

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

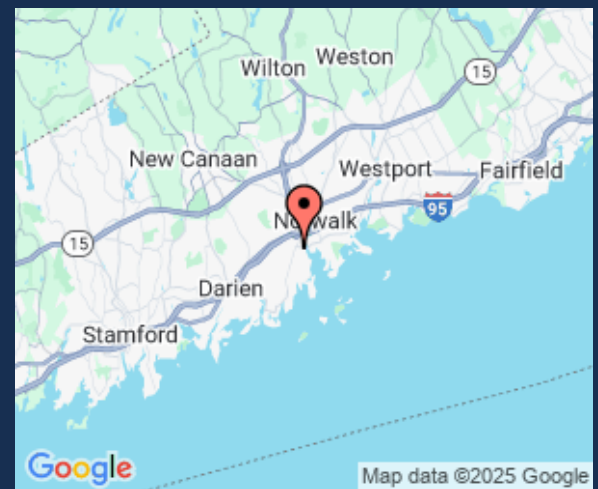
Heat : Forced Air

Fuel : Gas

A/C : Yes

Water : Municipal

Sewer : Municipal



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