



THE BERKELEY AT WAYPOINTE | 500 WEST AVE | NORWALK, CT



LEASING: 2,021 SF & 2,434 SF

GREAT FOR MEDICAL / FITNESS

- Well positioned and surrounded by over 900 luxury apartments in the Waypointe District.
- Dedicated garage parking on site and street front parking in the immediate area.
- In close proximity to the new Nordstrom and Bloomingdale's anchored SoNo Collection.
- Easily accessible via I-95, Merritt Parkway and Rt. 7.
- One block away from Norwalk Hospital.

AREA RESTAURANTS AND RETAILERS: Colony Grill, CVS, Sedona Taphouse, Barcelona, Bobby Q's BBQ, Endurance House, Chase Bank, Wells Fargo and many more.

This information provided in this marketing package has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

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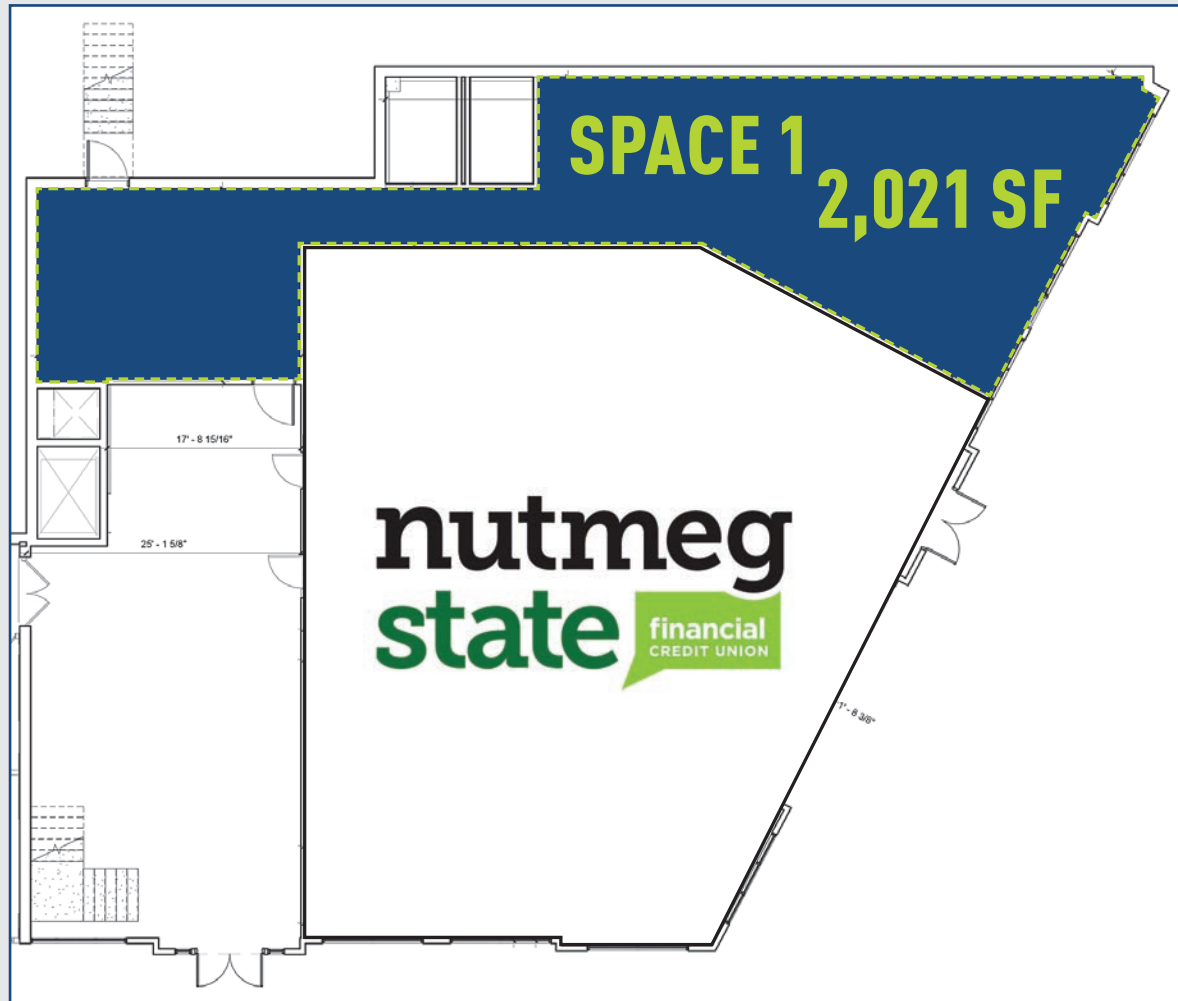
THE BERKELEY - TRADE AREA HIGHLIGHTS:

- Instant customer base in-place with local residential development and free parking.
- Surpasses all main streets and malls in Connecticut.
- Includes the highest concentration of target customers.
- \$25 billion spent on goods, services, and entertainment.



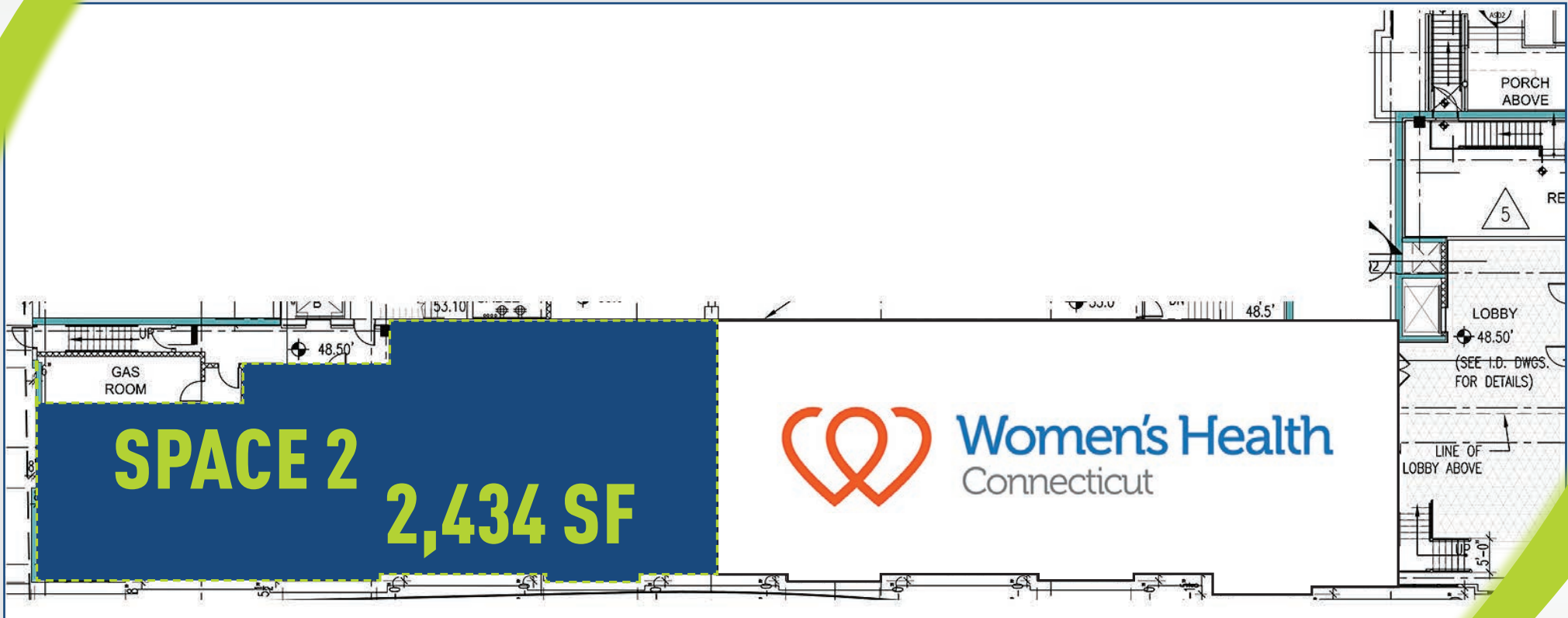


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SITE

NORWALK HOSPITAL SLEEP CENTER

THE BLOCK AT WAYPOINTE

THE PINNACLE AT WAYPOINTE

GGP SONO COLLECTION

NORWALK HOSPITAL / MAPLEWOOD SENIOR LIVING HEALTH CENTER

LOWE'S



RT. 7 | 65,800 VPD

WEST AVE. | 28,200 VPD



INTERSTATE 95 | 153,800 VPD

