

FOR SALE OR LEASE // PREMIER EXECUTIVE PAVILION OFFICE SUITES

90 Grove St, Ridgefield, CT



PROPERTY DESCRIPTION

First-floor executive office suites available for sale or lease as professional condos in a premier Class A office building. Units are contiguous, featuring multiple private offices with extensive glass, allowing for a bright and healthy work environment. SUITES CAN BE COMBINED

Located within The Executive Pavilion, a highly regarded professional office building in the heart of downtown Ridgefield, just steps from Main Street with walkable access to restaurants, cafes, banks, retail, and municipal services.

The building offers an impressive entrance lobby, recently upgraded interior and exterior, elevator access, professional management, on-site fitness center, and ample level parking. A diverse tenant mix of professional services, consultants, medical providers, and boutique firms creates a dynamic business atmosphere.

An ideal opportunity for users or investors seeking visibility, convenience, and a prestigious in-town location.

OFFERING SUMMARY

Sale Price:	Suite 101: \$390,750 Suite 102: \$245,250
Lease Price:	\$19NNN
Suite Sizes:	Suite 101: +/- 2,605 SF Suite 102: +/- 1,630 SF Suites Can Be Combined: +/- 4,235 SF
Available SF:	1,630 - 2,605 SF
Building Size:	59,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	237	754	1,849
Total Population	503	1,674	4,350
Average HH Income	\$140,786	\$147,535	\$165,712



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PROPERTY HIGHLIGHTS

- Two professional condo units – contiguous
- First-floor executive office space
- Located in The Executive Pavilion – Class A office building
- In-town Ridgefield location – walk to restaurants, shops, banks, and services
- Multiple private offices with glass for natural light
- Recently upgraded lobby and building exterior
- Impressive entrance lobby
- Elevator access + professional property management
- On-site fitness center
- Ample level parking
- Strong tenant mix including professional and medical users
- Ideal for owner-user, investor, or partial occupancy strategy



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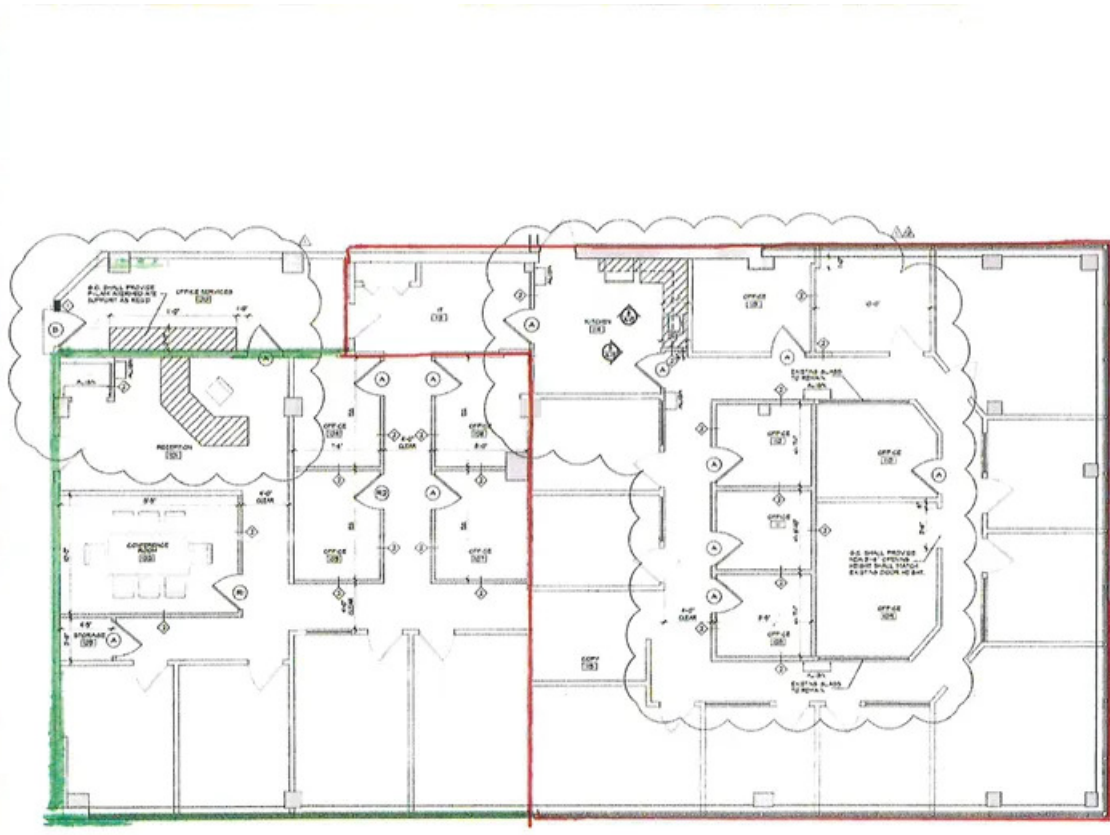
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- CONSTRUCTION NOTES**
- 1. LOCATED EXISTING WALLS & UTILITY WALLS TO REMAIN UNLESS OTHERWISE NOTED
 - 2. UNLOCATED PARTITION WALLS 2" OF 1/2" Gypsum Board on 2x4 Stud with 5/8" Dry Wall on Both Sides & 2x4 Stud Part on 2x4 Stud on Both Sides. See All Section 10 on Detail for Partitions, 1001-1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100.
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 - 5. UNLOCATED DOOR FRAMES AND HARDWARE
 - 6. UNLOCATED MOUNTING
 - 7. UNLOCATED ALIGNMENT OF WALLS
- CONSTRUCTION NOTES**
- 1. S.G. SHALL NOTIFY ARCHITECT TO FIELD VERIFY SHOP DRAWINGS PRIOR TO INSTALLATION OF METAL TRUCK FOR WALL PANELS
 - 2. IF DISCREPANCIES ARE FOUND PERMANENT TO PARTITION LAYOUT, S.G. SHALL NOTIFY ARCHITECT
 - 3. ALL PARTITIONS ARE FROM FINISHED FACE OF GYP WALL
 - 4. S.G. SHALL REMOVE ALL DOOR HARDWARE AND REPLACE WITH BUSH STANDARD LEVER HANDLE HARDWARE. INSTALLATION TO BE PERFORMED BY OTHER TRADES. THIS IS BY EXIST FROM 1001 TO 1005
 - 5. ALL 2" OF GYP DOORS SHALL BE 4" FROM PERPENDICULAR WALL ON BOTH SIDES ONLY
 - 6. PARTITION & DOOR ALL EXISTING DOORS SHALL BE REMOVED AND REPLACED WITH BUSH STANDARD LEVER HANDLE HARDWARE. INSTALLATION TO BE PERFORMED BY OTHER TRADES. THIS IS BY EXIST FROM 1001 TO 1005
 - 7. ALL BUSH PARTITION ALL OPENINGS INCLUDING EXISTING PARTITION AND DOORWAYS SHALL BE PROTECTED WITH BUSH STANDARD LEVER HANDLE HARDWARE. INSTALLATION TO BE PERFORMED BY OTHER TRADES. THIS IS BY EXIST FROM 1001 TO 1005
 - 8. S.G. SHALL VERIFY ALL EXISTING PARTITIONS AND DOORWAYS PARTITION AND DOORWAYS CORRECTED TO EXIST & IN EXIST FROM 1001 TO 1005
- DOOR, FRAME AND HARDWARE SCHEDULE**
- 1. S.G. SHALL VERIFY ALL EXISTING PARTITIONS AND DOORWAYS PARTITION AND DOORWAYS CORRECTED TO EXIST & IN EXIST FROM 1001 TO 1005
 - 2. S.G. SHALL VERIFY ALL EXISTING PARTITIONS AND DOORWAYS PARTITION AND DOORWAYS CORRECTED TO EXIST & IN EXIST FROM 1001 TO 1005
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CONSTRUCTION PLAN
SCALE 1/4"=1'-0"

DFC

100 CONSTRUCTION LLC
300 THOMAS ST
BRIDGEVILLE, OH 45130
THE BUCKLEUP GROUP

90 Grove Street
Ridgefield, CT 06877

NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/15/2024	ISSUED FOR PERMIT	J. CONSOLE	J. CONSOLE
2	10/15/2024	ISSUED FOR PERMIT	J. CONSOLE	J. CONSOLE
3	10/15/2024	ISSUED FOR PERMIT	J. CONSOLE	J. CONSOLE
4	10/15/2024	ISSUED FOR PERMIT	J. CONSOLE	J. CONSOLE
5	10/15/2024	ISSUED FOR PERMIT	J. CONSOLE	J. CONSOLE
6	10/15/2024	ISSUED FOR PERMIT	J. CONSOLE	J. CONSOLE
7	10/15/2024	ISSUED FOR PERMIT	J. CONSOLE	J. CONSOLE
8	10/15/2024	ISSUED FOR PERMIT	J. CONSOLE	J. CONSOLE
9	10/15/2024	ISSUED FOR PERMIT	J. CONSOLE	J. CONSOLE
10	10/15/2024	ISSUED FOR PERMIT	J. CONSOLE	J. CONSOLE

DATE: 10/15/2024
SCALE: 1/4"=1'-0"
PROJECT: 90 GROVE STREET, RIDGEFIELD, CT 06877
DRAWN BY: J. CONSOLE
CHECKED BY: J. CONSOLE
DATE: 10/15/2024

CONSTRUCTION PLAN

SCALE: 1/4"=1'-0"

A9



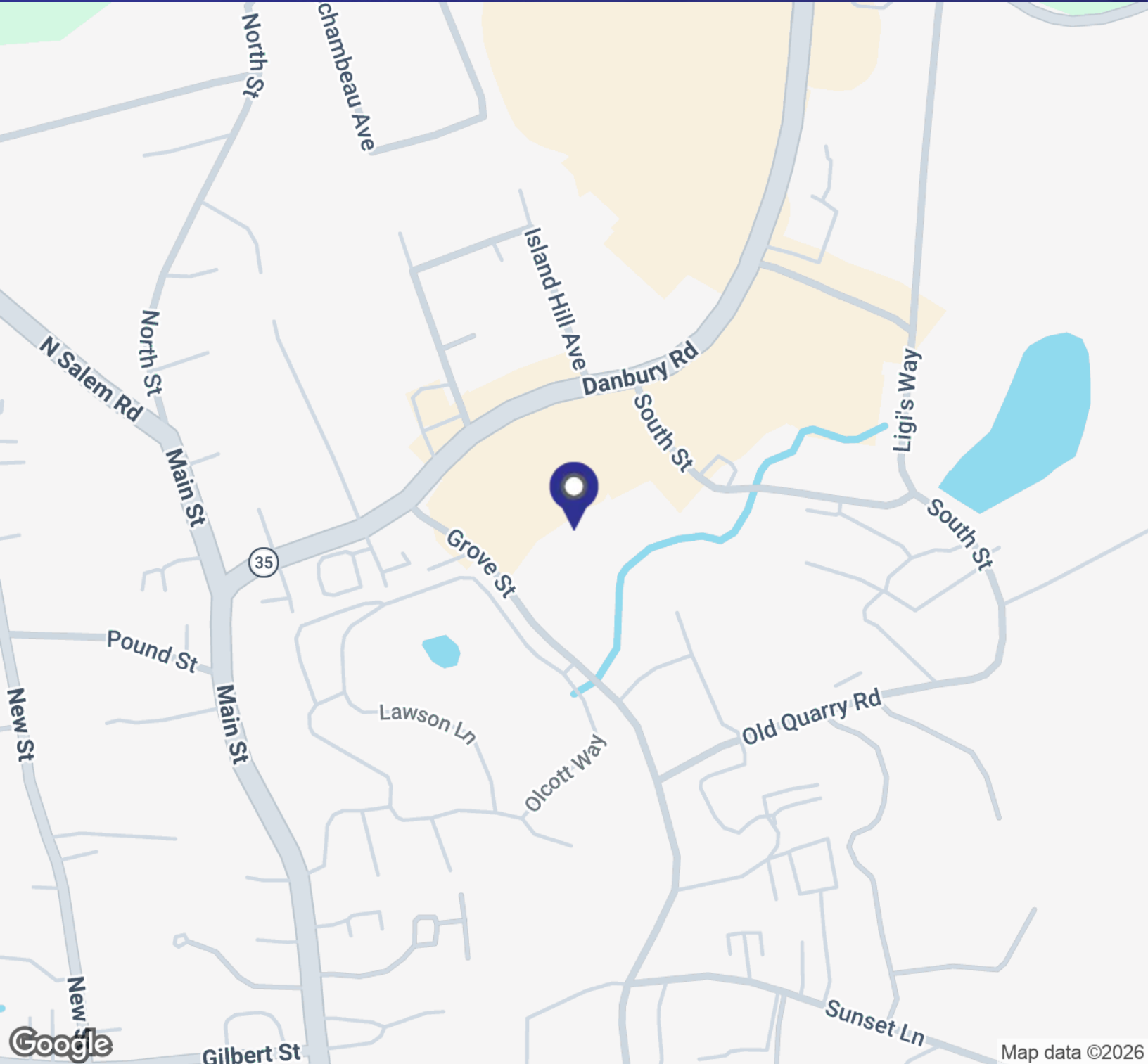
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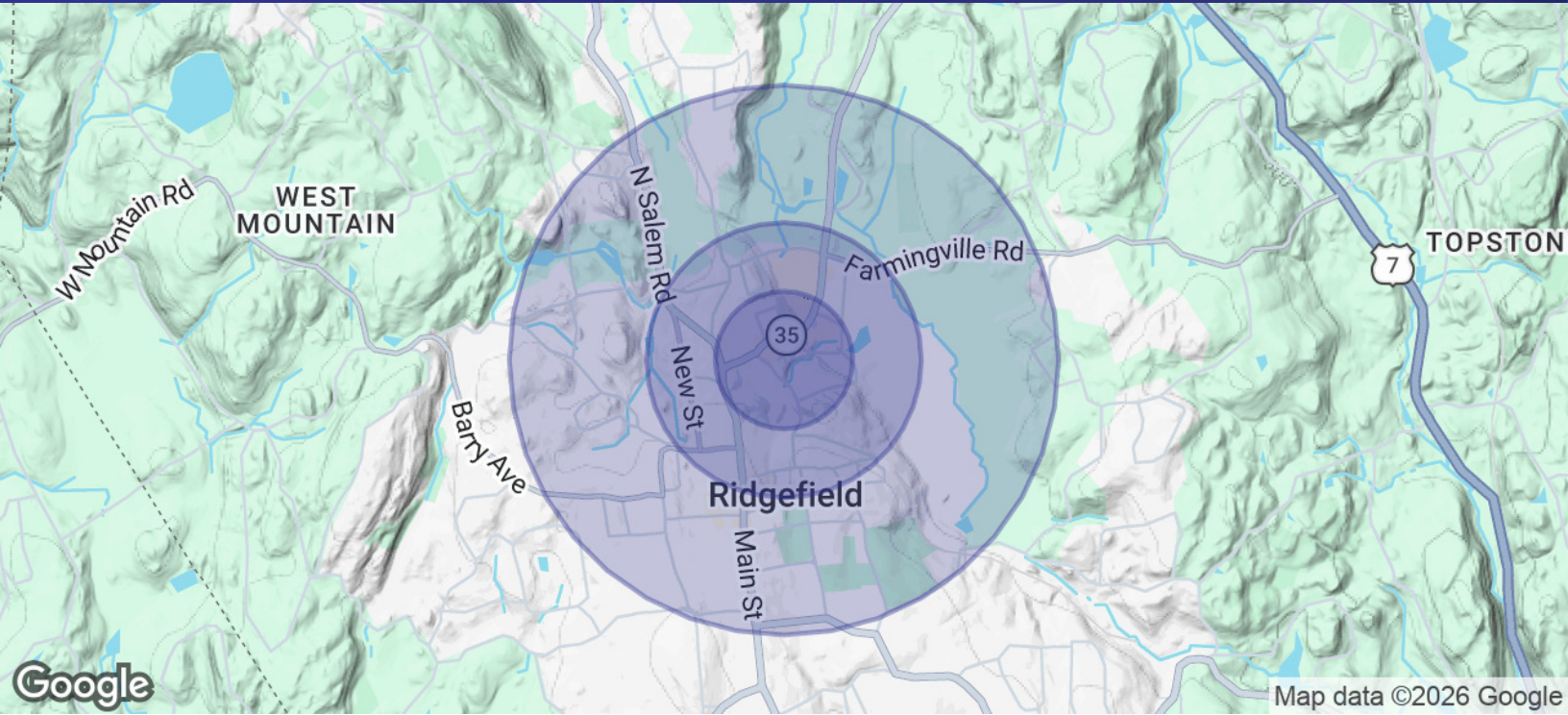
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	503	1,674	4,350
Average Age	55.0	52.4	48.7
Average Age (Male)	56.3	55.2	51.8
Average Age (Female)	54.6	50.3	44.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	237	754	1,849
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$140,786	\$147,535	\$165,712
Average House Value	\$701,210	\$749,090	\$775,002

2023 American Community Survey (ACS)



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