



**PROPERTY DESCRIPTION**

First-floor executive office suites available for sale as professional condos in a premier Class A office building. Units are contiguous, featuring multiple private offices with extensive glass, allowing for a bright and healthy work environment.

Located within The Executive Pavilion, a highly regarded professional office building in the heart of downtown Ridgefield, just steps from Main Street with walkable access to restaurants, cafes, banks, retail, and municipal services.

The building offers an impressive entrance lobby, recently upgraded interior and exterior, elevator access, professional management, on-site fitness center, and ample level parking. A diverse tenant mix of professional services, consultants, medical providers, and boutique firms creates a dynamic business atmosphere.

An ideal opportunity for users or investors seeking visibility, convenience, and a prestigious in-town location.

**OFFERING SUMMARY**

Sale Price:	Suite 101: \$390,750
	Suite 102: \$245,250
Lease Price:	\$19NNN
Suite Sizes:	Suite 101: +/- 2,605 SF
	Suite 102: +/- 1,630 SF
Building Size:	59,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	237	754	1,849
Total Population	503	1,674	4,350
Average HH Income	\$140,786	\$147,535	\$165,712





### PROPERTY HIGHLIGHTS

- Two professional condo units – contiguous
- First-floor executive office space
- Located in The Executive Pavilion – Class A office building
- In-town Ridgefield location – walk to restaurants, shops, banks, and services
- Multiple private offices with glass for natural light
- Recently upgraded lobby and building exterior
- Impressive entrance lobby
- Elevator access + professional property management
- On-site fitness center
- Ample level parking
- Strong tenant mix including professional and medical users
- Ideal for owner-user, investor, or partial occupancy strategy



FOR SALE OR LEASE // PREMIER EXECUTIVE PAVILION OFFICE SUITES

90 Grove St. Ridgefield, CT

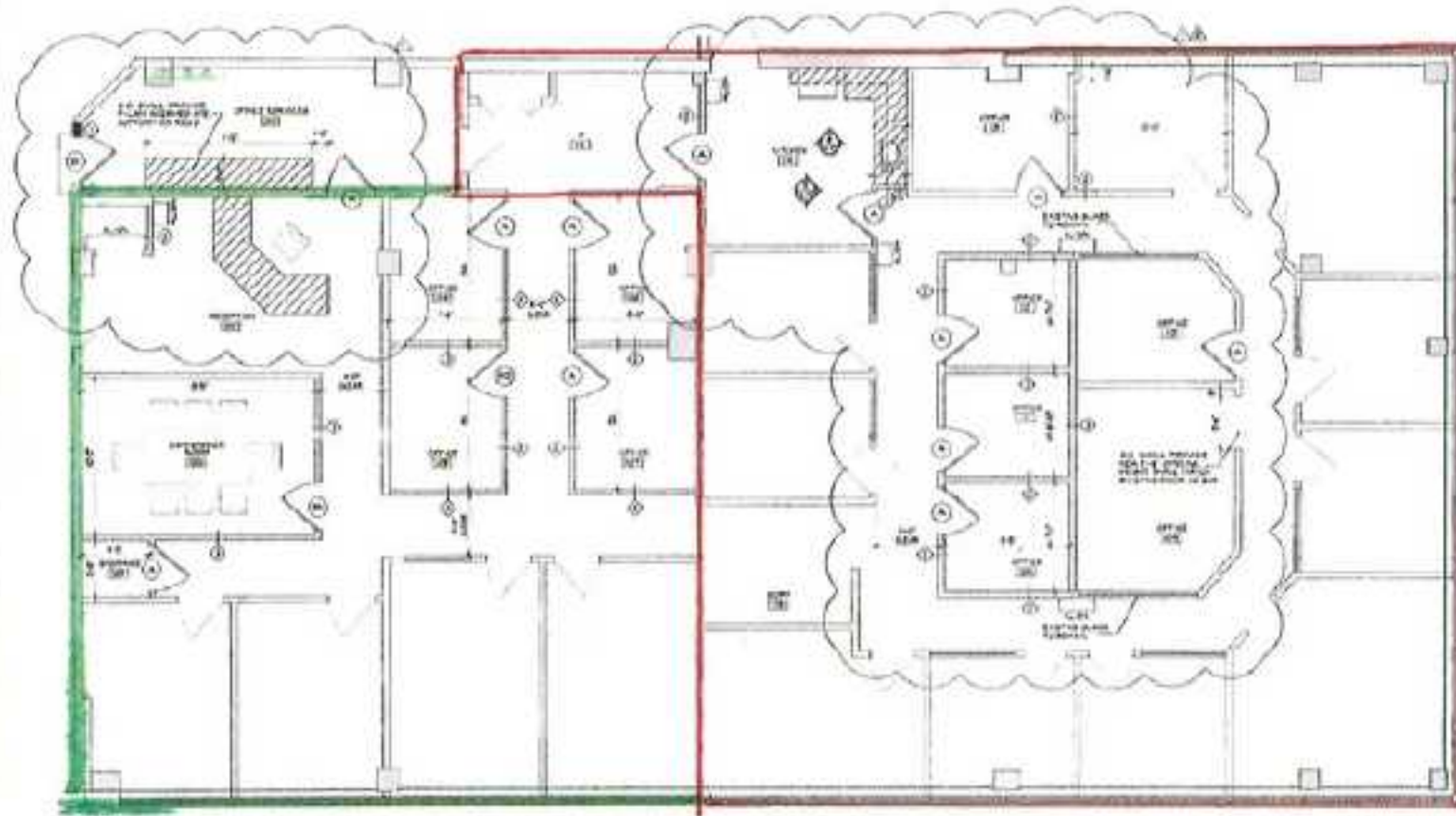


FOR SALE OR LEASE // PREMIER EXECUTIVE PAVILION OFFICE SUITES

90 Grove St. Ridgefield, CT







- ABBREVIATIONS:**
- WALL TO BE REMOVED (INDICATED BY DASHED LINE)
  - DOOR TO BE REMOVED (INDICATED BY DASHED LINE)
  - DOOR TO BE ADDED (INDICATED BY SOLID LINE)
  - WINDOW TO BE ADDED (INDICATED BY SOLID LINE)
  - WALL TO BE ADDED (INDICATED BY SOLID LINE)
  - WALL TO BE REMOVED (INDICATED BY DASHED LINE)
  - WALL TO BE ADDED (INDICATED BY SOLID LINE)
  - WALL TO BE REMOVED (INDICATED BY DASHED LINE)
  - WALL TO BE ADDED (INDICATED BY SOLID LINE)
- CONSTRUCTION:**
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  - 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING (M.E.P.) CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  - 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  - 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  - 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  - 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  - 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY AND HEALTH STANDARDS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  - 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL STANDARDS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- MULTILINGUAL PROJECT NUMBER:**
- 1. 2024-001
  - 2. 2024-002
  - 3. 2024-003
  - 4. 2024-004
  - 5. 2024-005
  - 6. 2024-006
  - 7. 2024-007
  - 8. 2024-008
  - 9. 2024-009
  - 10. 2024-010

**CONSTRUCTION PLAN**  
DATE: 11/15/24

**DF**

90 Grove Street  
Ridgefield, CT 06877

NO.	DATE	DESCRIPTION	BY	CHECKED
1	11/15/24	ISSUED FOR CONSTRUCTION	J. SMITH	M. JONES

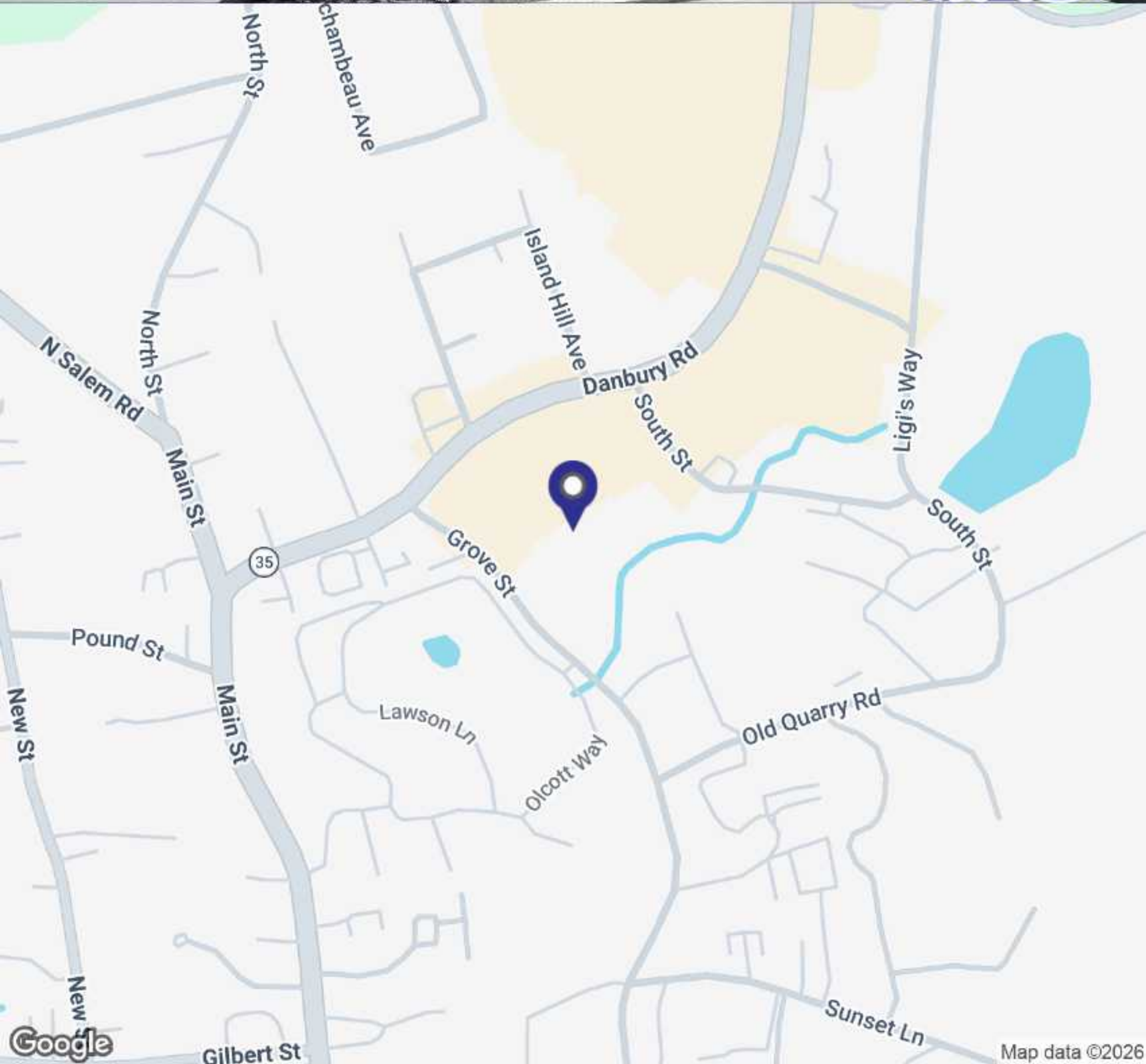
CONSTRUCTION PLAN

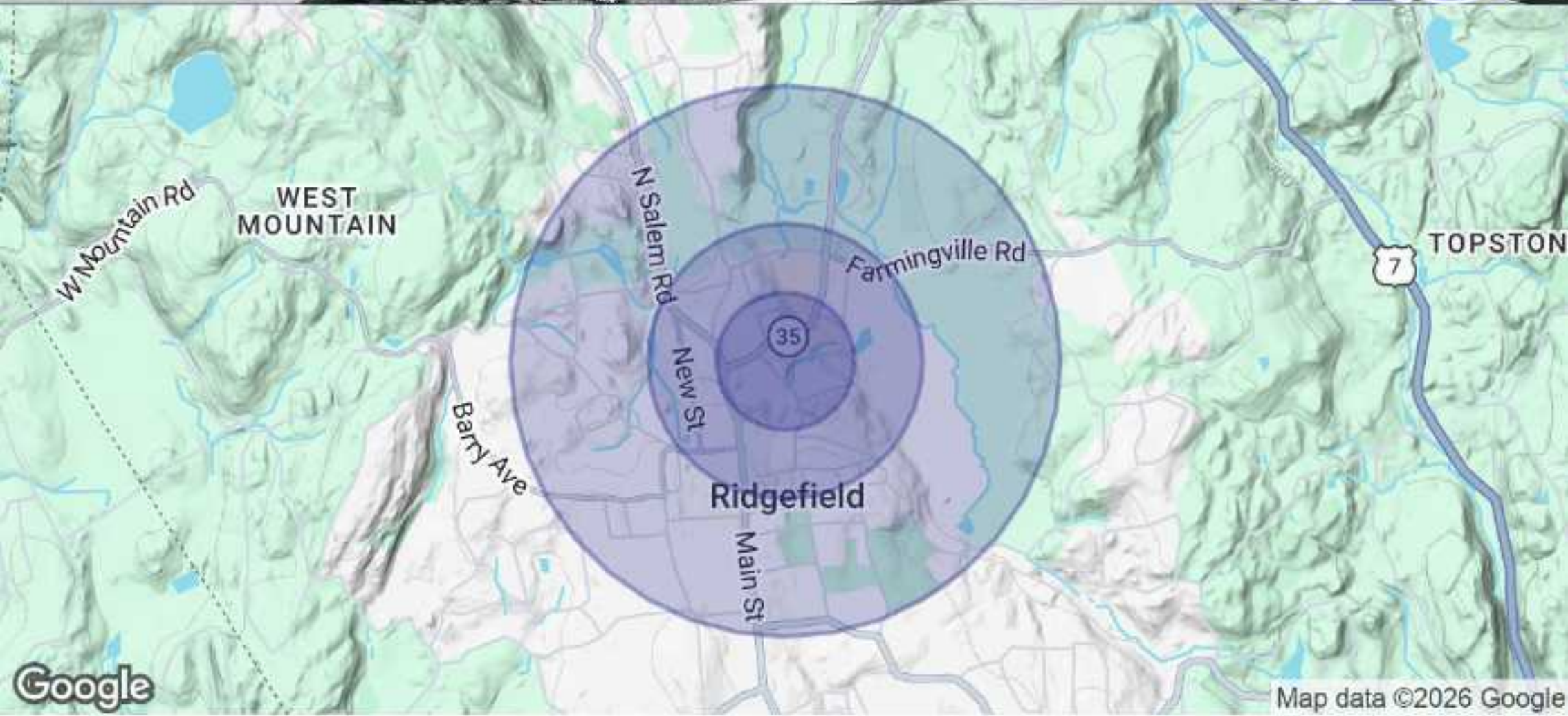
A9



FOR SALE OR LEASE // PREMIER EXECUTIVE PAVILION OFFICE SUITES

90 Grove St, Ridgefield, CT





POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	503	1,674	4,350
Average Age	55.0	52.4	48.7
Average Age (Male)	56.3	55.2	51.8
Average Age (Female)	54.6	50.3	44.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	237	754	1,849
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$140,786	\$147,535	\$165,712
Average House Value	\$701,210	\$749,090	\$775,002

2023 American Community Survey (ACS)

