

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
Common Charges:	Unit 101: \$1,941/monthly
	Unit 102: \$1,214/month
Taxes	Unit 101 Taxes: \$10,049.08/yr Unit 102 Taxes - \$6,131.52/yr

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	237	754	1,849


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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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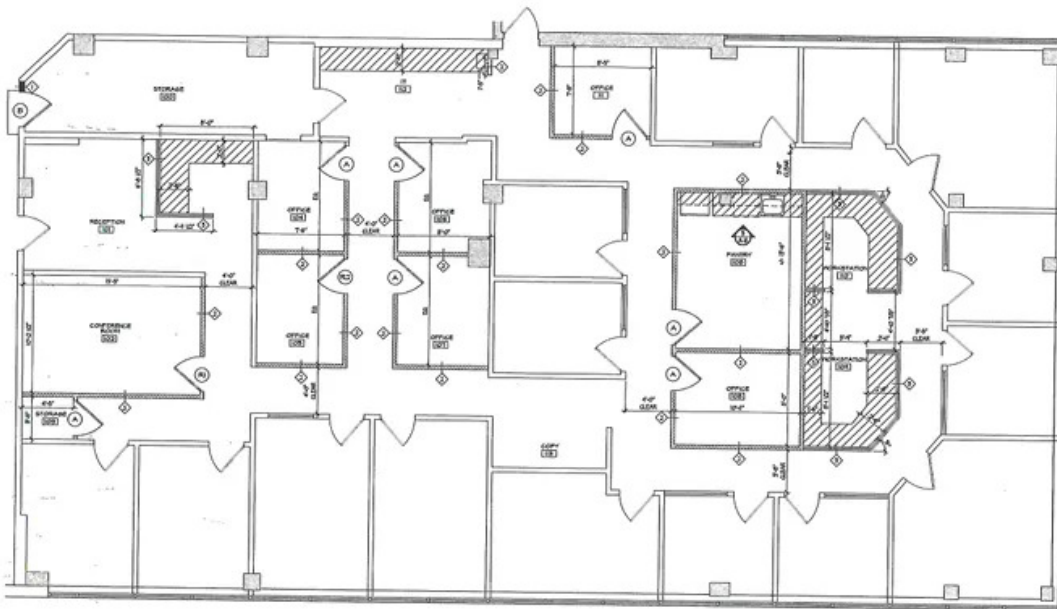
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1 CONSTRUCTION PLAN
MAD 10/14/17

- CONSTRUCTION LEGEND**
- INDICATES EXISTING WALLS & STRUCTURAL WALLS TO REMAIN UNLESS OTHERWISE NOTED.
 - NEW EXISTING PARTITION WITH 2 1/2" HT. STDS. OR WALL # 10" HT. WITH 1/2" STP. BOARD ON BOTH SIDES & 1/2" STP. BOARD ALL TO BLK. ABOVE 100' HALL, SECTION 1" ON SHEET AS FOR DETAIL AND SPEC.
 - NEW EXISTING PARTITION WITH 2 1/2" HT. STDS. OR WALL # 10" HT. WITH 1/2" STP. BOARD ON BOTH SIDES TO EXISTENCE OF PART EXISTING STDS. AND WALL, SECTION 1" ON SHEET AS FOR DETAIL AND SPEC.
 - NEW LOW WALL PARTITION WITH 2 1/2" HT. STDS. OR WALL # 10" HT. WITH 1/2" STP. BOARD ON BOTH SIDES TO EXISTENCE OF PART EXISTING STDS. AND WALL, SECTION 1" ON SHEET AS FOR DETAIL AND SPEC.
 - RELOCATED DOORS, FRAMES AND HINGERS.
 - INDICATES NEW FLOORING.
 - INDICATES ALIGNMENT OF WALLS.
- CONSTRUCTION NOTES**
1. ALL WALLS NOTED TO BE REMOVED SHALL BE REMOVED PRIOR TO INSTALLATION OF METAL TRUCK FOR PARTITIONS.
 2. IF DISAPPROVED ARISE ON FIELD PORTLANDS TO PARTITION LAYERS, R.S. SHALL NOTIFY ARCHITECT.
 3. ALL DISAPPROVED ARE FROM FINISHED FACE OF GYM HALL.
 4. R.S. SHALL REMOVE ALL EXISTING PARTITIONS AND REPLACE WITH NEW, STANDARD 1/2" HT. STDS. WITH 1/2" STP. BOARD ON BOTH SIDES TO EXISTENCE OF PART EXISTING STDS. AND WALL, SECTION 1" ON SHEET AS FOR DETAIL AND SPEC.
 5. ALL 10" HT. STDS. SHALL BE 10" FROM PERPENDICULAR HALL ON BOTH SIDES.
 6. PARTITION & REPAIR ALL EXISTING PARTITION ON PERPENDICULAR HALL FLOOR SURFACE, PREPARE SURFACE FOR A SMOOTH FINISHABLE FLOOR.
 7. IN ALL RATED PARTITIONS ALL OPENINGS (DOORS, WINDOWS, ETC.) SHALL BE REMOVED AND REPLACED WITH NEW, STANDARD 1/2" HT. STDS. WITH 1/2" STP. BOARD ON BOTH SIDES TO EXISTENCE OF PART EXISTING STDS. AND WALL, SECTION 1" ON SHEET AS FOR DETAIL AND SPEC.
 8. R.S. SHALL VERIFY ALL EXISTING PARTITIONS AND REPAIR RATED PARTITIONS AND OTHERWISE CONSTRUCTED TO MEET 1 OR EXISTING FIRE PARTITION REQUIREMENTS.
- DOOR, FRAME AND HINGERS SCHEDULE**
- DOOR AND FRAME, TYPE 1: 10" HT. STDS. WITH 1/2" STP. BOARD ON BOTH SIDES TO EXISTENCE OF PART EXISTING STDS. AND WALL, SECTION 1" ON SHEET AS FOR DETAIL AND SPEC.
 - DOOR AND FRAME, TYPE 2: 10" HT. STDS. WITH 1/2" STP. BOARD ON BOTH SIDES TO EXISTENCE OF PART EXISTING STDS. AND WALL, SECTION 1" ON SHEET AS FOR DETAIL AND SPEC.



Reynolds & Rowella, LLP
90 Grove Street
Ridgefield, CT 06877

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/14/17	ISSUED FOR PERMIT	MAD	
2	10/14/17	ISSUED FOR CONSTRUCTION	MAD	
3	10/14/17	ISSUED FOR RECORD	MAD	

DATE	BY	CHKD.	PROJECT NO.
10/14/17	MAD		17-001
10/14/17	MAD		17-001
10/14/17	MAD		17-001

CONSTRUCTION PLAN

SCALE: 1/8" = 1'-0"

PROJECT NO. 17-001

DATE: 10/14/17

BY: MAD

CHKD.: [Signature]

PROJECT NO. 17-001

SCALE: 1/8" = 1'-0"

PROJECT NO. 17-001

DATE: 10/14/17

BY: MAD

CHKD.: [Signature]

PROJECT NO. 17-001



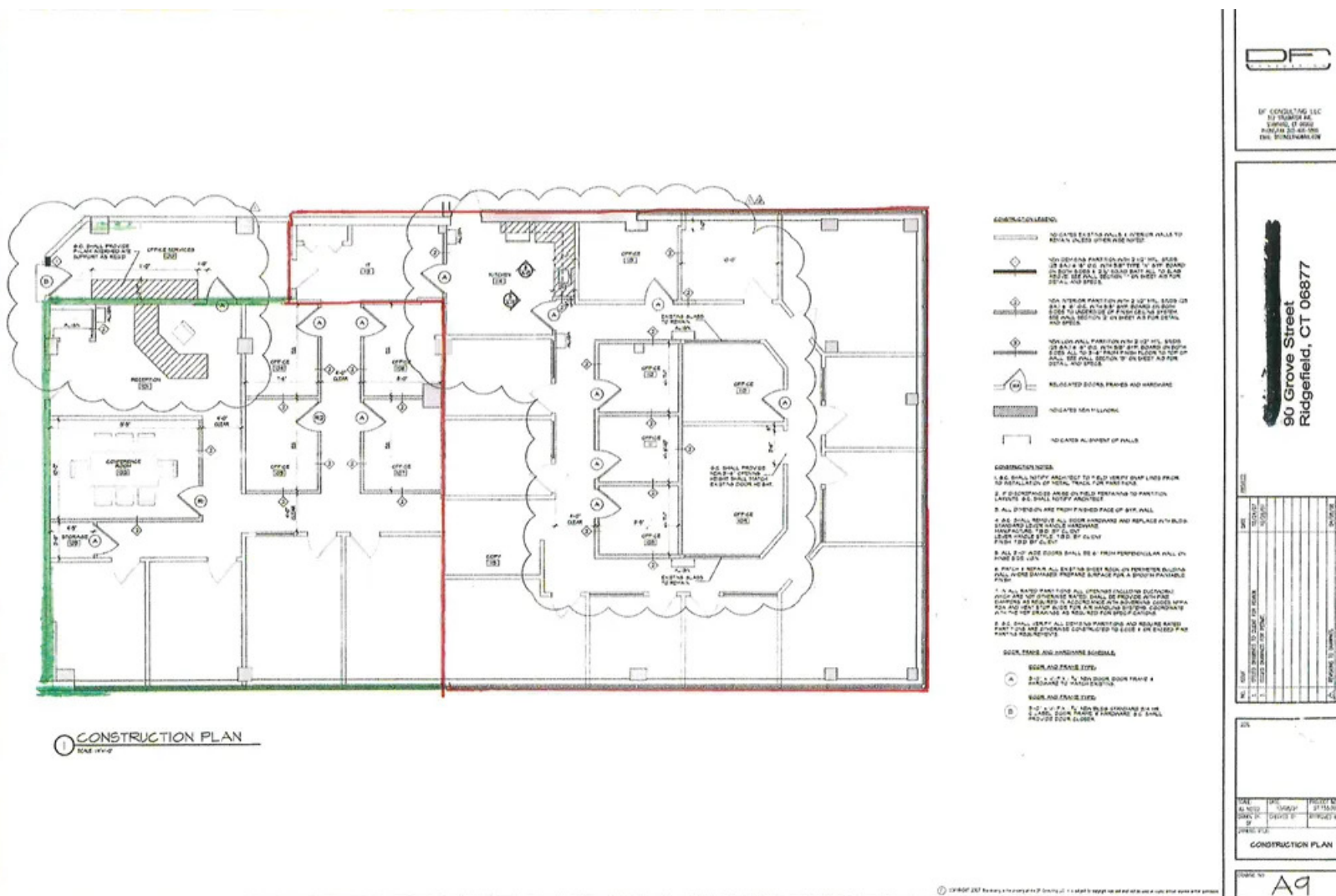
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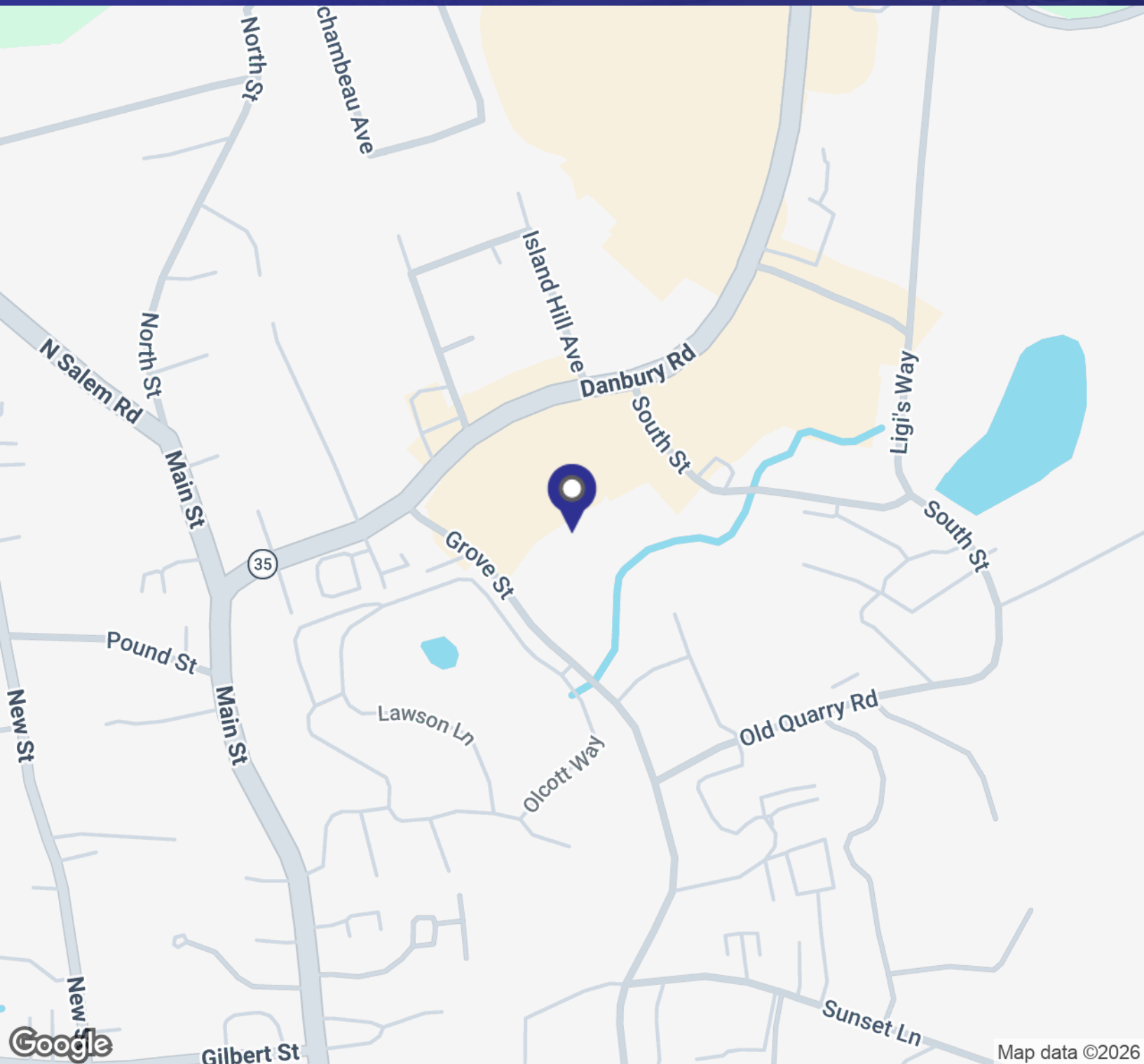
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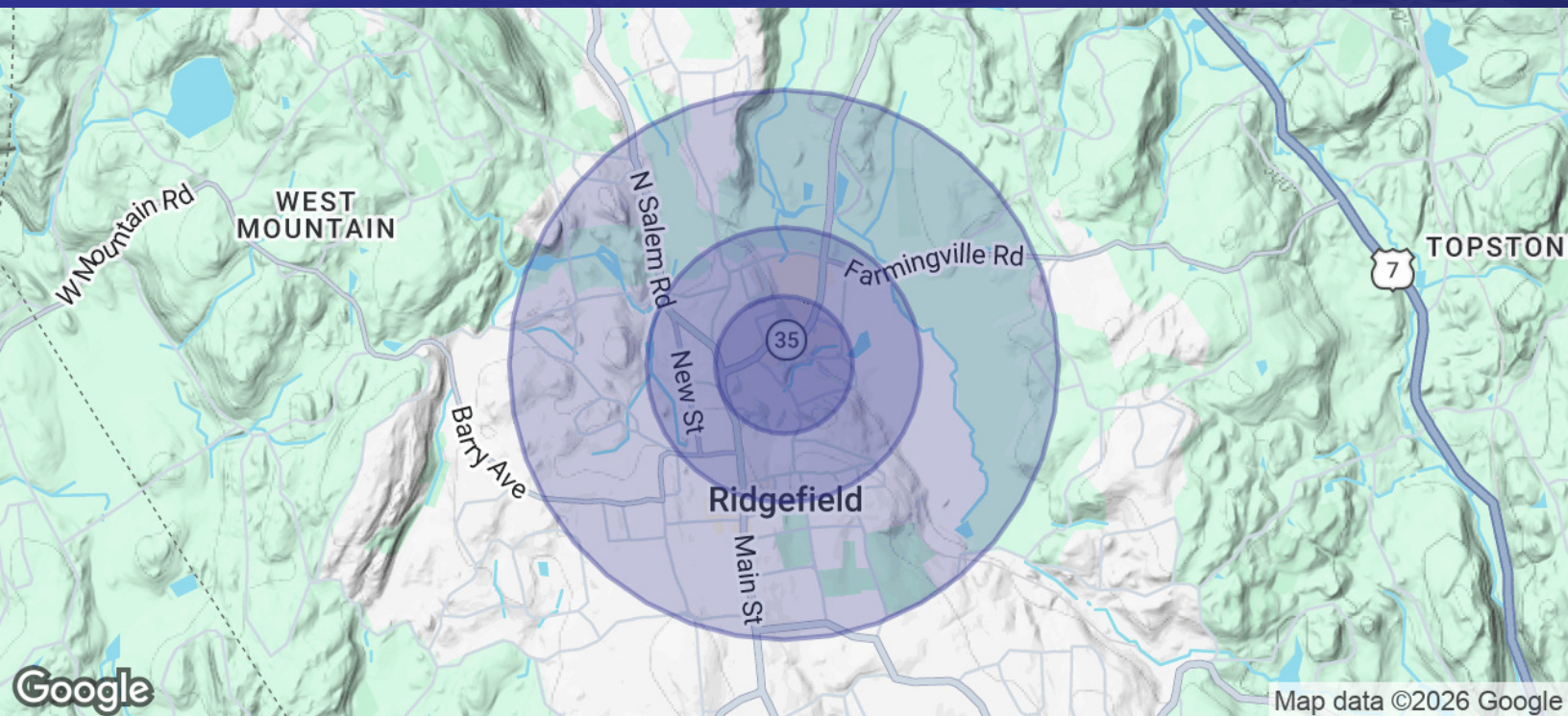


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	503	1,674	4,350
Average Age	55.0	52.4	48.7
Average Age (Male)	56.3	55.2	51.8
Average Age (Female)	54.6	50.3	44.6

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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