

# 606 - 612 WEST AVE NORWALK, CT



As exclusive broker, EAC Properties LLC proudly presents 606 West Avenue, Norwalk, Connecticut.

Available for lease, total of 5,671 SF contiguous office space above active retail across three professional office suites that make up the entire 2nd floor

- Suite A: 2,785 SF | Suite B: 1,645 SF | Suite C: 1,241 SF

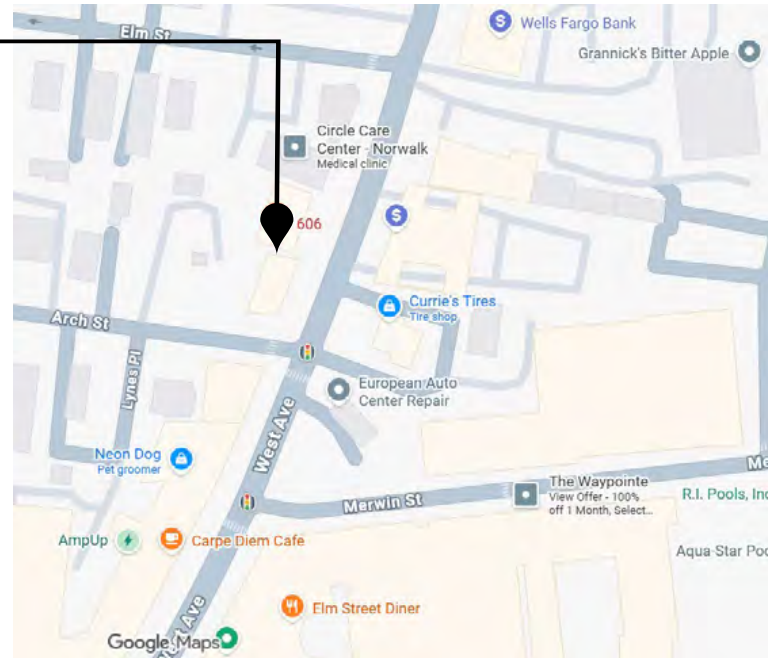
The property offers ample on-site parking and convenient at-grade access, providing ease of entry and full handicap accessibility.

Ideally situated in Norwalk's rapidly growing West Avenue corridor, the building is directly across from Waypoint Apartments and in close proximity to Scribe and Piper developments bringing significant residential density to the immediate area.

Tenants benefit from close access to major area amenities, including The SoNo Collection, Norwalk Hospital, Public Transportation, and a wide variety of restaurants and services. 5 min to I-95, 2 min to Route 7, 10 min to Route 15.

## PROPERTY AVAILABLE FOR LEASE

- 5,671 SF + NNN contiguous 2nd floor space configured as 3 suites
  - Suite A: 2,785 SF | Medical Fit Out, clean room, etc in place
  - Suite B: 1,645 SF | Traditional Unfurnished Office
  - Suite C: 1,241 SF | Prior Dental Use; 5 Treatment Rooms +
- Owner flexible on use and term, includes pylon signage on Arch Street
- Located in CBD: Central Bus. Dist.-B
- Rear dedicated lot of 40 off-street parking spaces
- 24 Hr access, public transportation
- Surrounded by new high-end residential developments
- 5 min to I-95, 2 min to Route 7, 10 min to Route 15



### Public Transportation

	Drive	Distance
<b>Commuter Rail</b>		
South Norwalk Station (New Haven Line - Metro-North ...)	3 min	1.4 mi
East Norwalk Station (New Haven Line - Metro-North C...)	3 min	1.6 mi
<b>Airport</b>		
Westchester County	34 min	22.5 mi
Tweed/New Haven	55 min	37.0 mi

## CONTACT

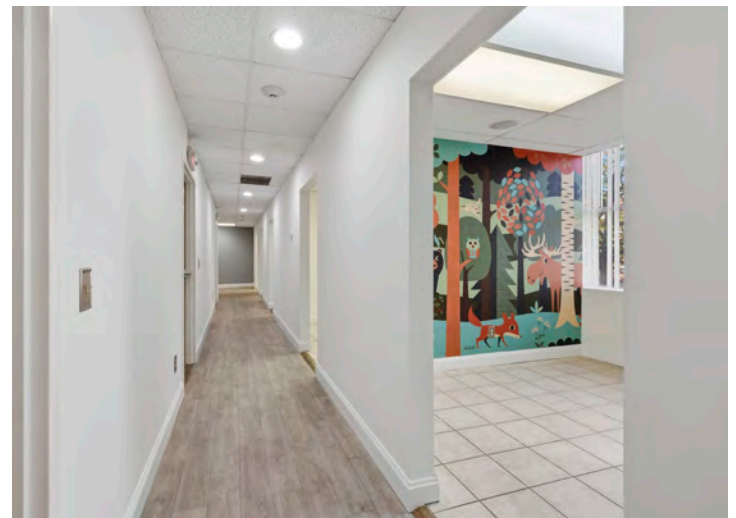
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