

**MEDICAL CONDO FOR SALE OR LEASE****OFFERING FEATURES**

- Trophy building, well landscaped with patient drop-off and concierge service. Recently renovated lobby.
- Directly off exit 16 on I-95 and convenient to the Merritt Parkway. Close to Norwalk Hospital.
- First floor space with dedicated side parking lot and entrance.
- Large patient reception area, 3 exam rooms, interior ADA compliant restroom.

**OFFERING HIGHLIGHTS**

BUILDING SIZE	120,000 RSF
SPACE SIZE	3,331 SF, Suite 2J
SALE PRICE:	\$575,000
LEASE PRICE	\$25.00/RSF + utilities
PARKING:	4.5/1,000 RSF

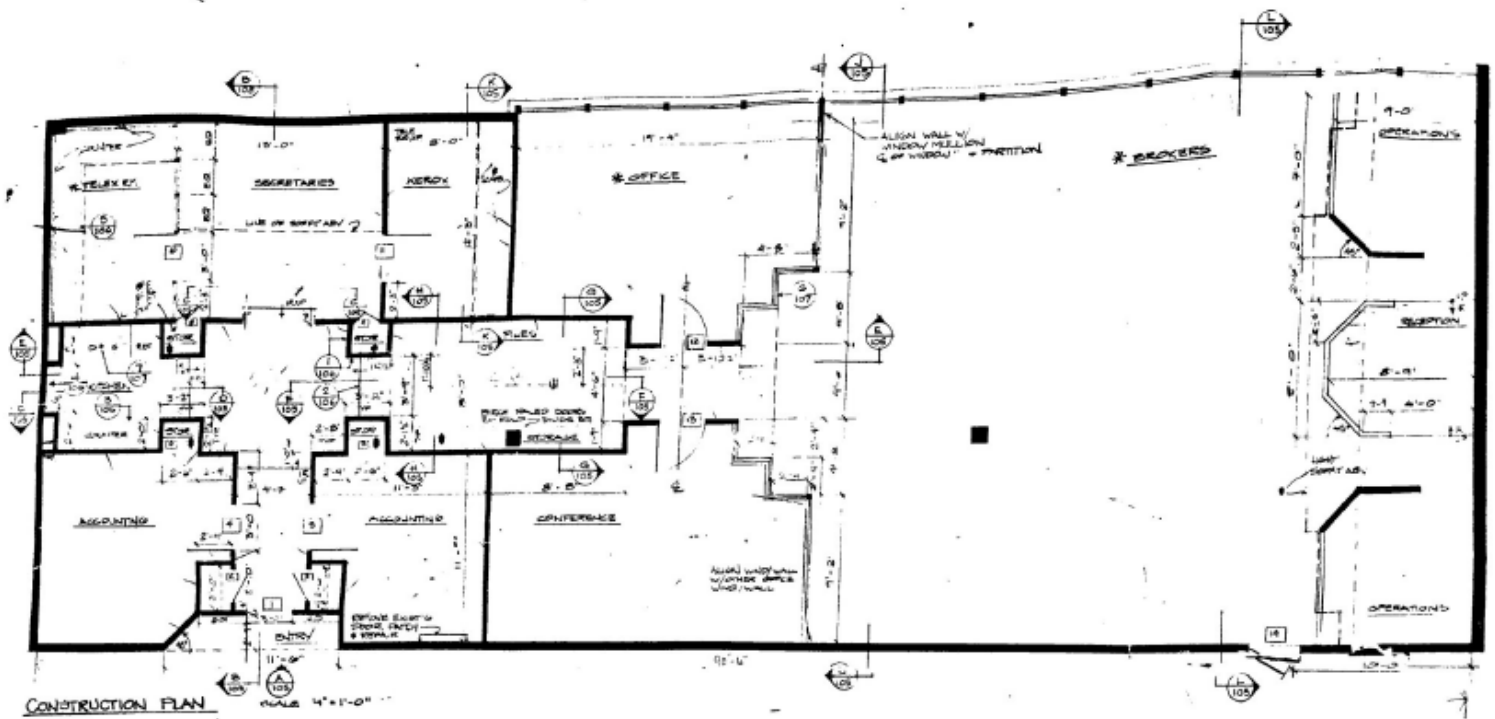
For more information, please contact:

Jodie Dostal  
203 326 5805  
Jodie.dostal@cushwake.com

Cushman & Wakefield of Connecticut, Inc.  
107 Elm Street, 8<sup>th</sup> Floor  
Stamford, CT 06902

[www.cushwake.com](http://www.cushwake.com)

**IMPRESSIVE STATE-OF-THE-ART LOBBY**

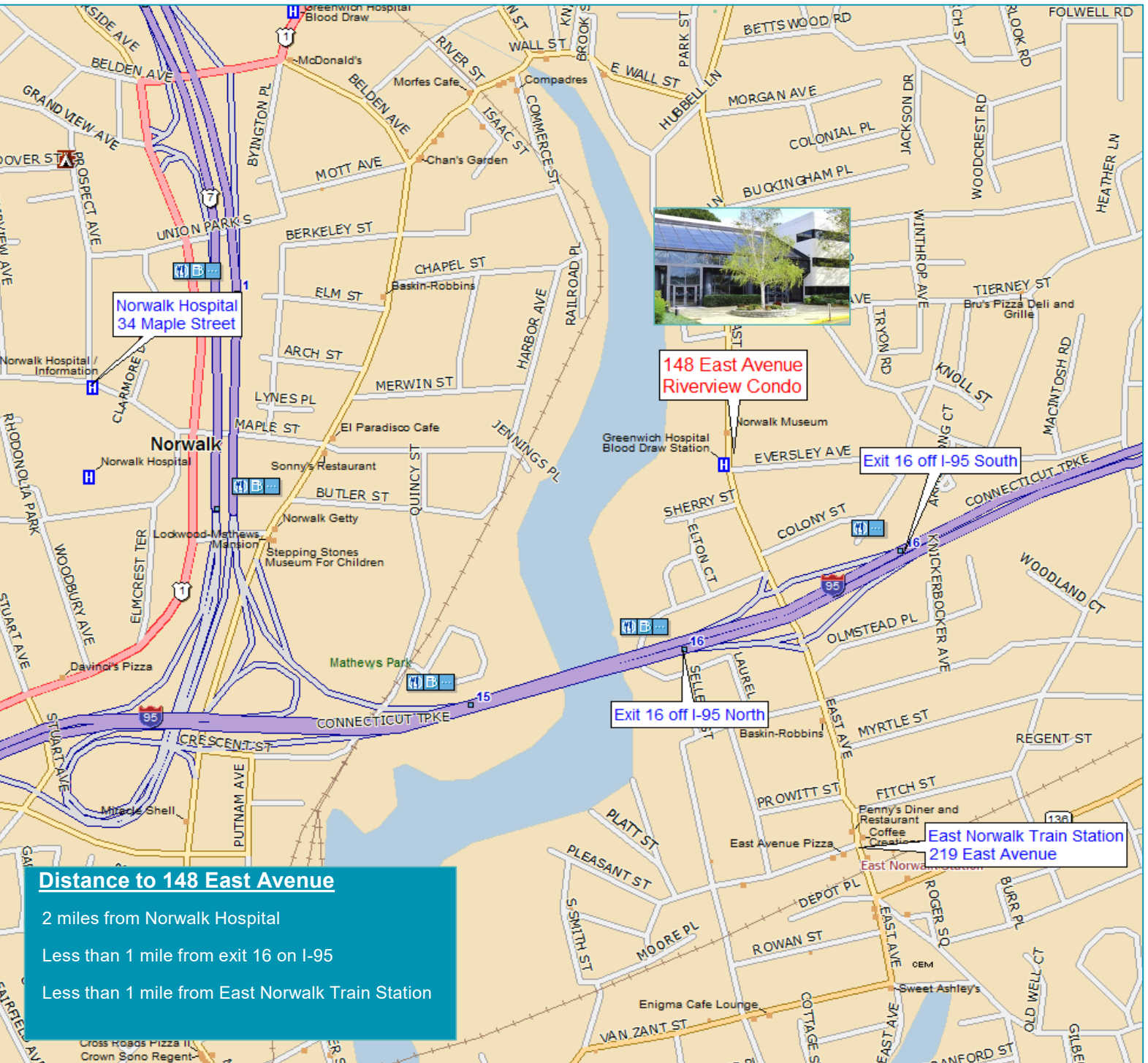


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