

**MEDICAL CONDO FOR SALE****OFFERING FEATURES**

- Medical Condo is located in the medical hub close to Norwalk Hospital and other medical buildings.
- Third floor North with direct water views. Recently renovated common corridors.
- Directly off exit-16 on I-95 and convenient to the Merritt Parkway.
- Trophy building, well landscaped with patient drop-off and concierge service.
- Large patient reception area, 8 offices, 7 exam rooms, three restrooms, kitchen and file room.
- On-site cafe

OFFERING HIGHLIGHTS

BUILDING SIZE	120,000 RSF
SPACE SIZE	3,908 RSF - Suite 3A
SALE PRICE:	\$750,000
COMMON CHARGES:	\$3,676.06 Avg/Month
ANNUAL TAXES:	\$10,500.00
PARKING:	4.5/1,000 RSF

For more information, please contact:

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Cushman & Wakefield of Connecticut, Inc.
107 Elm Street, 8th Floor
Stamford, CT 06902

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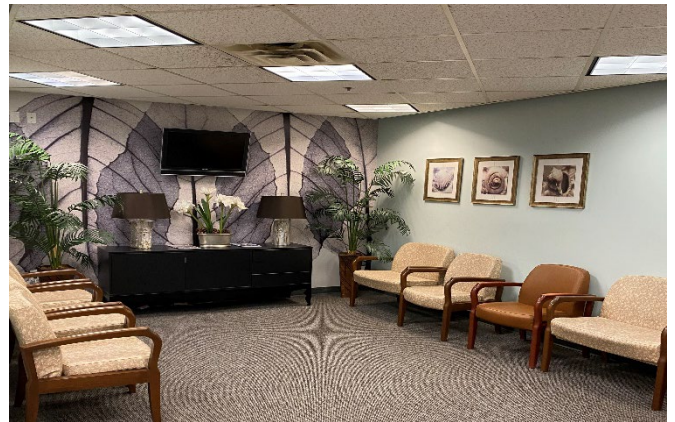
IMPRESSIVE STATE-OF-THE-ART LOBBY, LOUNGE AND RECEPTION



PATIENT DROP-OFF



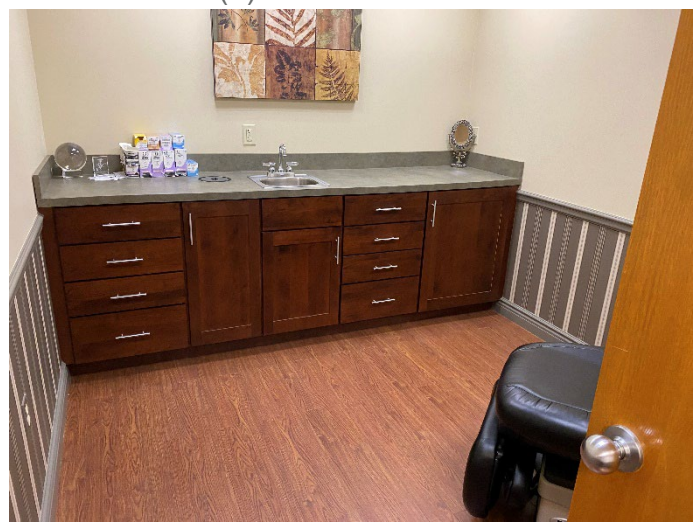
SPACIOUS WAITING AREA



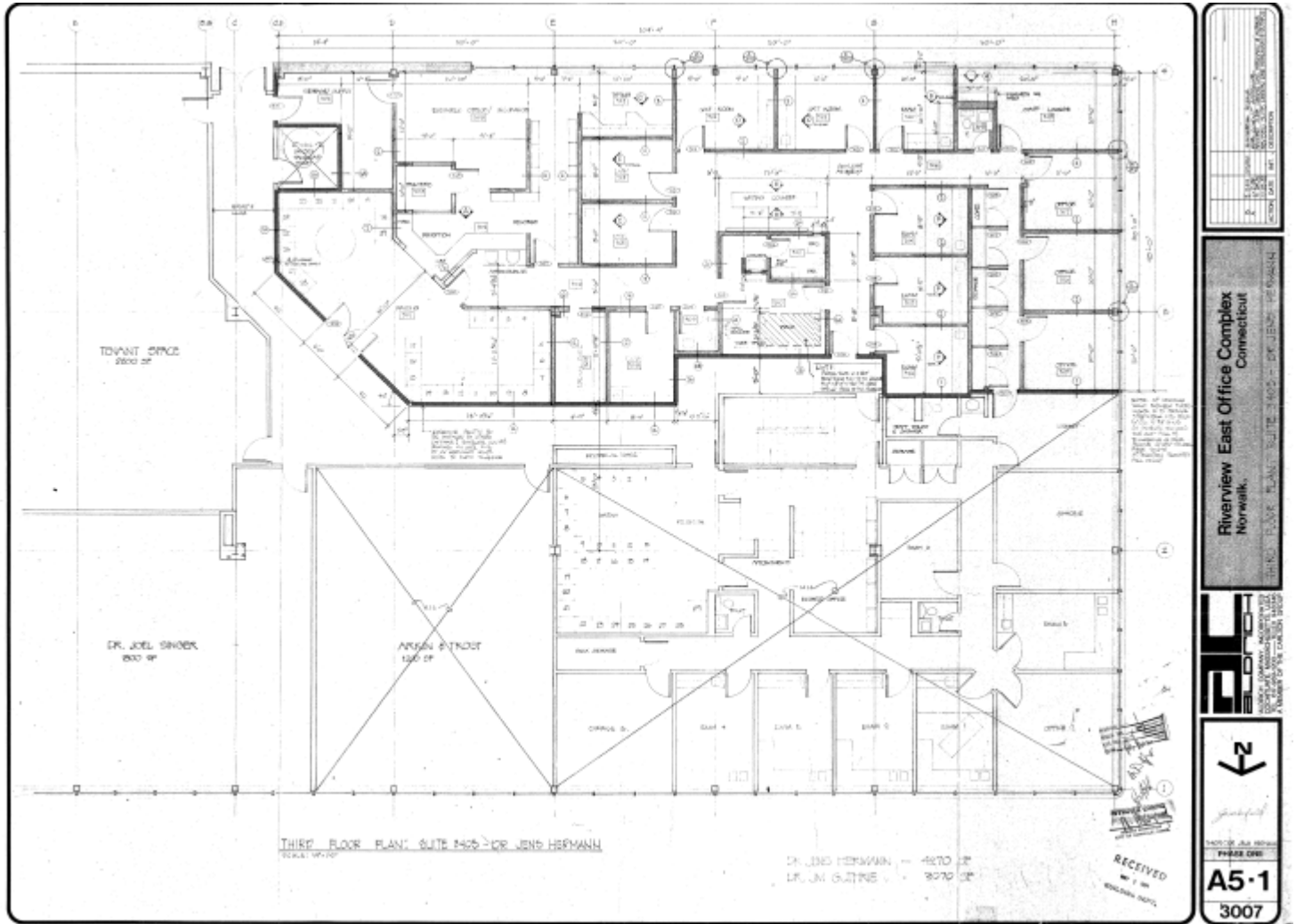
EXAM ROOM (1)



EXAM ROOM (2)



Suite 3A

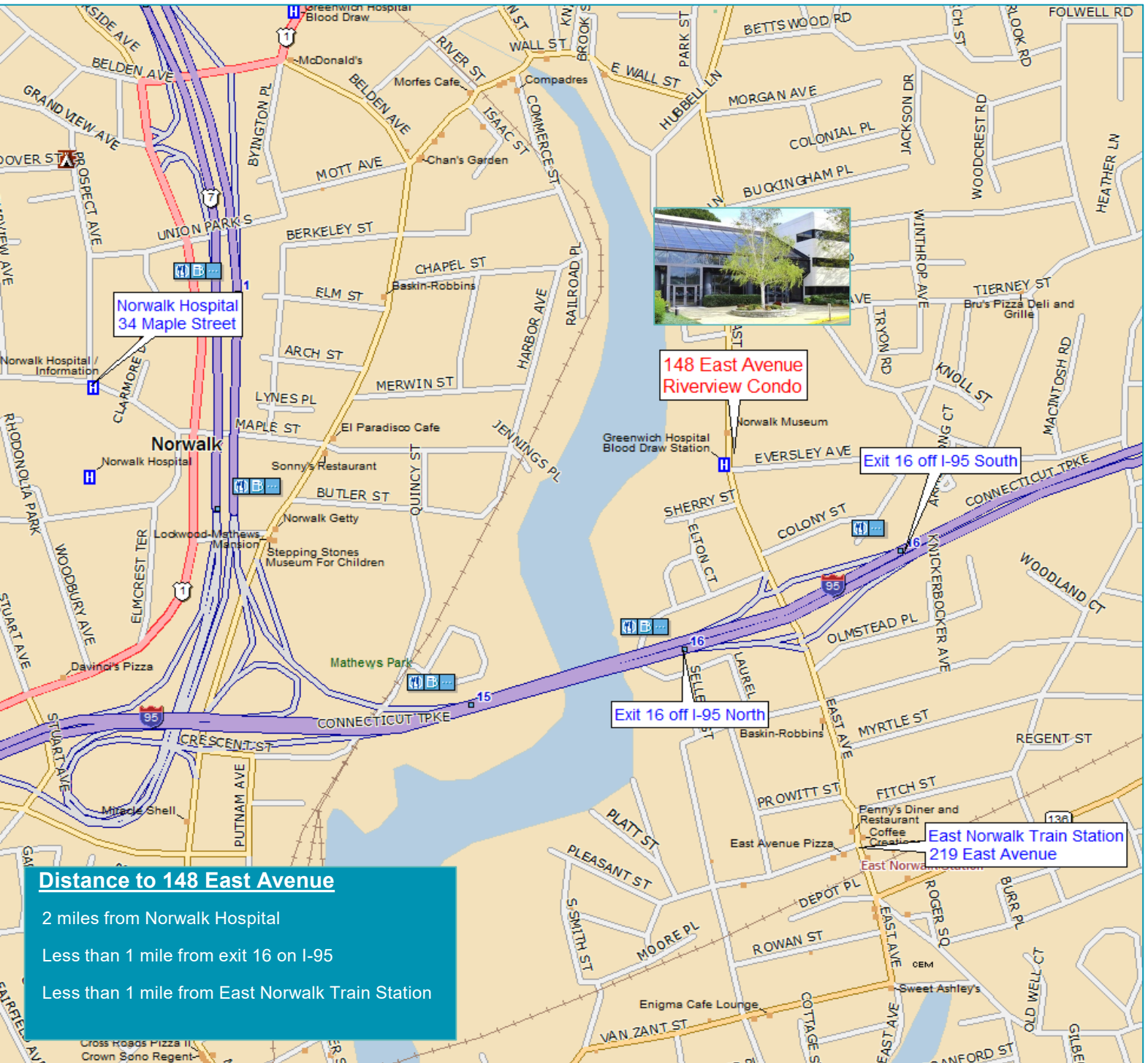


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