

UNIQUE OFFICE SPACE FOR LEASE



**GOLDSCHMIDT
& ASSOCIATES**

Commercial Real Estate Group



34 Oakwood Avenue
Norwalk, CT

Property Features

- » 4,000 - 9,000 Usable SF
- » Walk to Norwalk-Merit 7 Train
- » Good On-Site Parking
- » On-Site Gym, Lounge, Picnic Area
- » At Exit 17C Off Merrit Pkwy
- » In Modern 54 Unit Apt Building
- » Super on Premises

Asking \$24 per SF Plus Separate Meters

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
» Population	43,027	148,734	457,742
» Avg HH Income	\$108,923	\$141,858	\$120,312

Contact:

Exclusive Broker:

Eric S. Goldschmidt

Phone: 914-723-1616

Exclusive Broker:

Peter Giner

Giner Realty

Phone: 914-263-0345

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, sales, lease or withdrawal without notice.

34 Oakwood Avenue, Norwalk CT



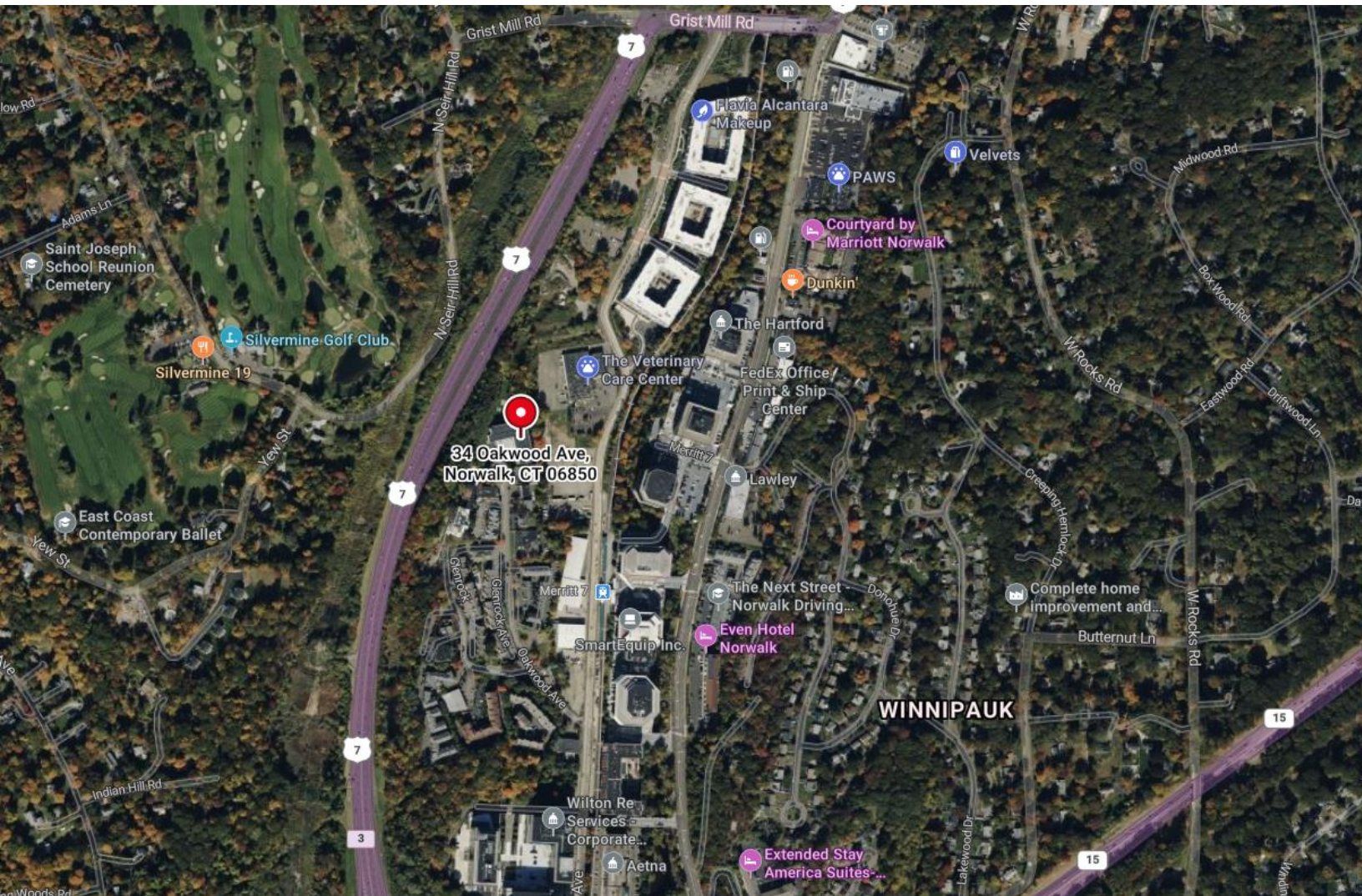
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