



i.park

7

The latest development in the Corporate Growth Corridor

I-95

Merritt Parkway

Merritt 7

Hilton Hotel

Rte. 7 Connector

Walmart

Metro North

Rte. 7 to Danbury

www.iparknorwalk.com



OFFICE CAMPUS REDEVELOPMENT 400,000 SF



LEASING FEATURES: *The Value Proposition*

Rents 25% below market

Overall occupancy costs significantly reduced.

Flexible space layouts

Column spacing 24' x 24' average. Ceiling heights 16'-18'

Executive office/open plan efficiency

15% additional personnel occupancy.

Accessible location

On Rte. 7 at the Norwalk/Wilton line, 1/10 mile from I-95 Connector / 1/4 mile to the Merritt.

Good transportation options

Norwalk Wheels Bus service, shuttles and Metro North.

Excellent amenities

On-site national Health Club with 50m indoor pool, Retail, Restaurants, Hotels on Rte. 7.

Good corporate image

Norwalk/Wilton address. Convenient to executive and workforce housing.

Sustainable Design

Site

29 acres. (18 in Norwalk, 11 in Wilton.)

GBA

400,000 rsf.

Interior Finish

Turnkey or Tenants Specs with TIA allowance.

Interior Lighting

Tenants specs.

HVAC

New HVAC units to Tenants specs.

Electrical Power

"7+" watts psf. Redundant capabilities.

Parking: 4 per 1,000 sf.

Green Infrastructure:

Leeds Certified, Green Roof & Energy Efficiency.

Fiber

Large capacity, multiple carriers.



An Exciting Destination! Live, Work, Play



NATIONAL RE/SOURCES
A New Generation of Real Estate Investment

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