

68 Water Street, Norwalk, CT

Office / Retail

SPACE AVAILABLE



This premier mixed-use property, poised on the picturesque Norwalk River in the Historic SoNo District of South Norwalk, presents an exceptional leasing opportunity at 68 Water Street. The property features a generous 4,500 SF of office space on the upper floor, offering panoramic views and a flood of natural light to ensure a welcoming work atmosphere, complete with a full kitchen to cater to the culinary needs of your staff and clients. An adaptable 1,400 SF space on the middle level is available to cater to a variety of business requirements, whether for additional offices, retail expansion, or specialized services.

Set within walking distance of an array of shops, tempting dining establishments,

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and the celebrated Maritime Aquarium, the location promises a dynamic balance between work and leisure, enhancing the appeal for potential employees and clientele alike. The property also provides coveted water access, with the capacity to dock large vessels, presenting a distinct advantage for enterprises that would benefit from such proximity to the river.

Situated with strategic foresight, the property is conveniently located near I-95 Exits 15 and 16, facilitating effortless travel for both staff and customers. The building's architecture, a distinctive yellow brick facade with elegant green trim, captures the essence of SoNo's historic charm while standing out as a landmark in its own right.

Combining easy access, versatile space, a full kitchen, and a prime spot in the lively and picturesque South Norwalk, this property is an attractive proposition for any business aiming to secure a significant location or broaden its regional influence.

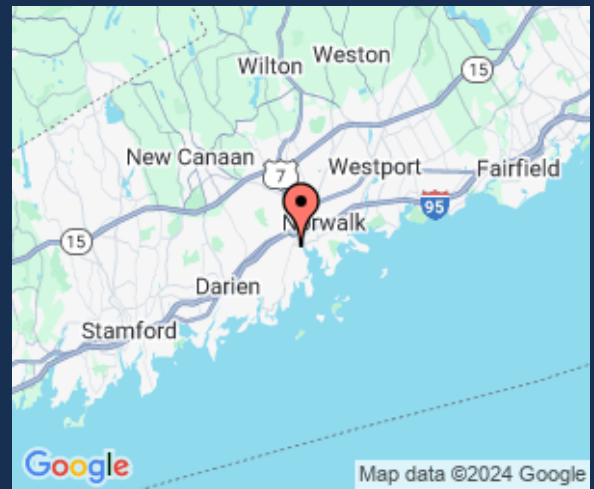
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|                     |               |
|---------------------|---------------|
| Lot Size :          | 0.888 Acre(s) |
| Net SF :            | 9,000         |
| Zoning :            | Commercial    |
| Number of Stories : | 2             |
| Ceiling Height :    | 10'           |
| Building Frame :    | Wood          |
| Exterior Walls :    | Brick         |
| Roof Structure :    | Flat          |
| Roof Cover :        | Rubber        |
| Year Built :        | 1910          |
| Year Renovated :    | 2004          |
| Parking :           | Private Lot   |
| Property Taxes :    | \$22,812.15   |

|              |            |
|--------------|------------|
| Sprinklers : | No         |
| Heat :       | Forced Air |
| Fuel :       | Gas        |
| A/C :        | Yes        |
| Water :      | Municipal  |
| Sewer :      | Municipal  |





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 4,500 SF Upper Floor Office Space



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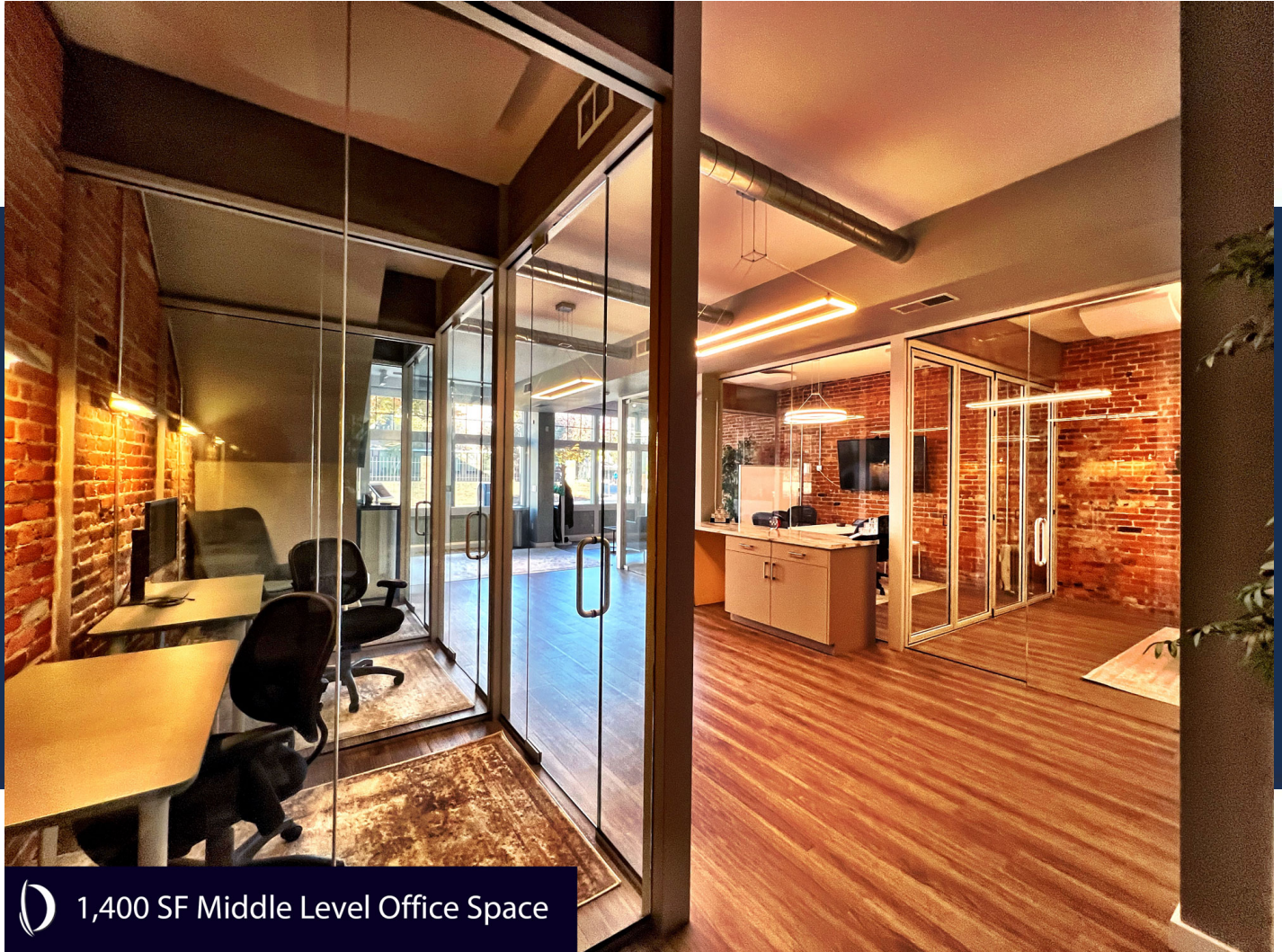
 1,400 SF Middle Level Office Space



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