

# FOR LEASE

Office  
1<sup>st</sup> Floor – 1,400 SF



1-3 West Avenue, Norwalk, CT

For additional information or to request a showing please contact the Exclusive Agent  
Read Auerbach: 203-451-7047      [rauerbach@colonialrealty.net](mailto:rauerbach@colonialrealty.net)

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# MORE DETAILS

## Property Highlights:

- Off-street parking
- Kitchenette
- Conference room
- Fully built-out office space
- Reception / waiting area
- Walking distance to shops and restaurants
- Exposed wood beams & brick / hardwood floors
- May be combined



**Location:** Two blocks from I-95 exit 15 West Avenue  
Heart of SoNo next to SoNo Collection Mall

**Rent:** \$3,000.00 per floor per month plus utilities

**Zoning:** Business 2

**Available:** Immediately



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