



SELIGSON  
PROPERTIES



**AVAILABLE  
FOR LEASE**

**23,125 SF**

**Class A Medical Office Space**

The Frost Building  
520 West Avenue  
Norwalk, Connecticut

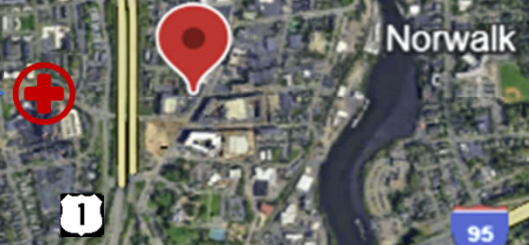
# LOCATION OVERVIEW

520 WEST AVENUE  
NORWALK, CONNECTICUT

- Prime location in downtown Norwalk's medical corridor
- Highly accessible with immediate connectivity to all major highways (I-95, Merritt Parkway, US-7, US-1)
- Affluent demographics with strong healthcare demand
- Only 1,000 Feet from Norwalk Hospital's main campus
- Walkable downtown location with proximity to dining, cafés, banking, and retail

**Norwalk Hospital**  
Northwell Health | Nuvance Health

520 WEST AVENUE



# BUILDING HIGHLIGHTS

520 WEST AVENUE  
NORWALK, CONNECTICUT



Rare large-block (23,125 SF) availability in prominent Class A Medical Office Building in downtown medical corridor



Owned and managed by Seligson Properties, a trusted landlord with decades of healthcare real estate experience

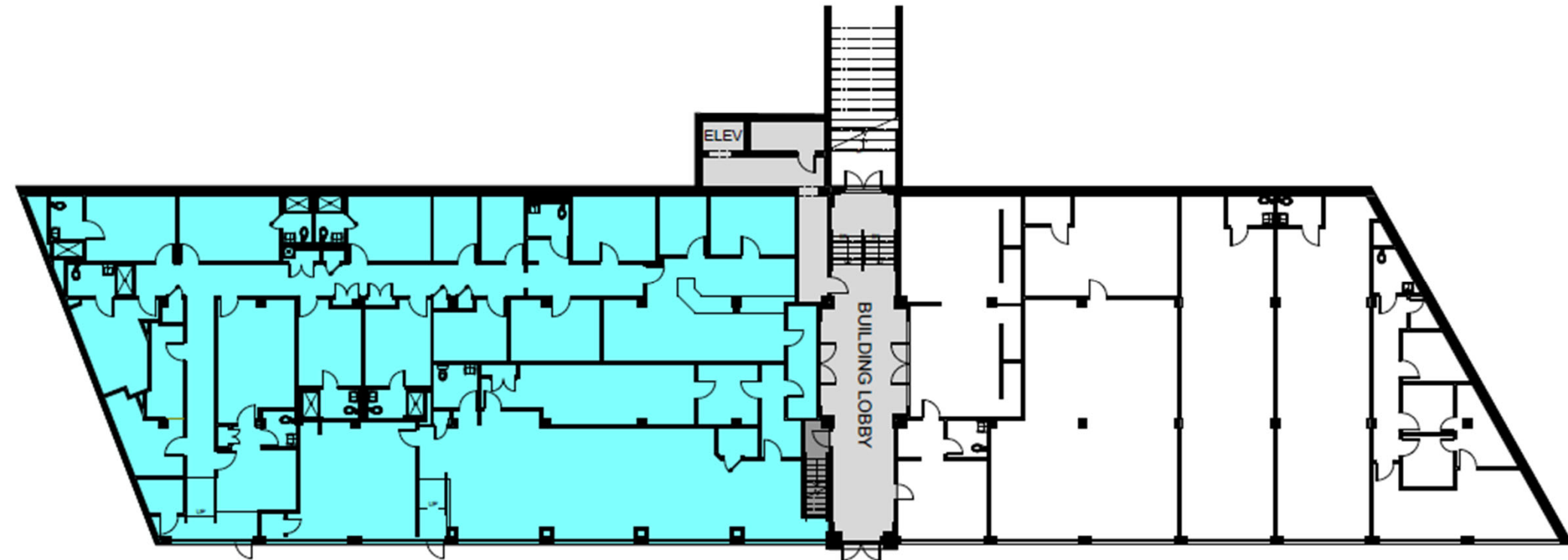


Established Healthcare Use – occupied by Nuvance Health (Northwell Health) outpatient programs + services



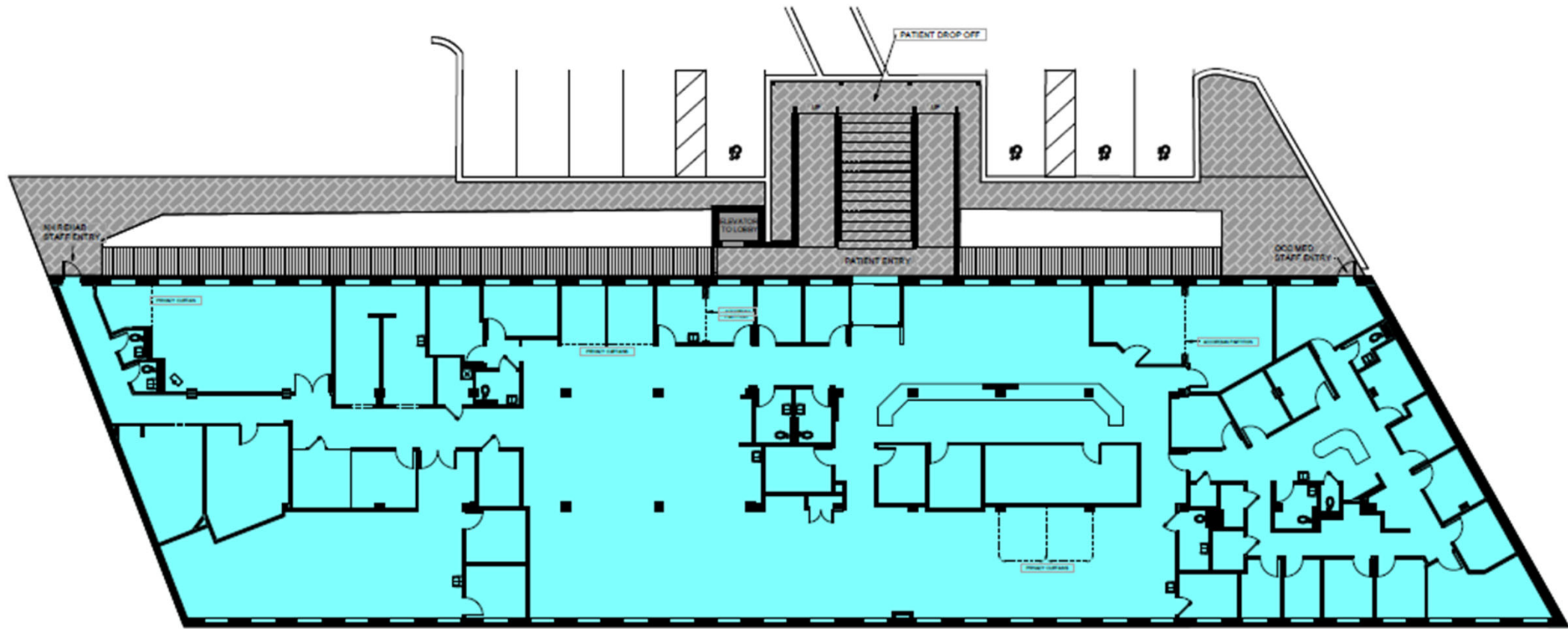
Surrounded by leading hospitals, outpatient facilities, and medical practices.

## PARTIAL GROUND FLOOR: 8,000 SF



EXISTING CONDITIONS  
(MEDICAL OFFICE BUILD-OUT)  
SUITE 101

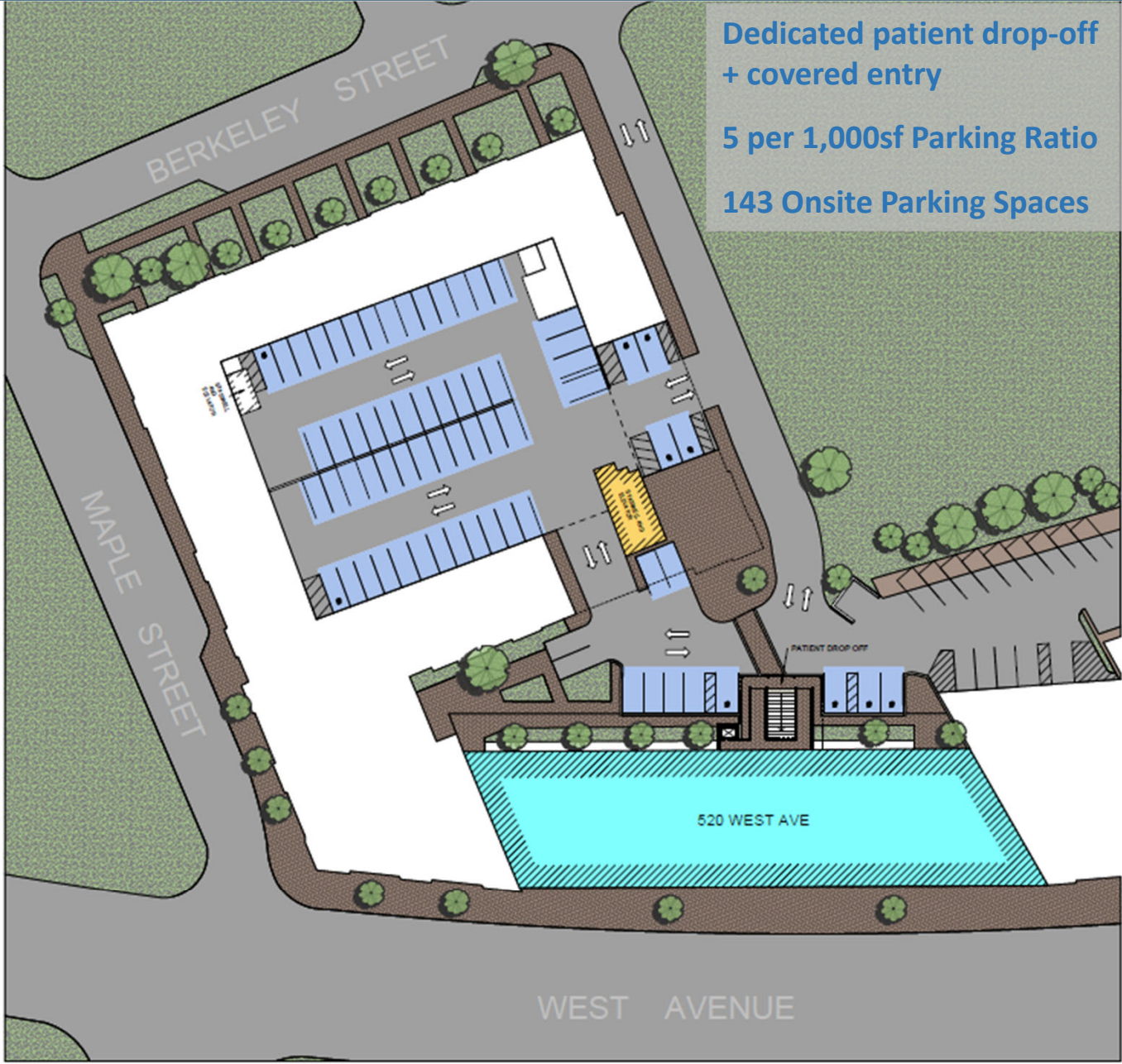
ENTIRE SECOND FLOOR: 15,125 SF



EXISTING CONDITIONS  
(MEDICAL OFFICE BUILD-OUT)  
SUITE 201

# SITE PLAN

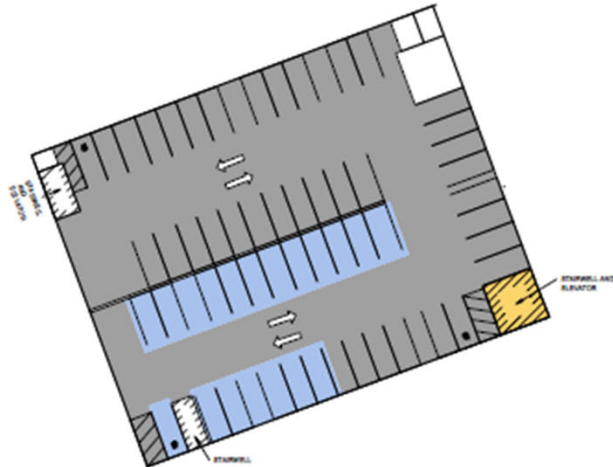
520 WEST AVENUE  
NORWALK, CONNECTICUT



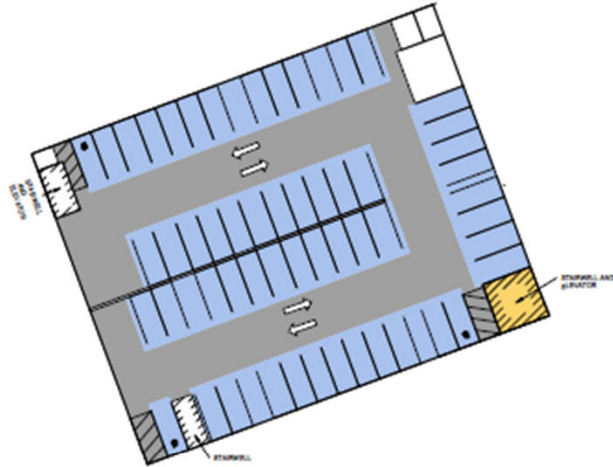
Dedicated patient drop-off  
+ covered entry

5 per 1,000sf Parking Ratio

143 Onsite Parking Spaces



PARKING LEVEL 3



PARKING LEVEL 2

EXISTING SITE AND PARKING LEVEL 1

ELEVATOR/STAIRS ACCESS TO 520 WEST AVENUE

520 WEST AVENUE PARKING

133 GARAGE SPACES  
10 SURFACE SPACES  

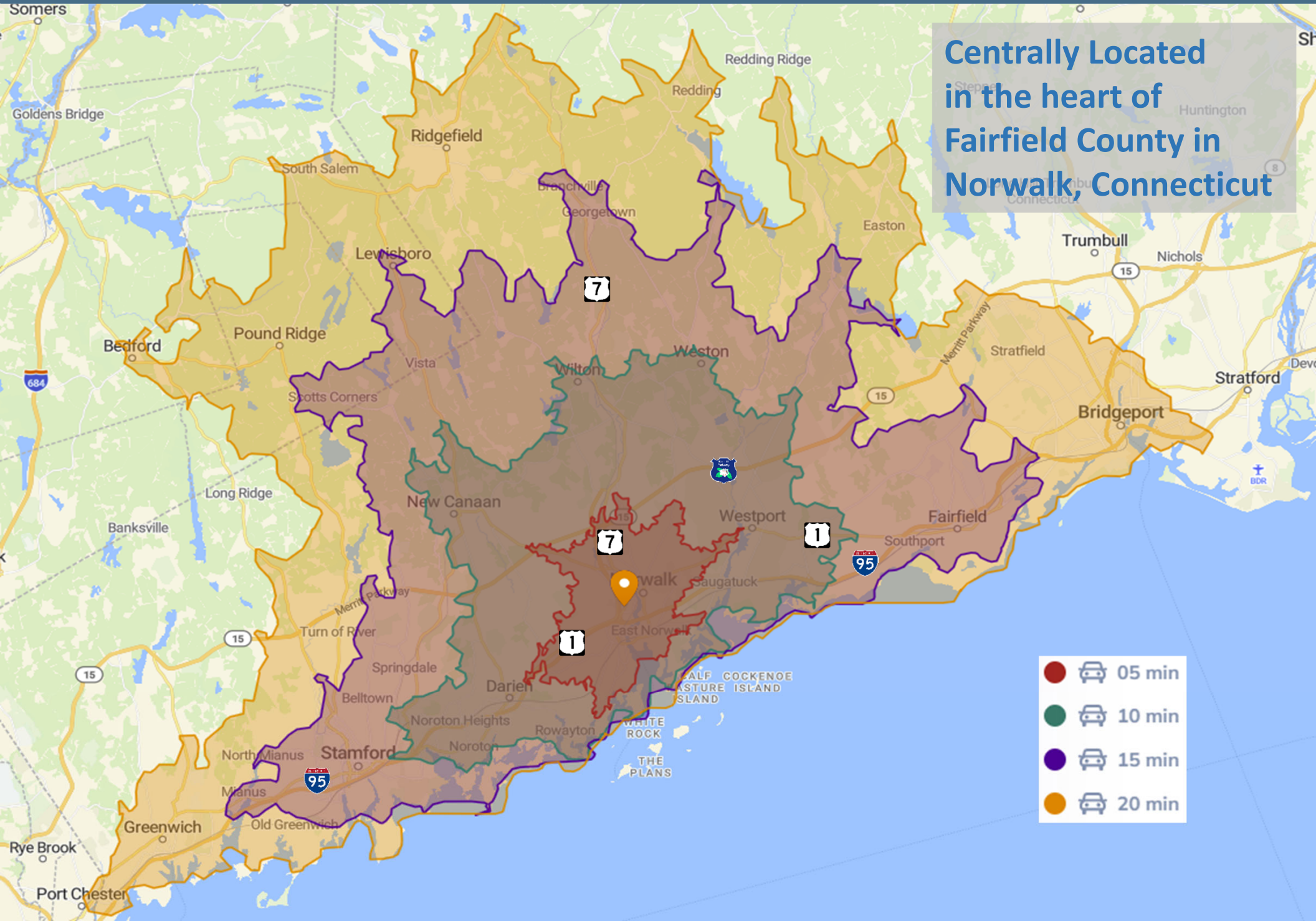
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143 TOTAL PARKING SPACES

# DRIVE TIME MAP

520 WEST AVENUE  
NORWALK, CONNECTICUT

Centrally Located  
in the heart of  
Fairfield County in  
Norwalk, Connecticut



- 05 min
- 10 min
- 15 min
- 20 min



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520 West Avenue  
Norwalk, Connecticut

FOR MORE INFORMATION, CONTACT:

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