

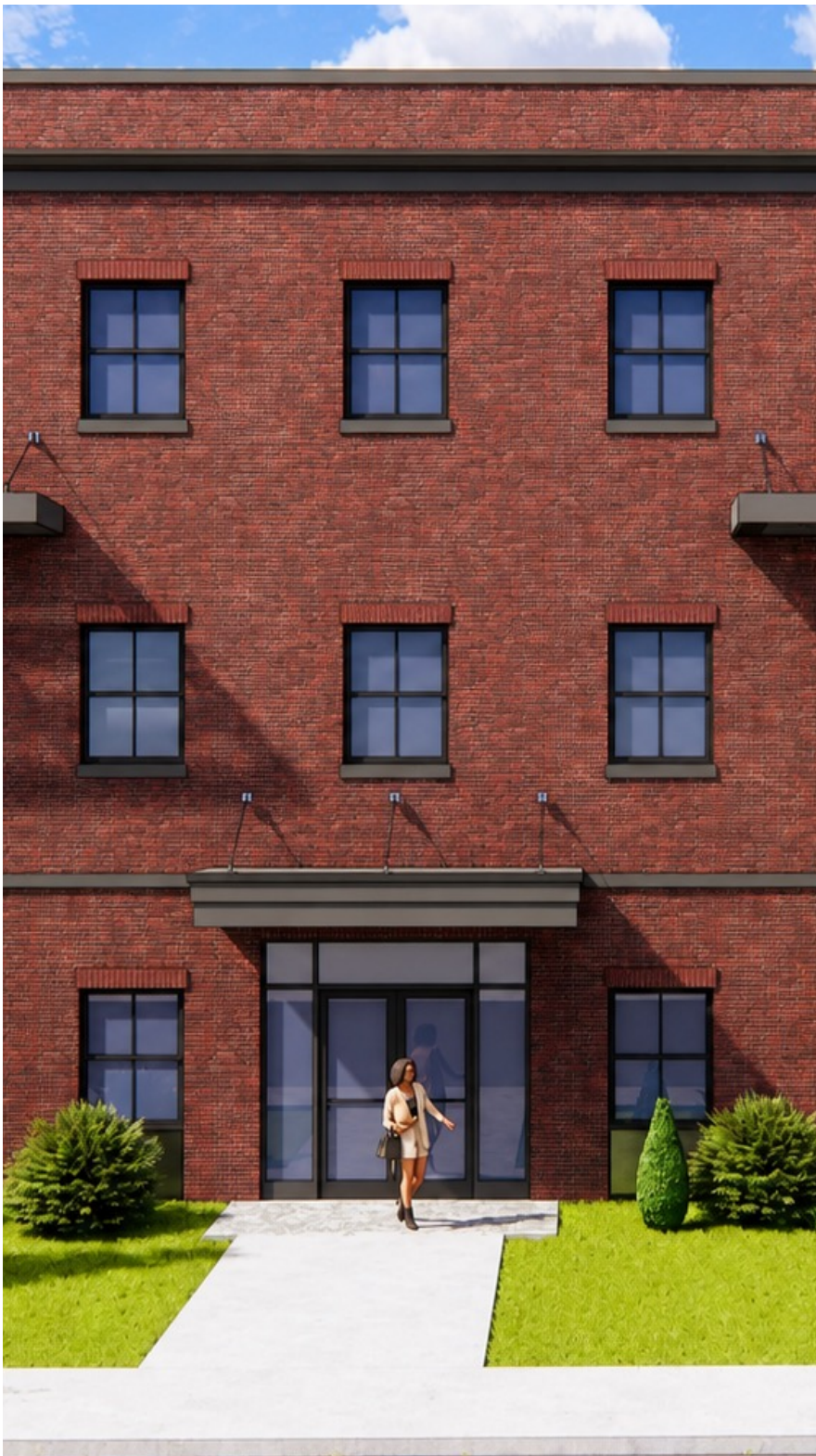


**COLDWELL BANKER
COMMERCIAL**
REALTY



153 East Avenue

Norwalk, CT



The Offering

Coldwell Banker Commercial is pleased to present a premier medical office opportunity at 153 East Avenue in Norwalk, Connecticut. The entire building is undergoing a full interior and exterior renovation, with all three floors, totaling 26,220 square feet, available for lease. Each floor plate is surrounded by windows, offering abundant natural light throughout the building. This creates a rare opportunity to secure space in a fully modernized, purpose-built medical environment.

Situated on East Avenue in the heart of Norwalk's established medical corridor, the property offers immediate access to major routes, including I-95, Route 7, and Route 1. The location benefits from its position among a cluster of other medical buildings along East Avenue, reinforcing the corridor's identity as a premier destination for healthcare providers.

On-site parking is available at a ratio of 3.55 spaces per 1,000 square feet, addressing one of the most common friction points for medical tenants and their patients. The property is just five minutes from Norwalk Hospital, offering easy access within a well-established, dense healthcare ecosystem.

Customized medical buildouts can be tailored to prospective tenants' needs. Whether expanding an existing practice or establishing a new one, 153 East Avenue offers the visibility, accessibility, and infrastructure to support long-term growth.

Asking rent is \$32.00 PSF NNN, a compelling value for a fully renovated, purpose-built medical address in Norwalk's active healthcare corridor.

PROPERTY SUMMARY

LEASE RATE:	\$32/SF NNN
RBA:	26,220 SF +/-
ZONING:	RB

Renderings: Exterior



Building Front

Renderings: Exterior



Building Rear

Building Details

SITE DETAILS

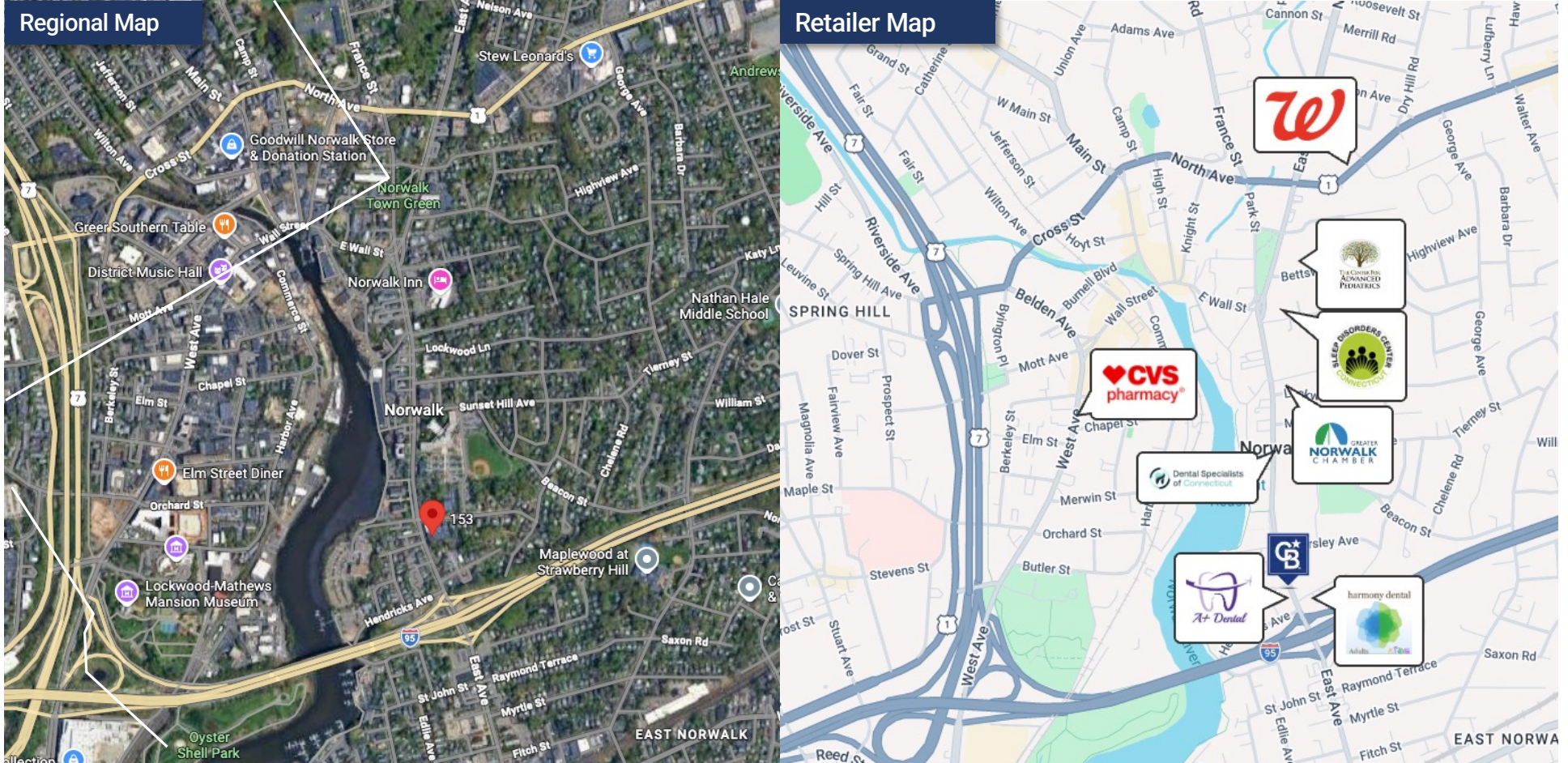
PROPERTY ADDRESS	153 East Avenue, Norwalk, CT
ZONING	RB
SIGNAGE	Main Lobby Directory
PARKING	3.55/1,000 SF

CONSTRUCTION & MECHANICAL DETAILS

RBA	26,220 SF
YEAR BUILT	1970
RENOVATIONS	2026
LAND AREA	0.77 AC
FLOORS	3
HVAC	VFK Rooftop Gas-Fired



Retailer & Location Map



2min
I-95

2min
Metro North
East Norwalk

5min
Norwalk Hospital

6min
Yale New Haven
Children's Hospital

70min
New York City



Location & Demographics

POPULATION	1 MILE	3 MILES	5 MILES	HH's & Income	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,902	90,171	135,601	TOTAL HOUSEHOLDS	8,428	34,875	50,881
AVERAGE AGE	39.9	40.6	41.7	# PERSONS PER HH	2.4	2.6	2.7
AVERAGE AGE MALE	37.6	39.3	39.8	AVG. HH INCOME	\$129,566	\$157,694	\$226,211
AVERAGE AGE (FEMALE)	42.7	42.6	43.7	AVG. HOUSE VALUE	\$487,000	\$697,399	\$1,000,170

153 East Avenue

EXCLUSIVE BROKERS

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