For lease · Noroton Heights, Darien

101 Noroton Avenue

A free-standing building on its own corner lot — 1,911 SF available



1,911	0.2 mi	$45	1 min
SF AVAILABLE	TO METRO-NORTH	PER SF MODIFIED GROSS	TO I-95 EXIT 10

THE SPACE

Two floors, available together or separately. No shared entrance, no shared parking, no neighbors through the wall.

FLOOR	SIZE	RATE
First floor	1,497 SF	$45.00 / SF
Second floor	414 SF	$45.00 / SF
Combined	**1,911 SF**	**$45.00 / SF**

Lower level 1,497 SF -- retained by ownership, not part of the offering.

The first floor opens to a vaulted ceiling with a built-in reception counter and a kitchenette, and takes natural light on three exposures.

414 SF on the second floor -- one open room with exposed beams and its own bathroom, reached by a private stair. No elevator.

Modified gross, plus utilities and cleaning. Annual escalation of $1.00 per SF.

Zoning. Zoned Neighborhood Business (NB), Town of Darien. Tenant use is subject to Planning and Zoning approval.





THE BUILDING

Total building	3,408 SF
Lot size	0.33 acre
Year built	1987
Stories	Two
Parking	On-site, dedicated
Construction	Wood frame
Heat	Forced air
Flood zone	X
Elevator	None
Zoning	NB

THE LOCATION

I-95, Exit 10	1 minute
Metro-North	Noroton Heights

LEASING INQUIRIES

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101noroton.com

Exclusive agent

Cushman & Wakefield of Connecticut, Inc.

Owner: 101 Noroton Ave Associates LLC