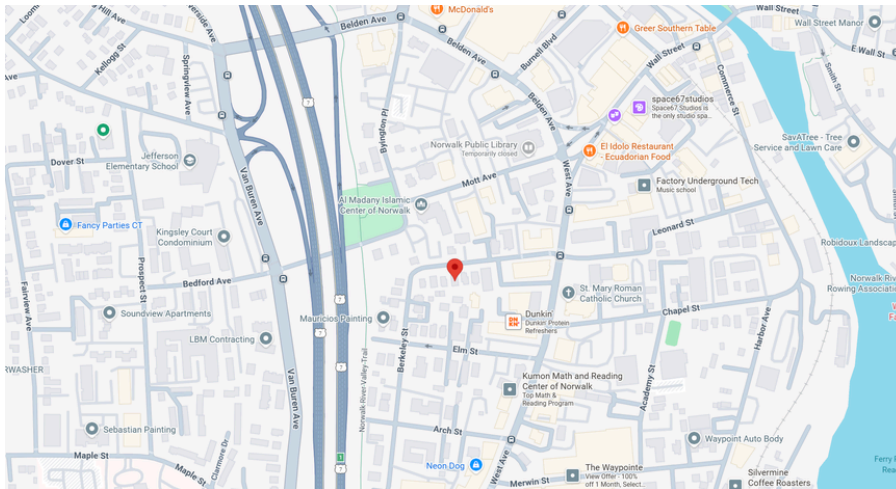


## 9 Berkeley St Norwalk, CT

- **1550SF**
- **\$14/SF Modified Gross**
- **Four (4) Private Offices**
- **Full Kitchen + Private Bathroom with Shower**
- **4-6 Dedicated Off-Street Parking Spaces**



Exclusive Broker

**Jack Daniel**

**203-399-4366**

**[jdaniel@pyramidregroup.com](mailto:jdaniel@pyramidregroup.com)**

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## **Prime Medical / Professional Office Suite**

**1,550 SF | 4 Private Offices | ~\$1,800/Mo + Utilities | Zero CAM | Landlord-Paid Expenses | 2GB Fiber Included**

Position your business in a polished, turnkey office with exceptionally low overhead and predictable monthly costs. This ±1,550 SF medical/professional suite is designed for operators who want to focus on their business—not building management—just minutes from the Norwalk Hospital medical corridor.

The suite features four hard-walled private offices, a full kitchen, and a private bathroom with shower—a rare amenity set that supports long workdays, medical practitioners, and active professionals who value on-site convenience. ADA-compliant ground-level access and 4–6 dedicated off-street parking spaces further enhance usability for both clients and staff.

Ownership is open to making reasonable renovations and build-out adjustments for qualified tenants, allowing the space to be tailored to specific operational needs while preserving efficiency and functionality.

Cost efficiency is a core advantage. The modified-gross lease includes property taxes, insurance, common area maintenance, landscaping, snow removal, and high-speed 2GB fiber internet (estimated \$325/month value). Tenants are responsible only for separately metered electric and gas, delivering clarity, control, and unusually low operating friction for a Norwalk office suite.

Quiet surroundings, strong regional access, and hands-off ownership make this a low-stress, high-efficiency workspace rarely available at this price point.

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## Suite & Cost Highlights

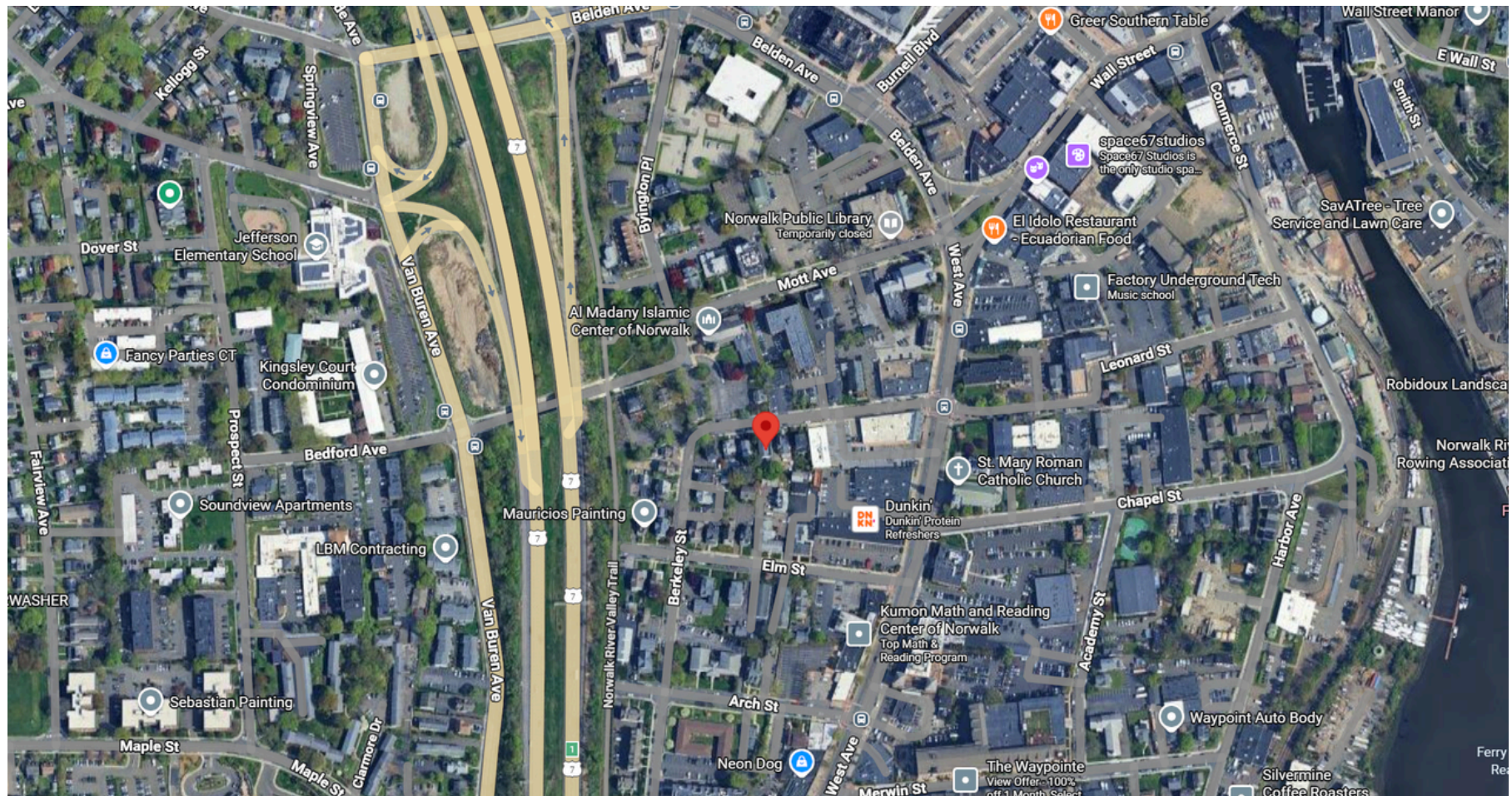
- ±1,550 SF Turnkey Office Suite
- Four (4) Hard-Walled Private Offices – ideal for HIPAA-compliant or confidential use
- Full Kitchen + Private Bathroom with Shower
- Asking Rent: ~\$1,800/month + utilities
- Zero CAM / No Common Charges
- Modified Gross Lease – Landlord Pays:
  - *Property taxes*
  - *Building insurance*
  - *Common area maintenance*
  - *Landscaping & snow removal*
- 2GB Fiber Internet Included (~\$325/month value)
- Separately Metered Electric & Gas Only
- ADA-Compliant Ground-Level Access
- 4–6 Dedicated Off-Street Parking Spaces
- Minutes to Norwalk Hospital, SoNo & East Norwalk Train Stations
- Quick access to I-95 & Merritt Parkway

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## Aerial View



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