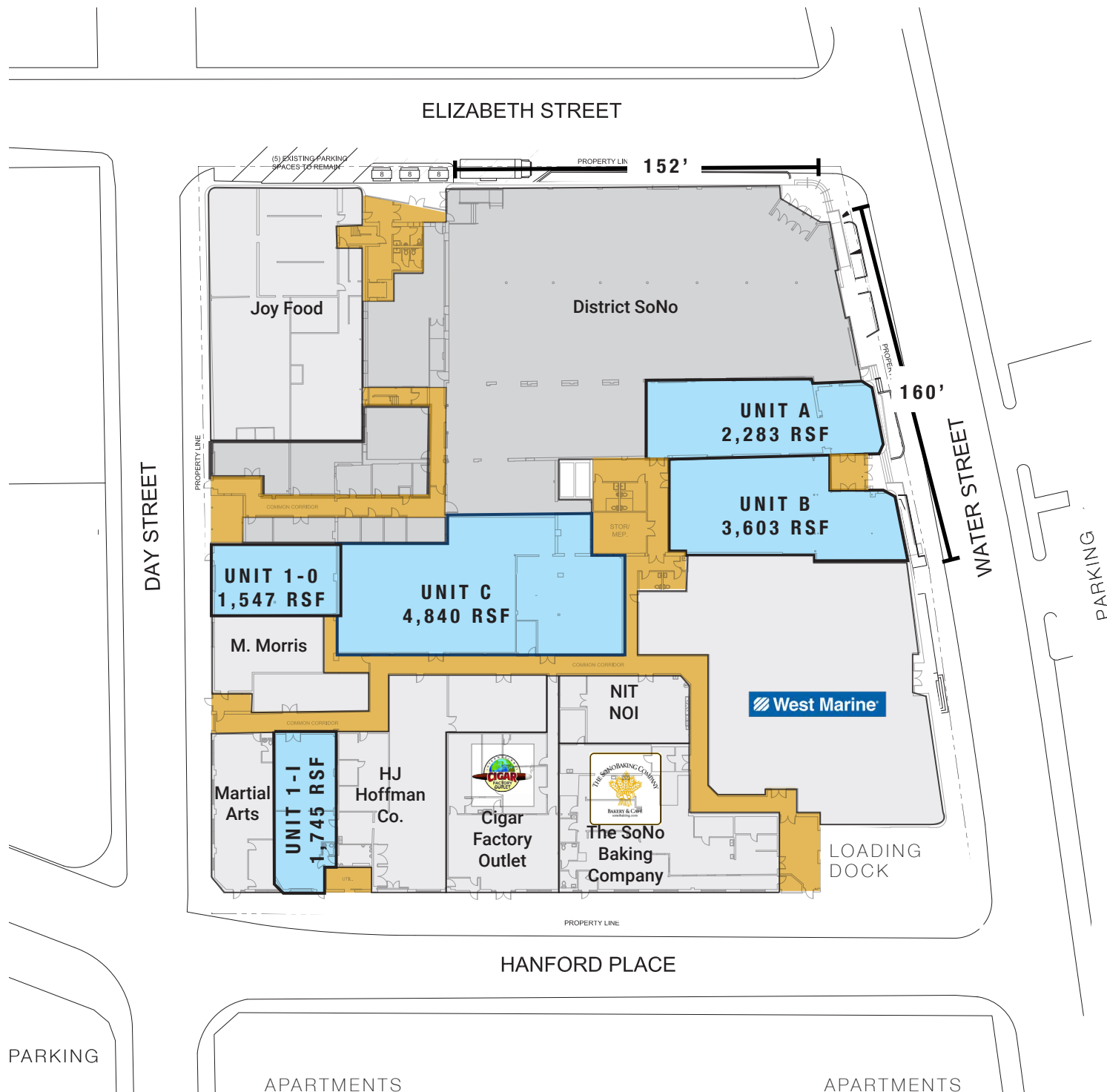
 = RESIDENTIAL

57 Wilton Road, Westport, CT 06880 | Phone 203.221.8148 | Fax 203.341.7494 | www.davidadamrealty.com

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