

Thorndal Circle

DARIEN, CONNECTICUT

Cushman & Wakefield's Capital Markets team is pleased to present for sale Thorndal Circle in Darien, Connecticut.

Originally developed between 1977 and 1986, Thorndal Circle represents the unique opportunity to reposition a significant land site in one of Fairfield County's most exclusive and affluent communities. The five-building, 108,000± SF office park is situated on 11.8± acres in the heart of downtown Darien with convenient access to upscale restaurants, a mix of national and boutique retailers, pristine beaches and parks, numerous country clubs, tennis clubs, yacht clubs and beach clubs, as well as one of the top school systems in the state. Thorndal Circle is also steps from the Corbin District—a 338,000± SF multi-use development (retail, office and residential) currently under construction—that will create an expanded, walkable retail corridor within the heart of downtown Darien.

The Town of Darien recently adopted the Design Office Multi-Family Overlay Zone (DOMR), which may be applied to Thorndale Circle's location in the Design Office Zone (DO) and allow for an increase in developable square footage and the ability to develop various forms of multi-family and residential housing options. Subject to municipal approvals, a redevelopment encompassing approximately 300,000 SF is feasible for the property as restricted by building area and coverage.

PROPERTY SUMMARY

Land Size	11.8± Acres
# of Office Buildings	5 Buildings
Total Office Space	108,000± SF
Potential Buildable Area (as per overlay zone)	300,000± SF



11.8-Acre Downtown Darien Redevelopment Opportunity



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Highlights

- Once-in-a-lifetime opportunity to purchase a site of this magnitude in a high barrier to entry town with a top 5 school system in the state
- Flexibility to develop multi-family in one of the top 10 wealthiest towns in the U.S. (Bloomberg) or maintain the existing office park
- Current lack of housing supply is driving rental and sale prices to historic highs

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