



40 Richards Ave

Norwalk, CT



The Offering

Coldwell Banker Commercial Realty is pleased to present the leasing opportunity at 40 Richards Avenue, Norwalk, Connecticut (the "Property"). This well-located office building sits in one of Fairfield County's most active commercial corridors, with convenient access to Interstate 95, the Merritt Parkway, and the South Norwalk and East Norwalk train stations.

The property is situated in the heart of Norwalk's established business district, surrounded by corporate offices, national retailers, restaurants, and residential communities. Its central location provides tenants with immediate access to nearby amenities, major employers, and the growing mixed-use development that continues to strengthen Norwalk as a live-work destination.

The surrounding trade area features a dense population, strong household incomes, and a highly educated workforce, making the location ideal for professional services, healthcare users, and corporate offices. With flexible availability and excellent regional connectivity, 40 Richards Avenue offers a rare opportunity for tenants to establish a presence in one of Connecticut's most desirable and accessible office markets.

PROPERTY SUMMARY

SALE PRICE:	\$9,900,000
LEASE RATE:	\$22.50/SF MG
RBA:	102,767 SF +/-
ZONING:	CD-3C



Available Units

2nd Floor

Suite	SF
210	3,763
220	3,996
230	2,173
250	2,278

3rd Floor

Suite	SF
301	7,546
304	4,393
306	2,123

4th Floor

Suite	SF
400	10,936
406	5,935

5th Floor

Suite	SF
500	2,229
504	16,717
506	4,735

6th Floor

Suite	SF
600	7,125
601	20,434
604	696
605	4,350

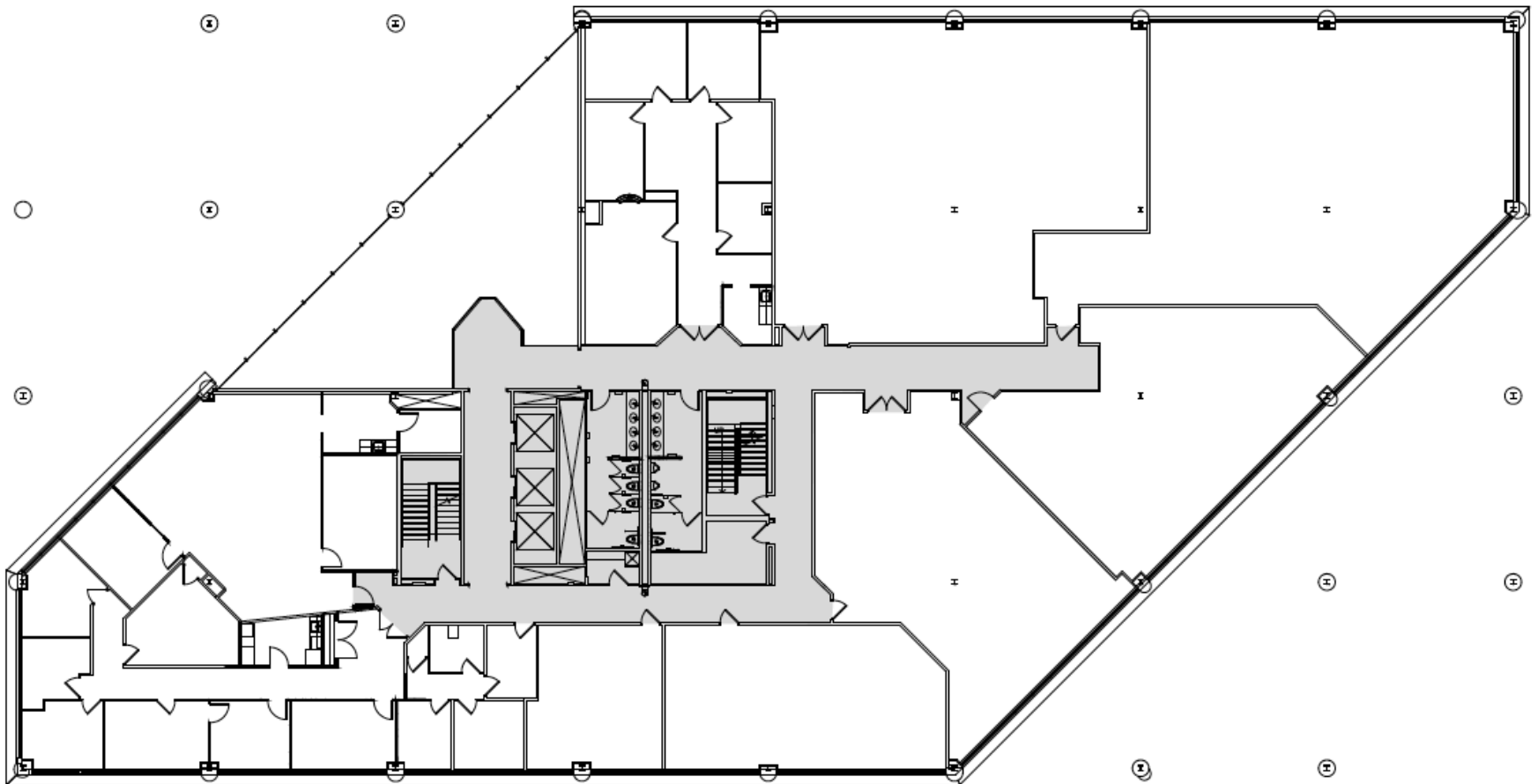
7th Floor

Suite	SF
700	1,705
710	783
730	850

Available Units

2nd Floor

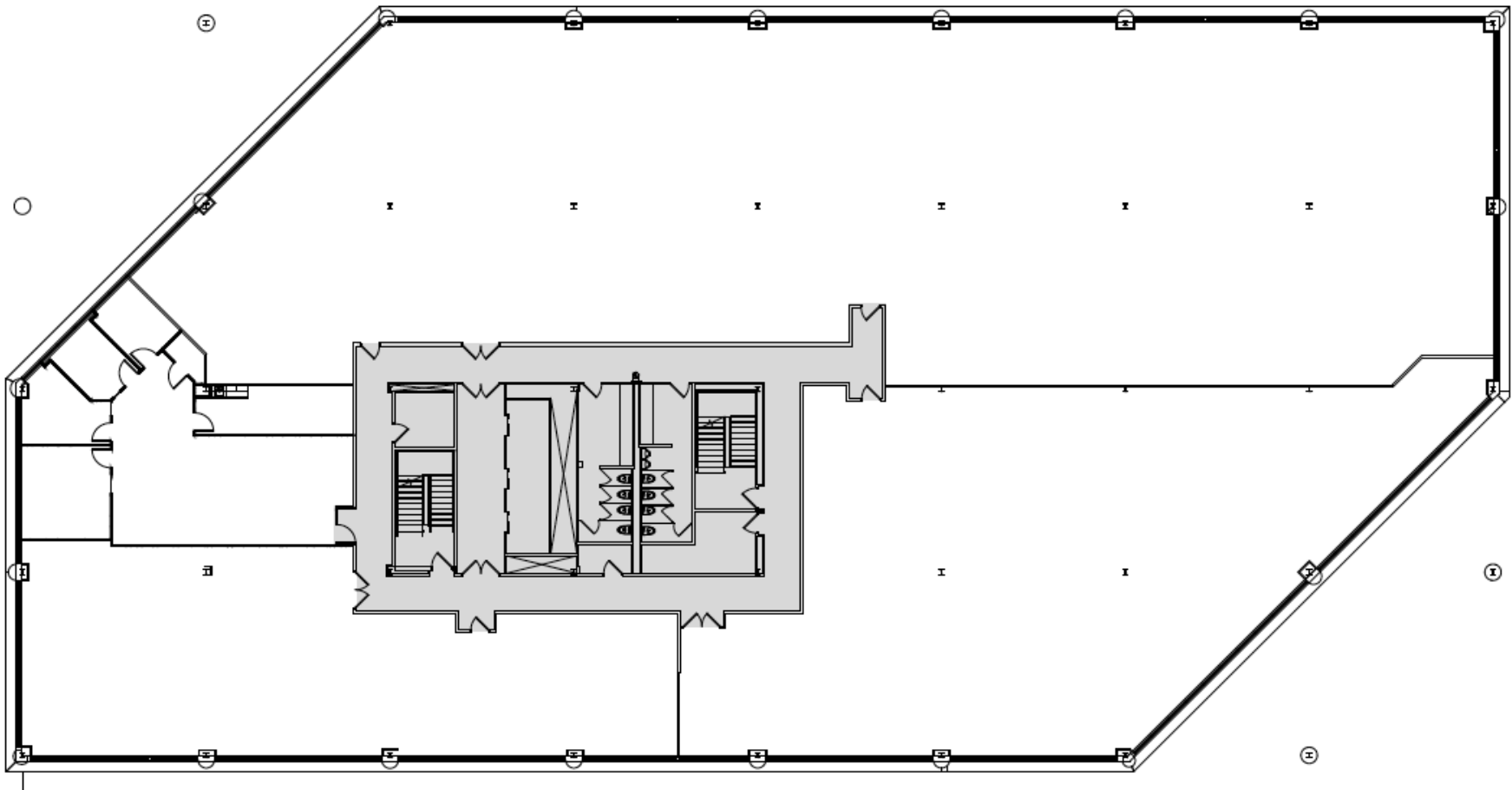
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Available Units

3rd Floor

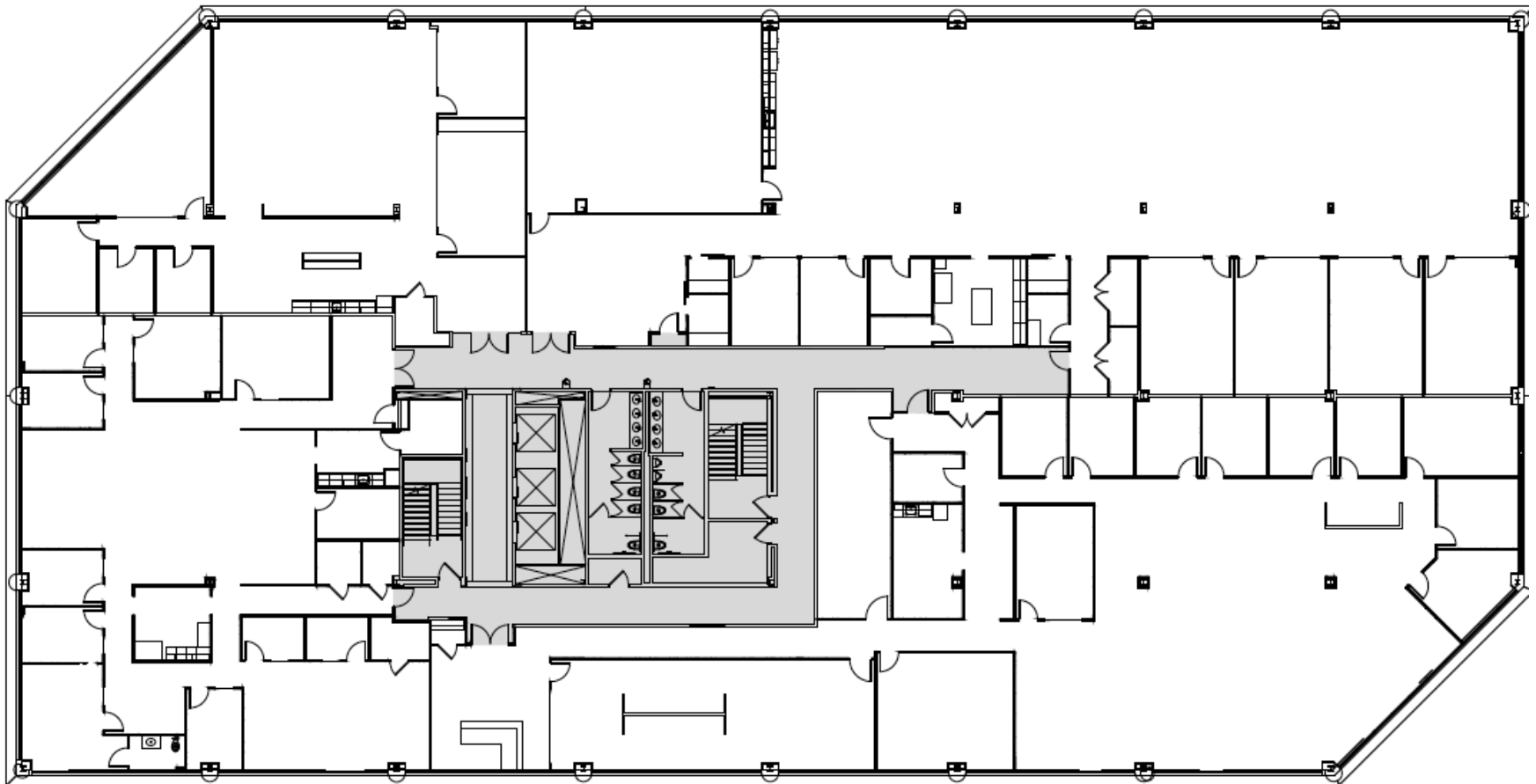
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Available Units

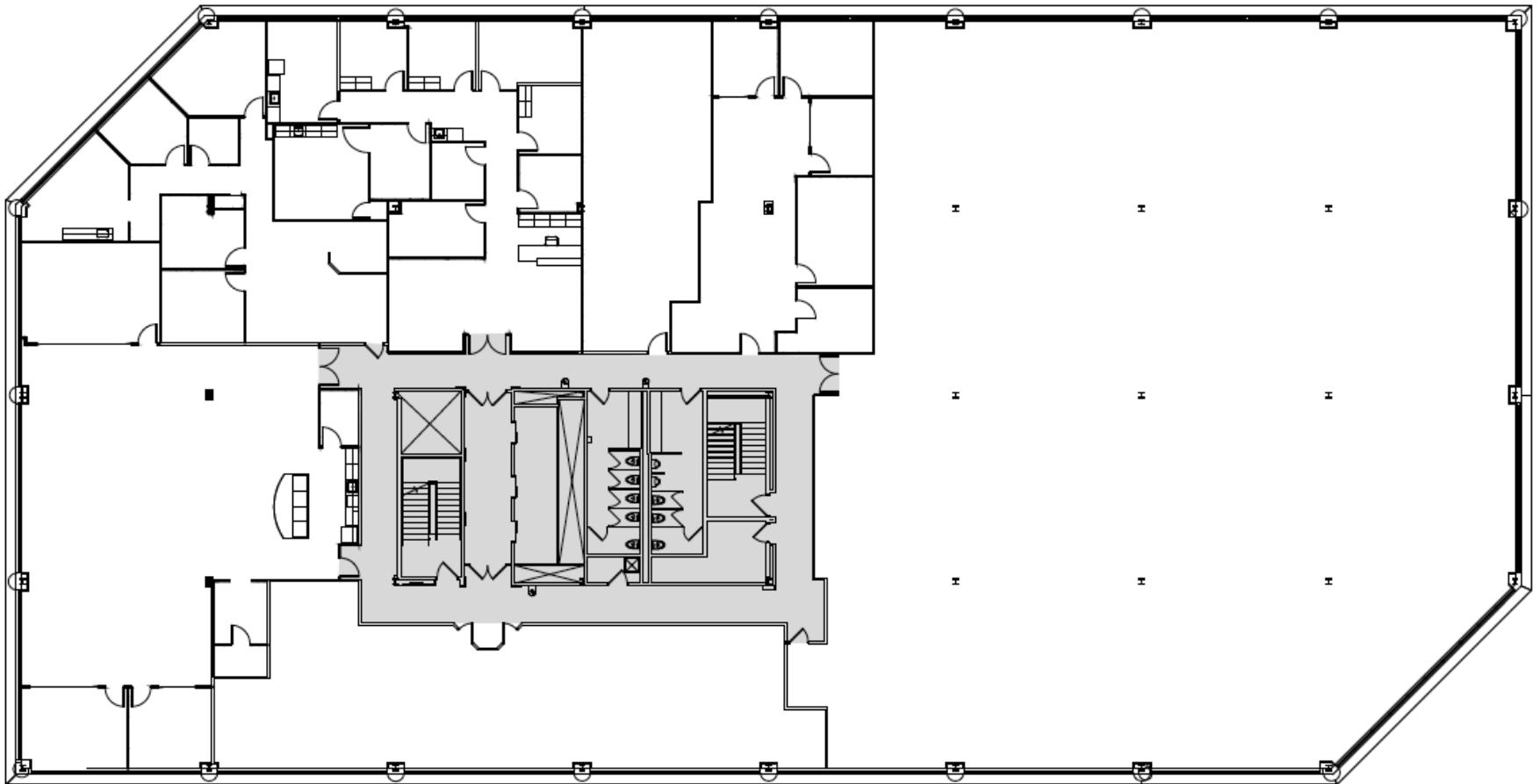
4th Floor

Suite	SF
400	10,936
406	5,935



Available Units

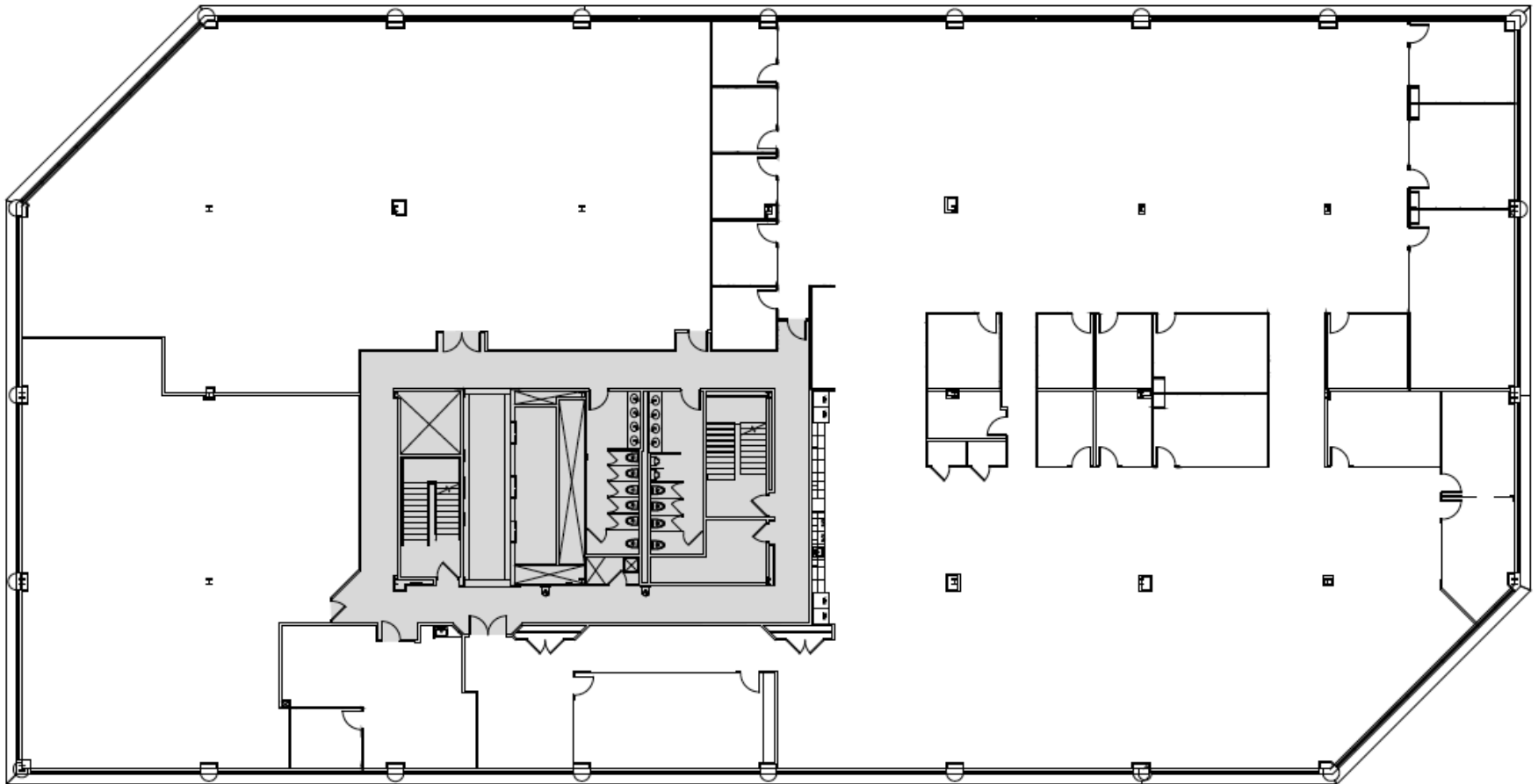
5 th Floor	
Suite	SF
500	2,229
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506	4,735



Available Units

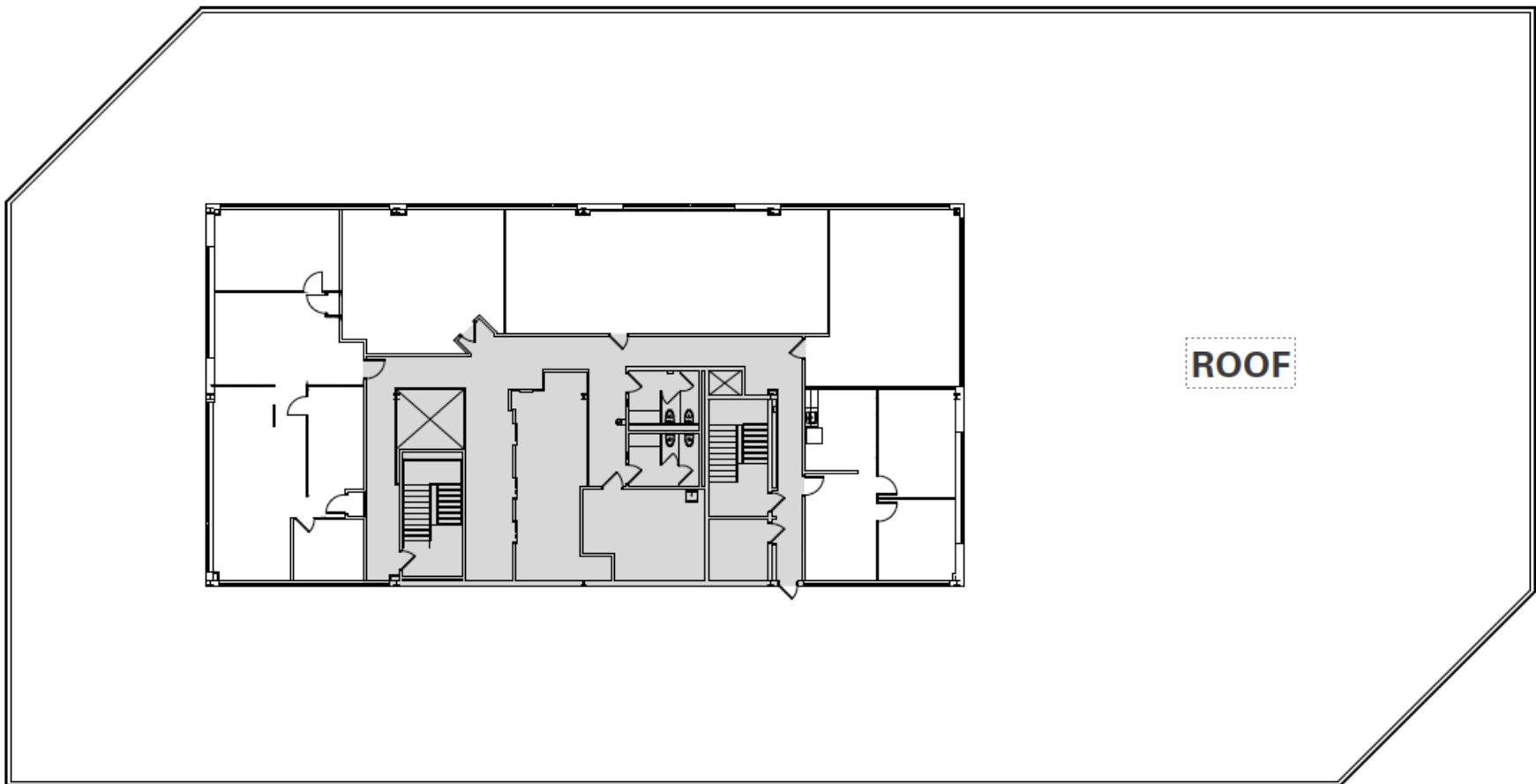
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Available Units

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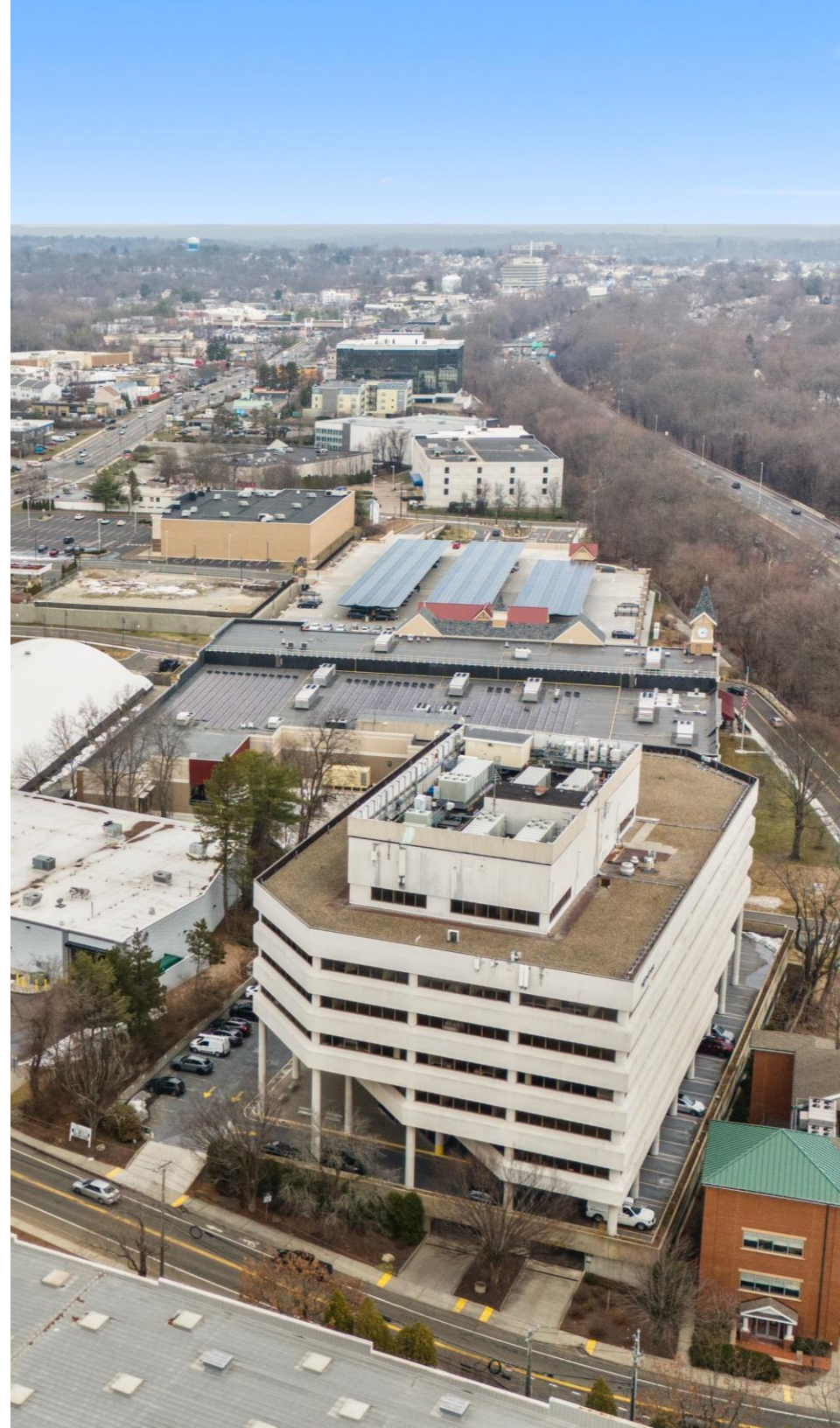
Building Details

SITE DETAILS

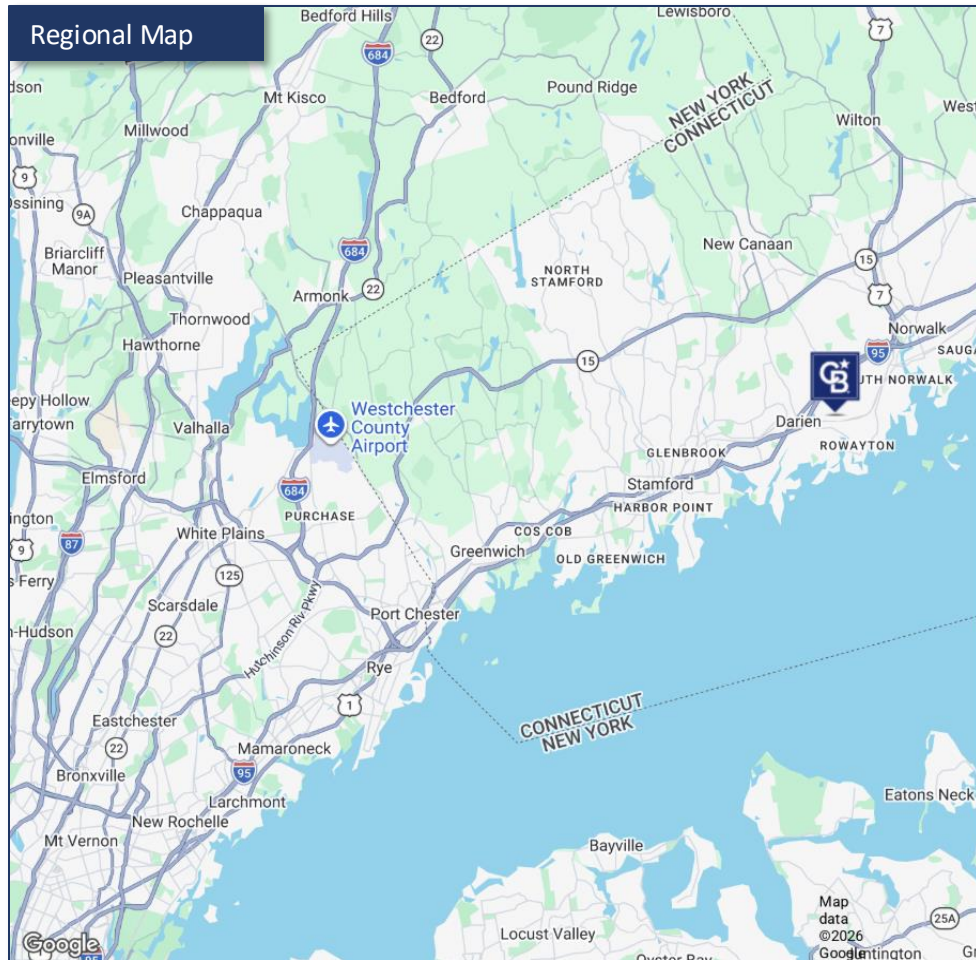
PROPERTY ADDRESS	40 Richards Ave, Norwalk, CT
ZONING	CD-3C
PARKING	Surface and Covered Parking

CONSTRUCTION & MECHANICAL DETAILS

GLA	5,732 SF
YEAR BUILT	1985
RENOVATIONS	Planned 2026
LAND AREA	1.39 AC
FLOORS	7
TYPE OF CONSTRUCTION	Steel & Concrete
HVAC	Rooftop Gas-Fired
SECURITY	Key Fob 24/7 Access



Retailer & Location Map



DRIVE
TIME

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	7,199	78,596	182,201	TOTAL HOUSEHOLDS	2,606	29,247	68,932
AVERAGE AGE	44	39	40	# PERSONS PER HH	2.8	2.7	2.6
AVERAGE AGE MALE	39	37	38	AVG. HH INCOME	\$236,001	\$202,711	\$195,555
AVERAGE AGE (FEMALE)	47	41	42	AVG. HOUSE VALUE	\$875,449	\$933,691	\$867,863

40 Richards Ave.

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