



COLDWELL BANKER  
COMMERCIAL  
REALTY



# 14 Westport Ave

Norwalk, CT

# The Offering

Coldwell Banker Commercial is pleased to present a premier medical office opportunity at 14 Westport Avenue in Norwalk, Connecticut. Located on the second floor, this well-configured space is purpose-suited for a wide range of medical and healthcare users -- from specialty practices and therapy groups to diagnostic and outpatient providers.

Situated in one of Fairfield County's most accessible corridors, the property offers immediate connectivity to I-95, the Merritt Parkway, and multiple Metro-North train stations, making it a convenient destination for both patients and staff commuting from across the region. On-site parking totals 80 spaces, eliminating one of the most common friction points for medical tenants and their patients.

The location is a natural fit for healthcare providers, sitting near Norwalk Hospital and within a dense, established patient base. Whether you're expanding an existing practice or establishing a new one, 14 Westport Avenue offers the visibility, accessibility, and infrastructure to support long-term growth.

Asking rent is \$26.00 PSF NNN -- a compelling value for a well-positioned medical address in Norwalk's active commercial market.



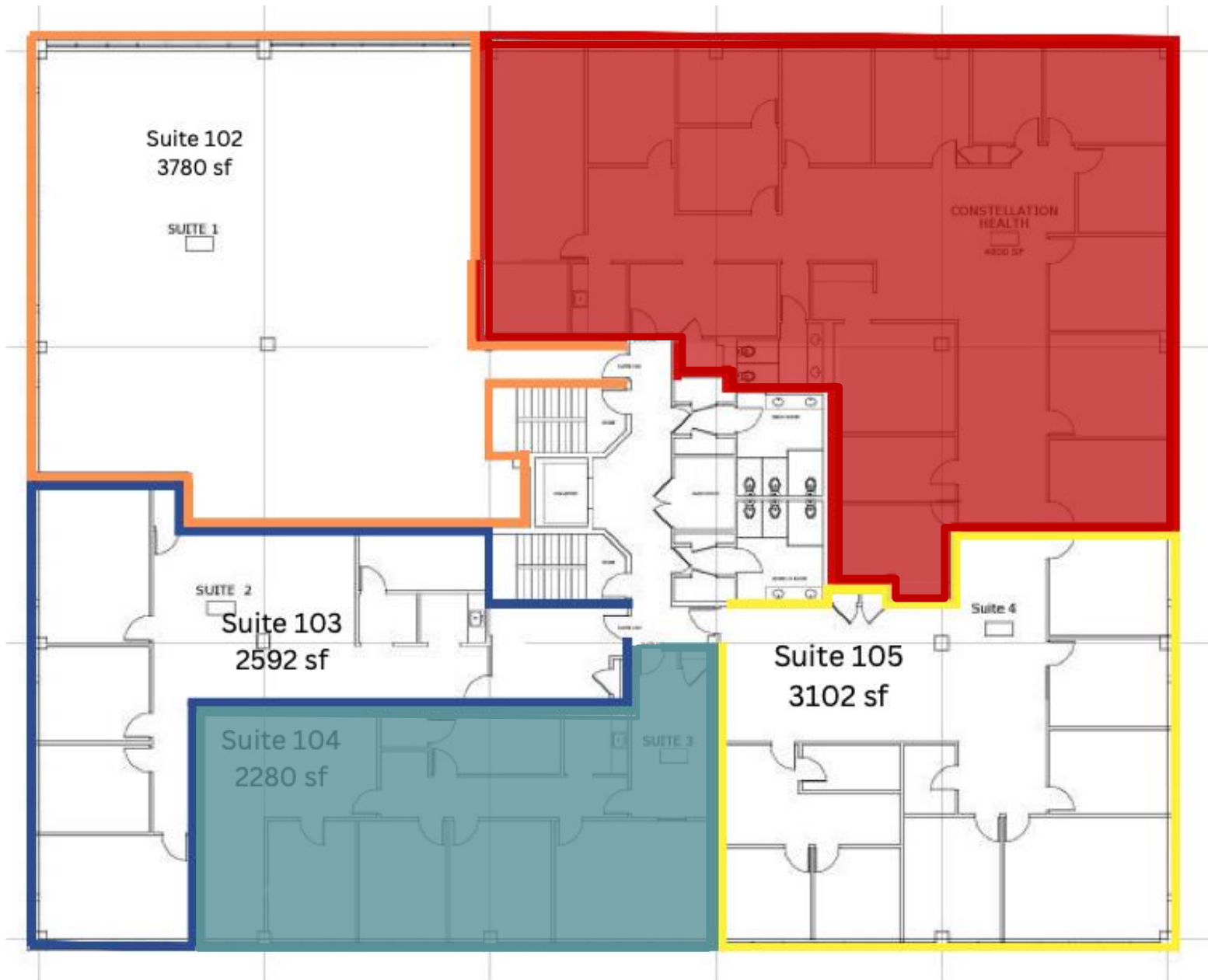
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## PROPERTY SUMMARY

LEASE RATE:	\$26.00/SF NNN
RBA:	31,530 SF +/-
ZONING:	CD-3C

# Available Units

1<sup>st</sup> Floor



Suite	SF
102	3,780
103	2,592
105	3,102

# Building Details

## SITE DETAILS

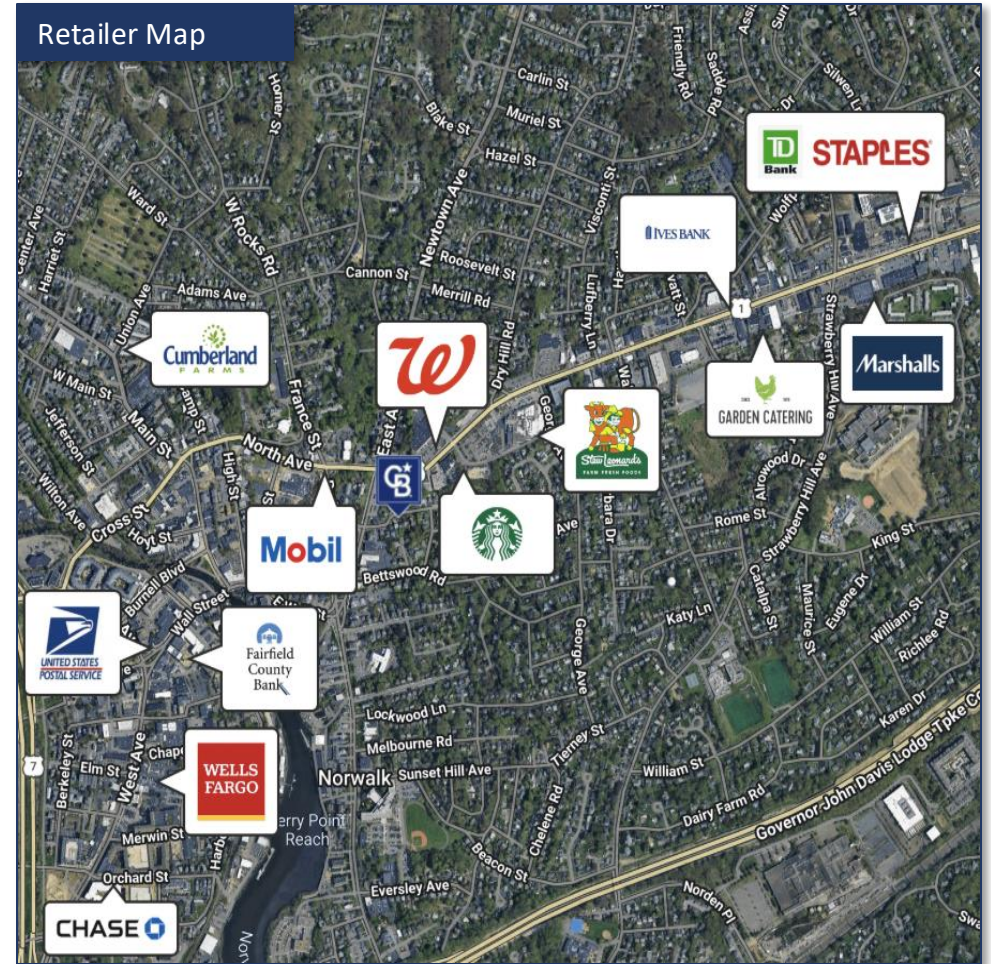
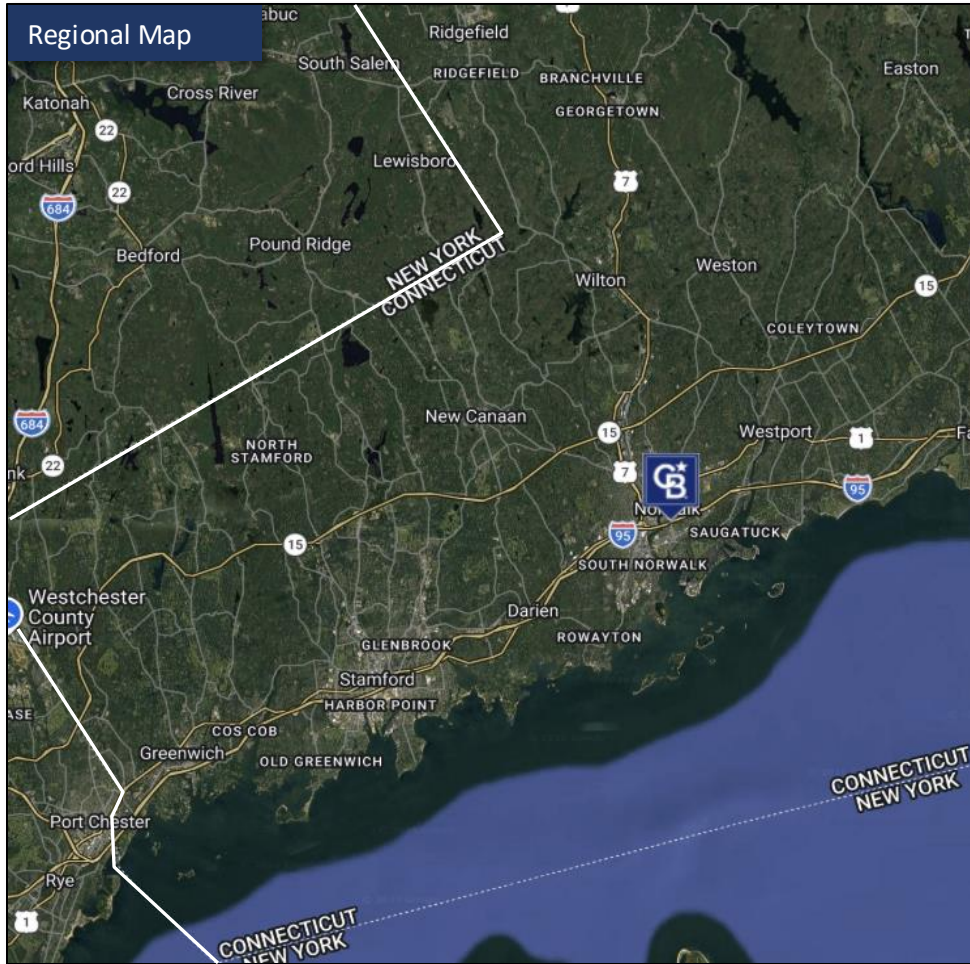
PROPERTY ADDRESS	14 Westport Ave, Norwalk, CT
ZONING	CD-3C
SIGNAGE	Rt 1 Monument, Main Lobby Directory
TRAFFIC COUNT	17,163 CPD
PARKING	Surface and Covered Parking

## CONSTRUCTION & MECHANICAL DETAILS

RBA	31,530 SF
YEAR BUILT	1985
RENOVATED	2025
LAND AREA	0.94 AC
FLOORS	2
TYPE OF CONSTRUCTION	Steel & Concrete
HVAC	Rooftop   Gas-Fired



# Retailer & Location Map



**4** min  
Metro North  
Rowayton

**4** min  
Metro North  
Darien

**5** min  
Metro North  
South Norwalk

**30** min  
Westchester  
County Airport

**55** min  
New York  
City



## Location & Demographics

POPULATION	1 MILE	3 MILES	5 MILES	HH's & Income	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,452	90,351	140,577	TOTAL HOUSEHOLDS	8,046	34,939	52,632
AVERAGE AGE	41.5	40.8	41.8	# PERSONS PER HH	2.4	2.6	2.7
AVERAGE AGE MALE	40	40	40	AVG. HH INCOME	\$136,177	\$160,377	\$228,187
AVERAGE AGE (FEMALE)	43	42	43	AVG. HOUSE VALUE	\$544,331	\$697,544	\$1,002,080

# 14 Westport Ave.

## Exclusive Brokers

**Sean McDonnell**

203.581.6600

Sean.mcdonnell@cbrealty.com

**Brandon Manka**

203.383.9908

brandon.manka@cbrealty.com

**Kevin Coleman**

203.837.7187

kevin.coleman@cbrealty.com