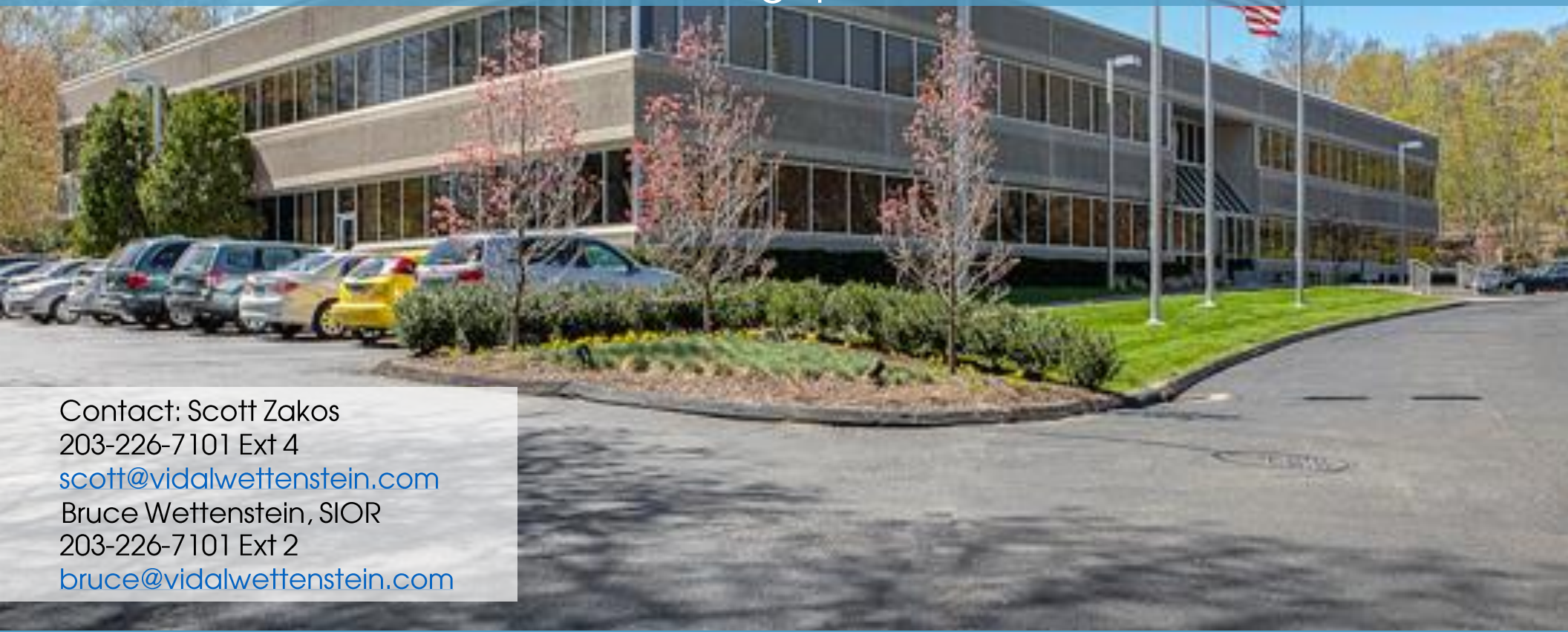


OFFICE SPACE FOR LEASE

One Greenwich Place, Shelton, Connecticut

Aka: 889 Bridgeport Avenue



Contact: Scott Zakos
203-226-7101 Ext 4
scott@vidalwettenstein.com
Bruce Wettenstein, SIOR
203-226-7101 Ext 2
bruce@vidalwettenstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

One Greenwich Place, Shelton, Connecticut

HIGHLIGHTS

- Two story well maintained professional office building with beautiful atrium and elevators to the second floor.
- Efficient and flexible layouts with abundant perimeter glass.
- Walking trail and beautiful pond along wooded campus setting.
- Spectacular Bridgeport Avenue location, directly off exit 11 of Route 8, close proximity to Merritt Pkwy and I-95. Convenient to restaurants, banking and shopping
- \$18.50 PSF gross + utilities

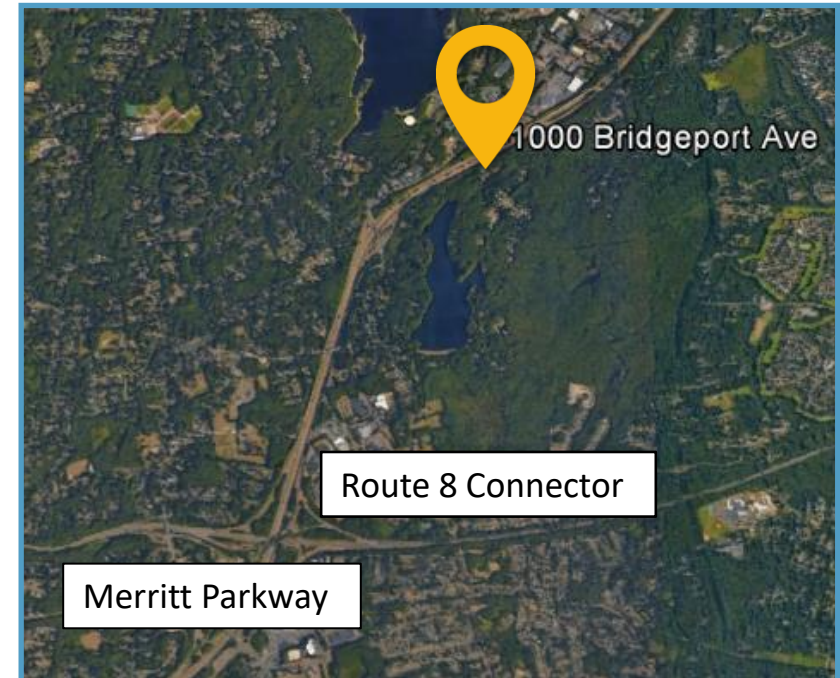


Location: Convenient to exit 11 of Route 8

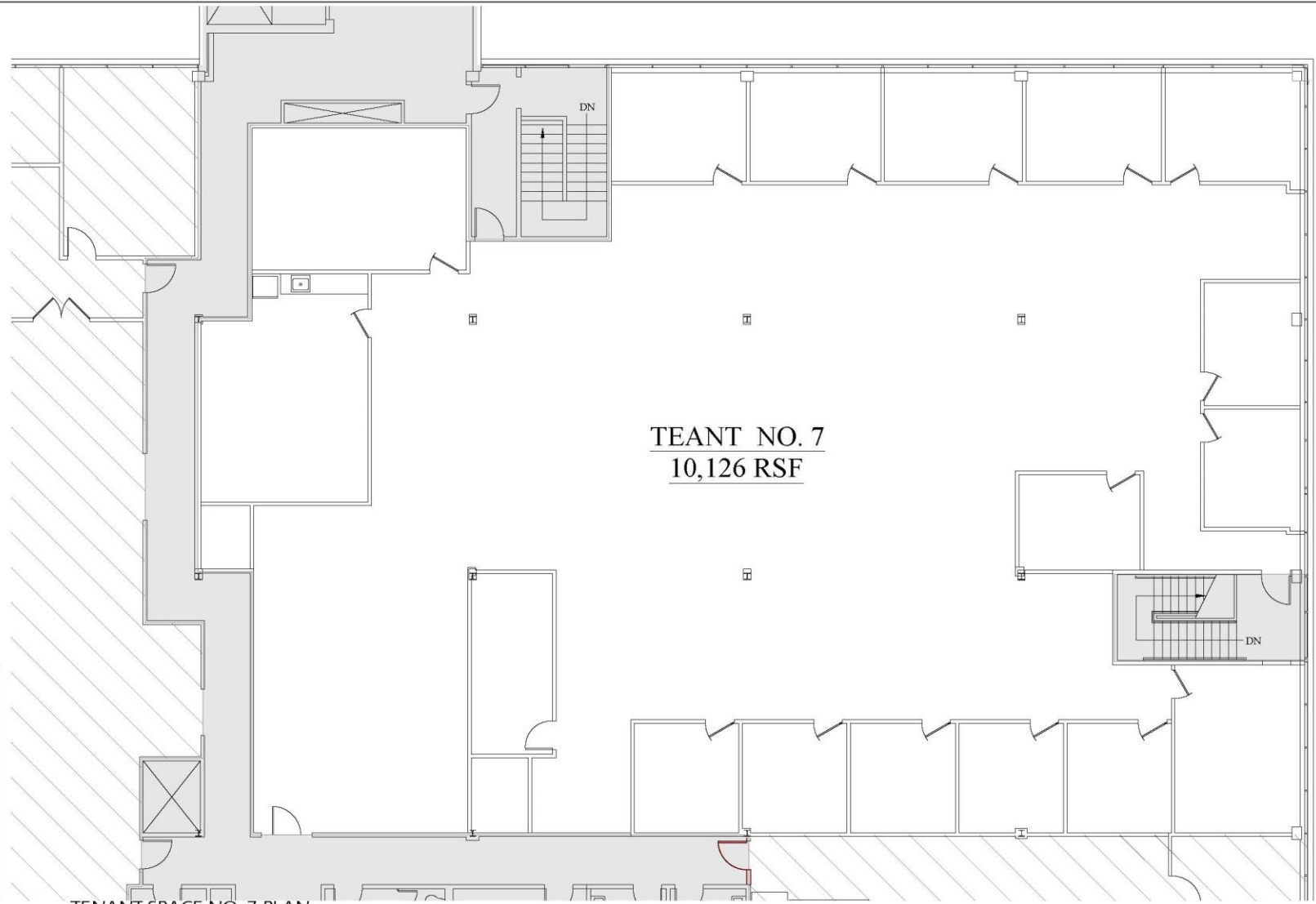
Space Available

1,500 - 10,126 SF on the second floor

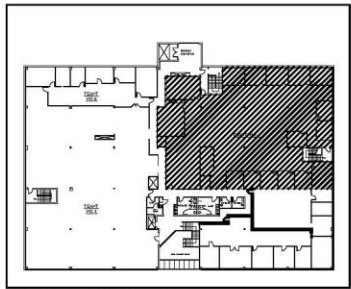
Contiguous to 15,215 SF on the second floor



One Greenwich Place, Shelton, Connecticut



TEANT NO. 7
10,126 RSF



LOCATION PLAN

N.T.S.

TENANT SPACE NO. 7 PLAN

3/32" = 1'-0"

CLIENT / LOCATION HARTT REALTY ADVISORS - ONE GREENWICH PLACE
889 BRIDGEPORT AVENUE, SHELTON, CT 06484

DATE 04/28/2021 **PROJECT NO.** 210427 **ARCHITECT** KAD **SCALE** 3/32"=1'-0"

The attached and/or accompanying designs, plans, details and/or specifications are the property of KA Davignon Architect.

KA DAVIGNON ARCHITECT

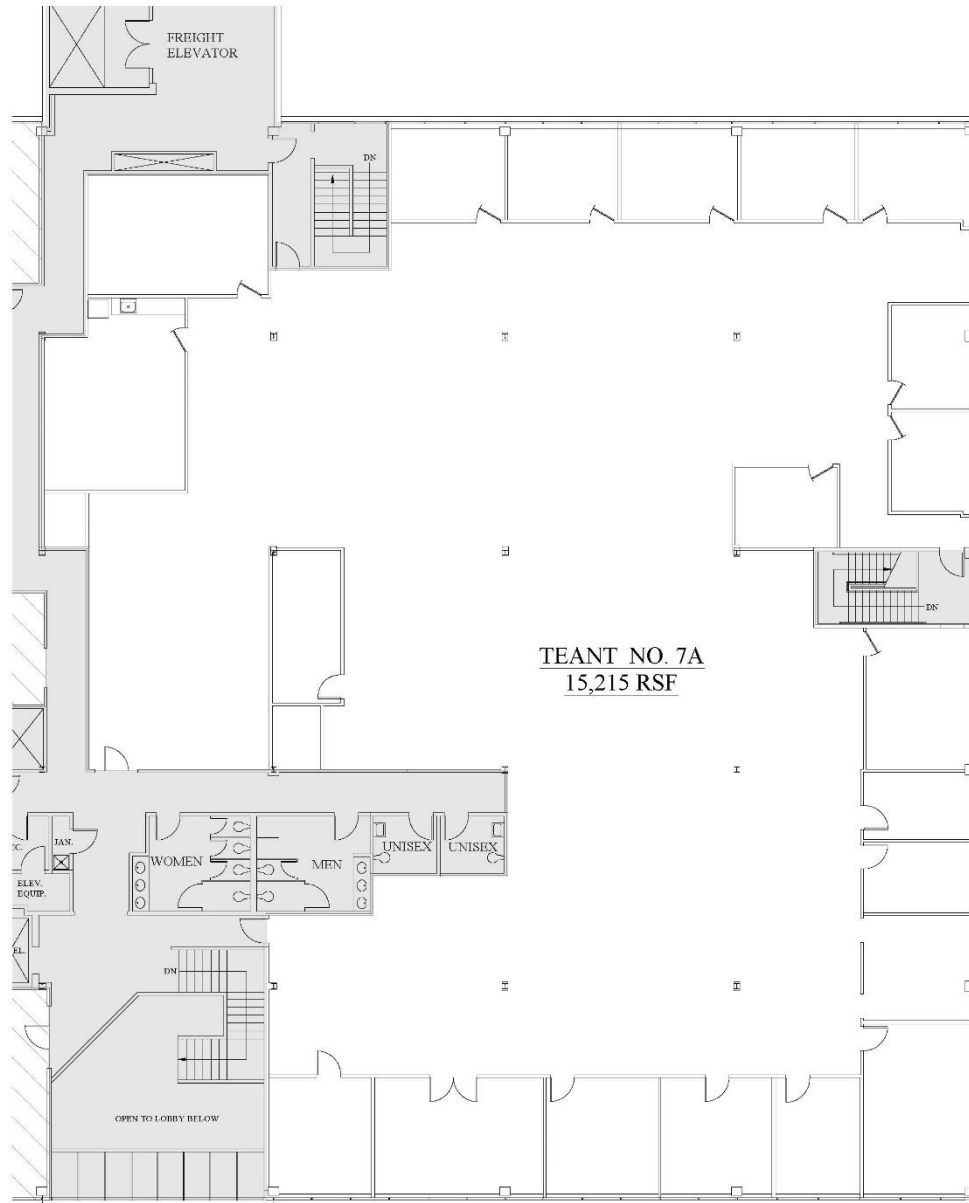
SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC

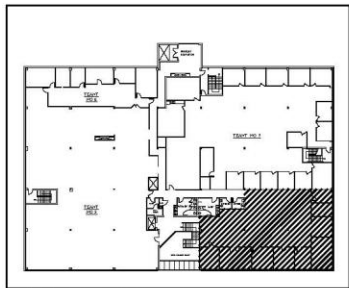
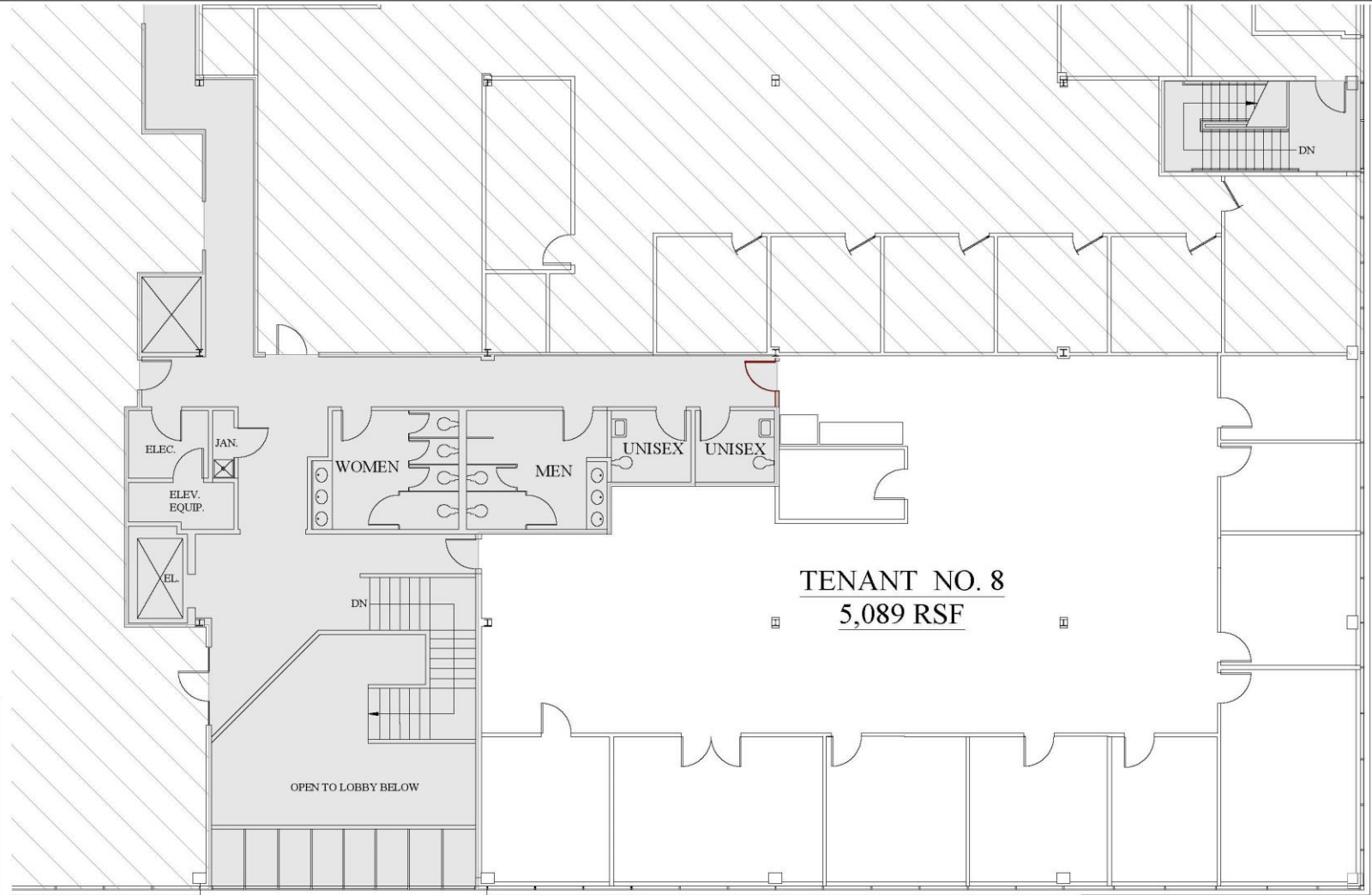


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www.vidalwettenstein.com

One Greenwich Place, Shelton, Connecticut



One Greenwich Place, Shelton, Connecticut



LOCATION PLAN

N.T.S.

TENANT SPACE NO. 8 PLAN

3/32" = 1'-0"

HARTT REALTY ADVISORS - ONE GREENWICH PLACE
889 BRIDGEPORT AVENUE, SHELTON, CT 06484

DATE	04/28/2021	PROJECT NO.	210427	DESIGNER	KAD	SCALE	3/32"=1'-0"
The attached and/or accompanying designs, plans, details and/or specifications are the							

KA DAVIGNON
ARCHITECT

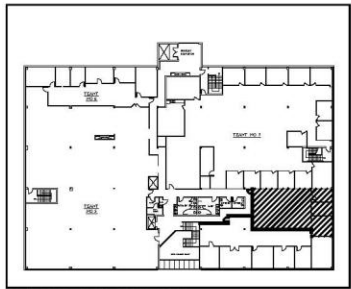
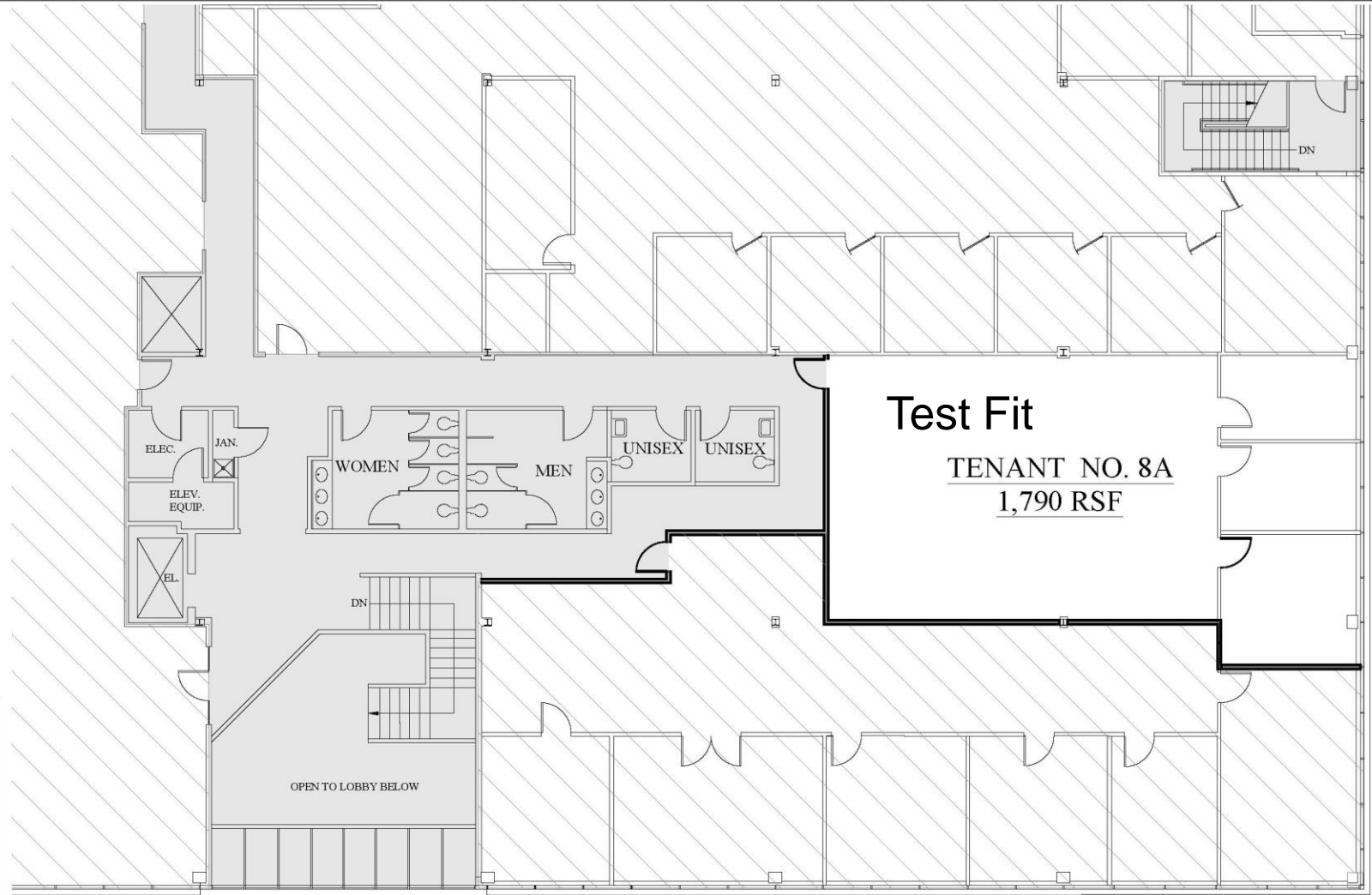
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One Greenwich Place, Shelton, Connecticut



LOCATION PLAN

N.T.S.

TENANT SPACE NO. 8A PLAN

3/32" = 1'-0"

HARTT REALTY ADVISORS - ONE GREENWICH PLACE
889 BRIDGEPORT AVENUE, SHELTON, CT 06484

DATE 04/28/2021 PROJECT NO. 210427 ARCHITECT KAD SCALE 3/32"=1'-0"

KA DAVIGNON ARCHITECT

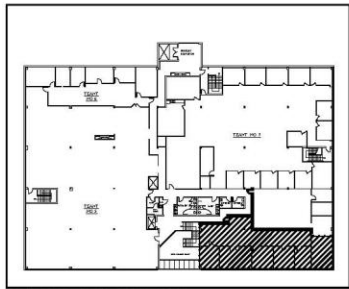
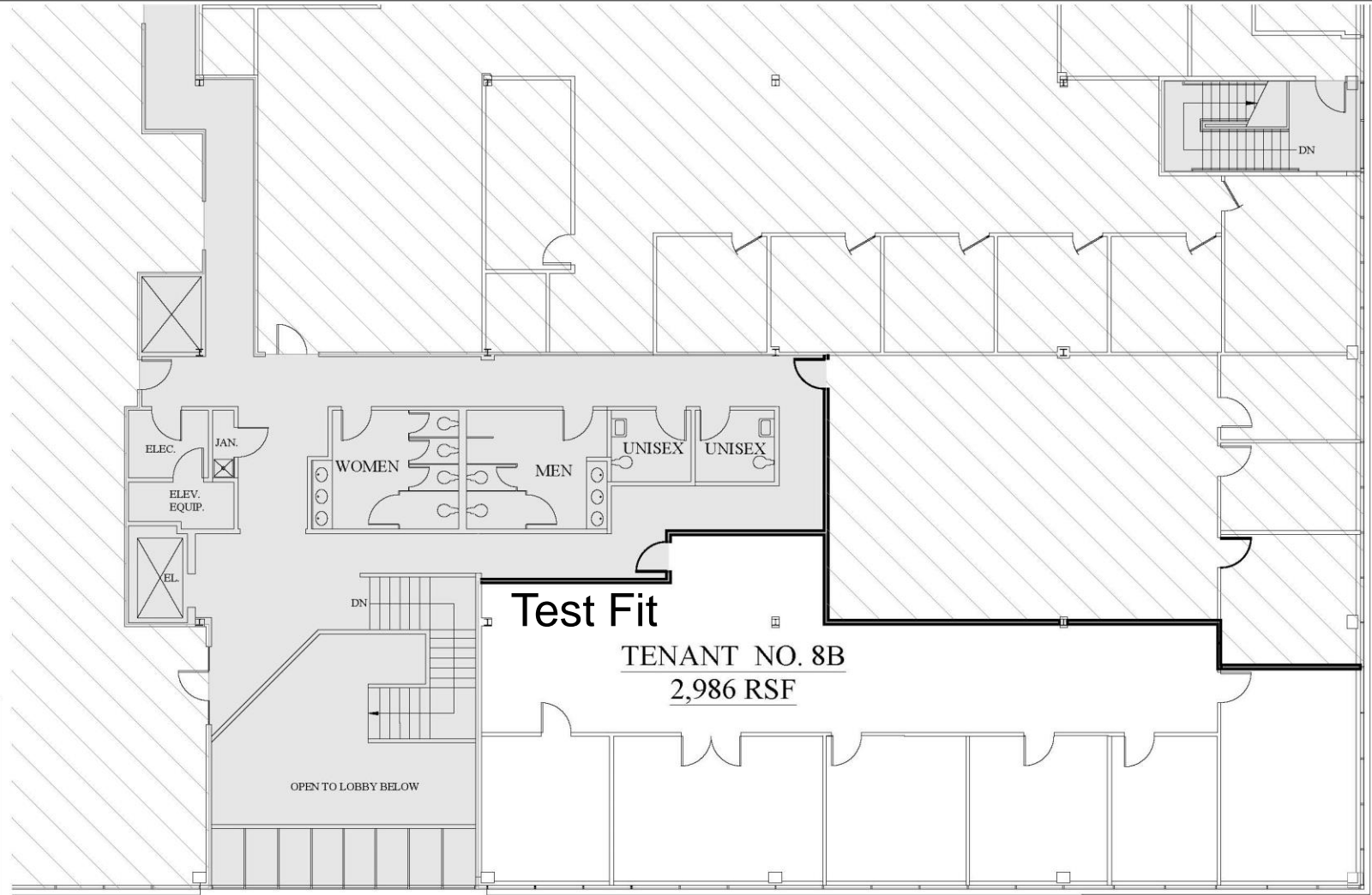


VIDAL/WETTENSTEIN, LLC



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One Greenwich Place, Shelton, Connecticut



LOCATION PLAN

N.T.S.

TENANT SPACE NO. 8B PLAN

3/32" = 1'-0"

HARTT REALTY ADVISORS - ONE GREENWICH PLACE
889 BRIDGEPORT AVENUE, SHELTON, CT 06484

DATE: 04/28/2021 PROJECT NO.: 210427 ARCHITECT: KAD SCALE: 3/32"=1'-0"

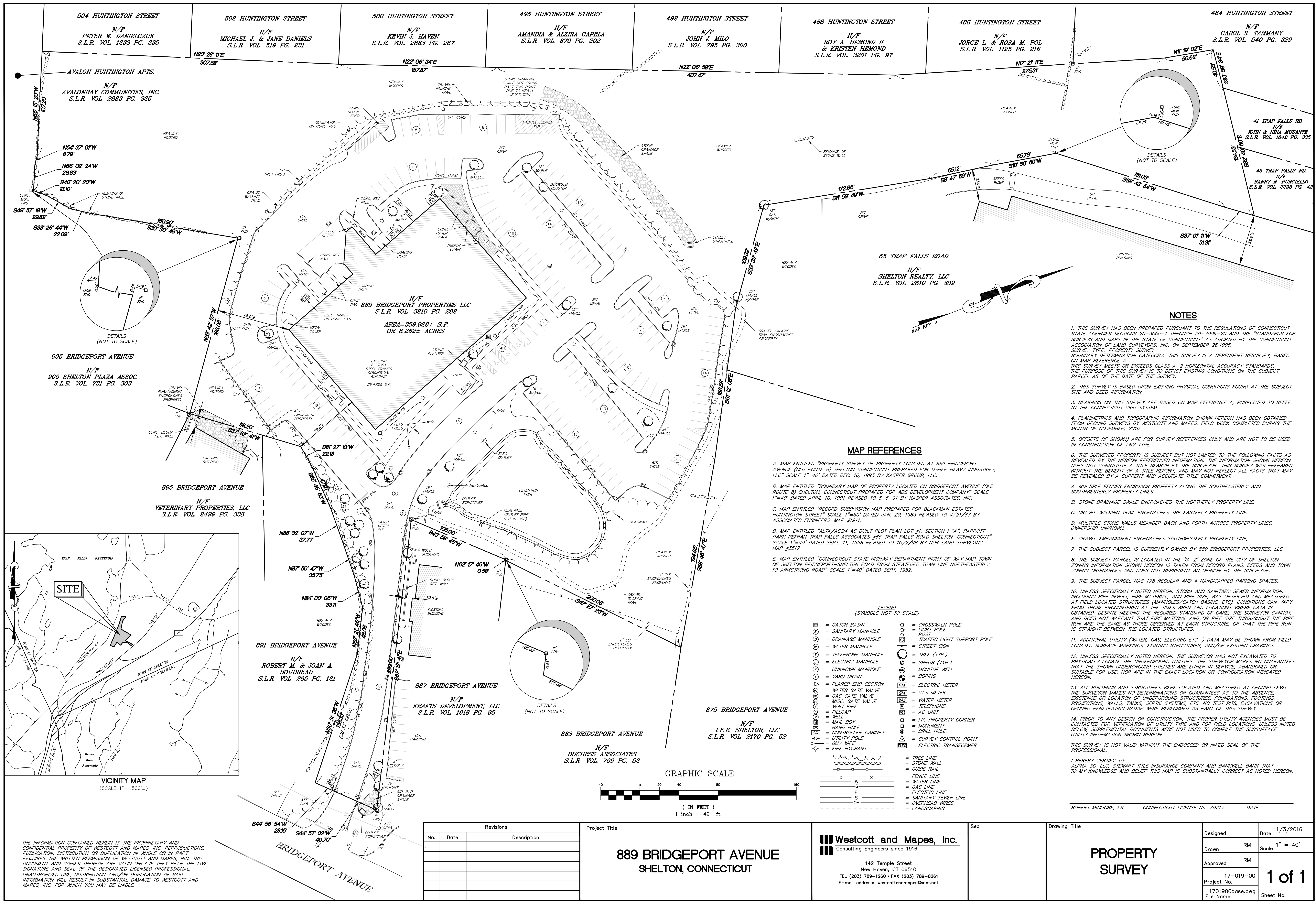
KA DAVIGNON ARCHITECT

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www.vidalwettenstein.com



NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. SURVEY TYPE: PROPERTY SURVEY. BOUNDARY DETERMINATION CATEGORY: THIS SURVEY IS A DEPENDENT RESURVEY, BASED ON MAP REFERENCE A. THIS SURVEY MEETS OR EXCEEDS CLASS A-2 HORIZONTAL ACCURACY STANDARDS. THE PURPOSE OF THIS SURVEY IS TO DETECT EXISTING CONDITIONS ON THE SUBJECT PARCEL AS OF THE DATE OF THE SURVEY.
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE AND DEED INFORMATION.
- BEARINGS ON THIS SURVEY ARE BASED ON MAP REFERENCE A, PURPORTED TO REFER TO THE CONNECTICUT GRID SYSTEM.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY WESTCOTT AND MAPES. FIELD WORK COMPLETED DURING THE MONTH OF NOVEMBER, 2016.
- OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT REFLECT ALL FACTS THAT MAY BE REVEALED BY A CURRENT AND ACCURATE TITLE COMMITMENT.
 - MULTIPLE FENCES ENDOACH PROPERTY ALONG THE SOUTHEASTERLY AND SOUTHWESTERLY PROPERTY LINES.
 - STONE DRAINAGE SWALE ENDOACHES THE NORTHERLY PROPERTY LINE.
 - GRAVEL WALKING TRAIL ENDOACHES THE EASTERLY PROPERTY LINE.
 - MULTIPLE STONE WALLS MEANDER BACK AND FORTH ACROSS PROPERTY LINES. OWNERSHIP UNKNOWN.
 - GRAVEL EMBANKMENT ENDOACHES SOUTHWESTERLY PROPERTY LINE.
- THE SUBJECT PARCEL IS CURRENTLY OWNED BY 889 BRIDGEPORT PROPERTIES, LLC.
- THE SUBJECT PARCEL IS LOCATED IN THE "A-2" ZONE OF THE CITY OF SHELTON. ZONING INFORMATION SHOWN HEREON IS TAKEN FROM RECORD PLANS, DEEDS AND TOWN ZONING ORDINANCES AND DOES NOT REPRESENT AN OPINION BY THE SURVEYOR.
- THE SUBJECT PARCEL HAS 178 REGULAR AND 4 HANDICAPPED PARKING SPACES.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION, INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE, WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIME WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS, EXISTING STRUCTURES, AND/OR EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. UNLESS NOTED BELOW, SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPLETE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.

THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.
 I HEREBY CERTIFY TO:
 ALPHA SG, LLC, STEWART TITLE INSURANCE COMPANY AND BANKWELL BANK THAT TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT MIGLIORE, LS CONNECTICUT LICENSE No. 70217 DATE

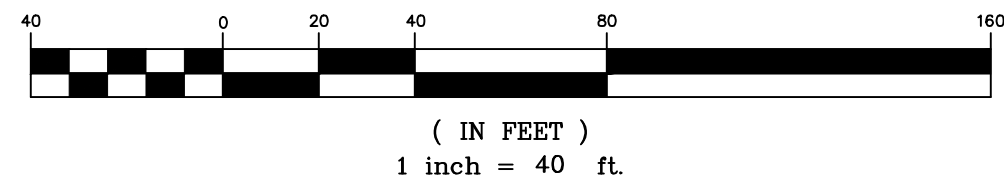
MAP REFERENCES

- MAP ENTITLED "PROPERTY SURVEY OF PROPERTY LOCATED AT 889 BRIDGEPORT AVENUE (OLD ROUTE 8) SHELTON, CONNECTICUT PREPARED FOR USHER HEAVY INDUSTRIES, LLC" SCALE 1"=40' DATED DEC. 16, 1993 BY KASPER GROUP, LLC.
- MAP ENTITLED "BOUNDARY MAP OF PROPERTY LOCATED ON BRIDGEPORT AVENUE (OLD ROUTE 8) SHELTON, CONNECTICUT PREPARED FOR ABS DEVELOPMENT COMPANY" SCALE 1"=40' DATED APRIL 10, 1991 REVISED TO 8-5-91 BY KASPER ASSOCIATES, INC.
- MAP ENTITLED "RECORD SUBDIVISION MAP PREPARED FOR BLACKMAN ESTATES HUNTINGTON STREET" SCALE 1"=50' DATED JAN. 20, 1983 REVISED TO 4/21/83 BY ASSOCIATED ENGINEERS, MAP #1911.
- MAP ENTITLED "ALTA/ACSM AS BUILT PLOT PLAN LOT #1, SECTION 1 "A", PARROTT PARK PERRAN TRAP FALLS ASSOCIATES #65 TRAP FALLS ROAD SHELTON, CONNECTICUT" SCALE 1"=40' DATED SEPT. 11, 1998 REVISED TO 10/2/98 BY NOK LAND SURVEYING. MAP #3517.
- MAP ENTITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF SHELTON BRIDGEPORT-SHELTON ROAD FROM STRATFORD TOWN LINE NORTHEASTERLY TO ARMSTRONG ROAD" SCALE 1"=40' DATED SEPT. 1952.

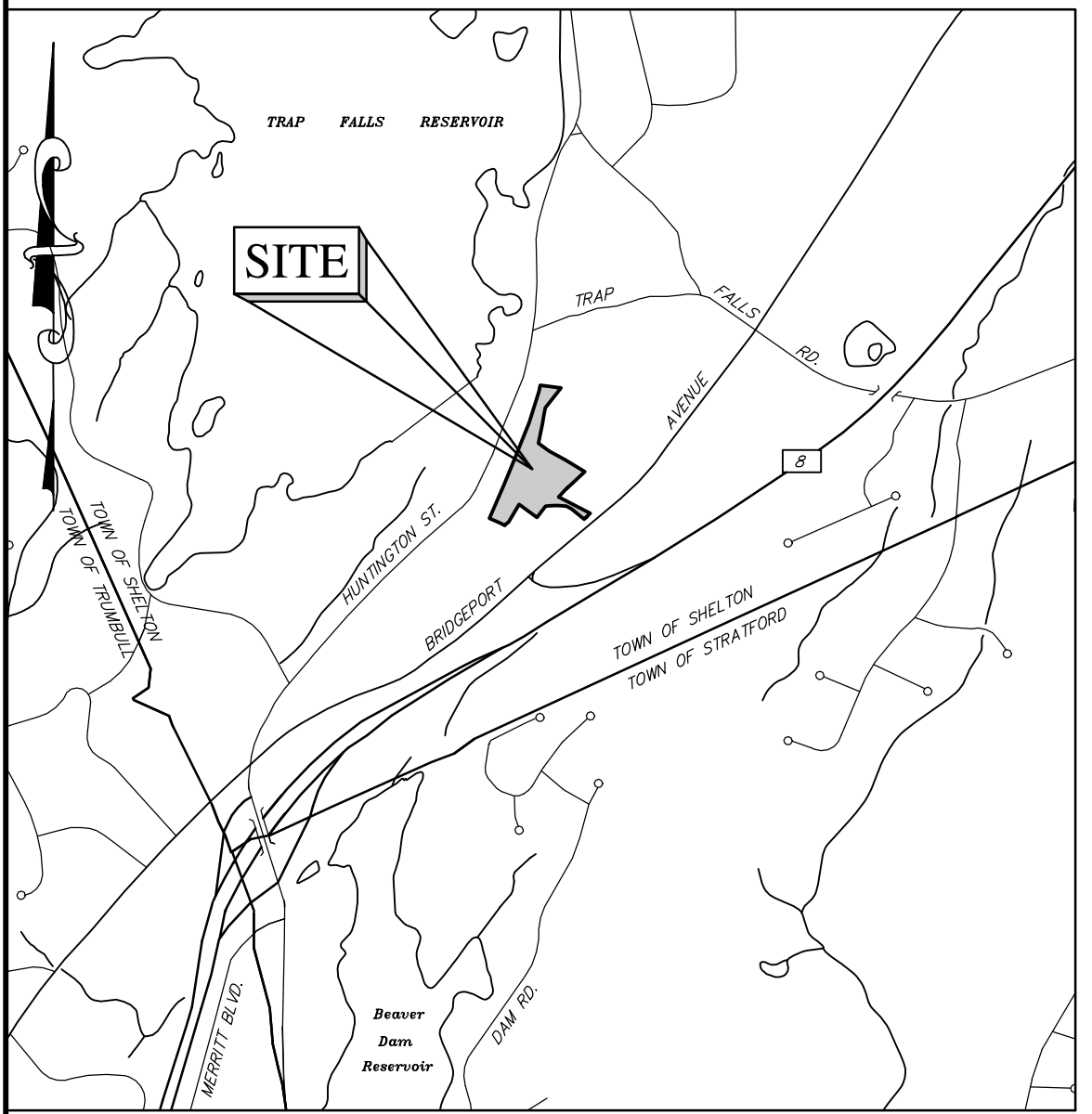
LEGEND
(SYMBOLS NOT TO SCALE)

- ⊖ = CATCH BASIN
- ⊙ = SANITARY MANHOLE
- ⊕ = DRAINAGE MANHOLE
- ⊗ = WATER MANHOLE
- ⊘ = TELEPHONE MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = UNKNOWN MANHOLE
- ⊙ = YARD DRAIN
- ▽ = FLARED END SECTION
- ▽ = WATER GATE VALVE
- ▽ = GAS GATE VALVE
- ▽ = MISC. GATE VALVE
- ▽ = VENT PIPE
- ▽ = FILLCAP
- ▽ = WELL
- ▽ = MAIL BOX
- ▽ = HAND HOLE
- ▽ = CONTROLLER CABINET
- ▽ = UTILITY POLE
- ▽ = GUY WIRE
- ▽ = FIRE HYDRANT
- ⊙ = CROSSWALK POLE
- ⊙ = LIGHT POLE
- ⊙ = FOOT
- ⊙ = TRAFFIC LIGHT SUPPORT POLE
- ⊙ = STREET SIGN
- ⊙ = TREE (TYP.)
- ⊙ = SHRUB (TYP.)
- ⊙ = MONITOR WELL
- ⊙ = BORING
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WATER METER
- ⊙ = TELEPHONE
- ⊙ = AC UNIT
- ⊙ = I.P. PROPERTY CORNER
- ⊙ = MONUMENT
- ⊙ = DRILL HOLE
- ⊙ = SURVEY CONTROL POINT
- ⊙ = ELECTRIC TRANSFORMER
- = TREE LINE
- = STONE WALL
- = GUIDE RAIL
- = FENCE LINE
- = WATER LINE
- = GAS LINE
- = ELECTRIC LINE
- = SANITARY SEWER LINE
- = OVERHEAD WIRES
- = LANDSCAPING

GRAPHIC SCALE



VICINITY MAP
(SCALE 1"=1,500'±)



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Revisions		
No.	Date	Description

Project Title
889 BRIDGEPORT AVENUE
SHELTON, CONNECTICUT

Westcott and Mapes, Inc.
 Consulting Engineers since 1916
 142 Temple Street
 New Haven, CT 06510
 TEL (203) 789-1260 • FAX (203) 789-8261
 E-mail address: westcottandmapes@net.net

Drawing Title		Designed	Date
PROPERTY SURVEY		RM	11/3/2016
		RM	Scale 1" = 40'
		RM	17-019-00
Project No.		1701900base.dwg	
File Name		Sheet No.	

F:\Projects-2017\17-019-00-889 Bridgeport Ave Shelton Survey Drawings\17-019-00_Survey Base.dwg

One Greenwich Place, Shelton, Connecticut



Shelton, Connecticut

General

ACS, 2017–2021	Shelton	State
Current Population	40,944	3,605,330
Land Area <i>mi</i> ²	31	4,842
Population Density <i>people per mi</i> ²	1,337	745
Number of Households	16,204	1,397,324
Median Age	48	41
Median Household Income	\$103,647	\$83,572
Poverty Rate	6%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Construction <i>Specialty Trade Contractors</i>	3,980	46%
2 Government <i>Local Government</i>	3,908	32%
3 Other Services (except Public Admin) <i>Private Households</i>	3,702	99%
4 Health Care and Social Assistance <i>Social Assistance</i>	1,613	39%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	1,350	100%
Total Jobs, All Industries	23,028	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	366	357	379	484	528

Total Active Businesses 4,667

Key Employers

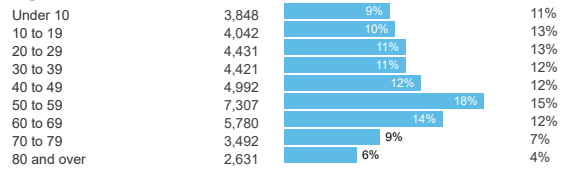
Data from Municipalities, 2023

- Nasdaq
- BIC Corp
- Prudential Financial
- Pitney Bowes Inc
- Hubbell Inc

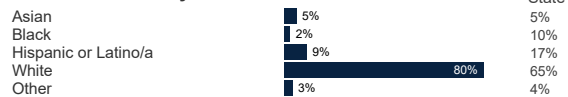
Demographics

ACS, 2017–2021

Age Distribution



Race and Ethnicity

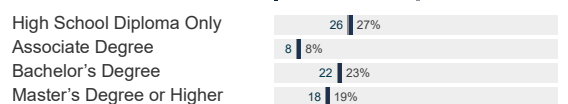


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



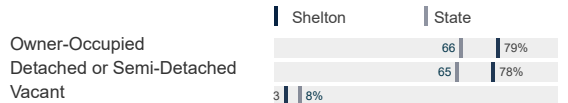
Educational Attainment



Housing

ACS, 2017–2021

	Shelton	State
Median Home Value	\$358,900	\$286,700
Median Rent	\$1,373	\$1,260
Housing Units	16,791	1,527,039



Schools

CT Department of Education, 2022-23

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Shelton School District	PK-12	4,405	75	90%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Shelton School District	62%	71%
Statewide	48%	56%

Shelton, Connecticut

Labor Force

CT Department of Labor, 2022

	Shelton	State
Employed	21,469	1,851,993
Unemployed	958	80,470

Unemployment Rate

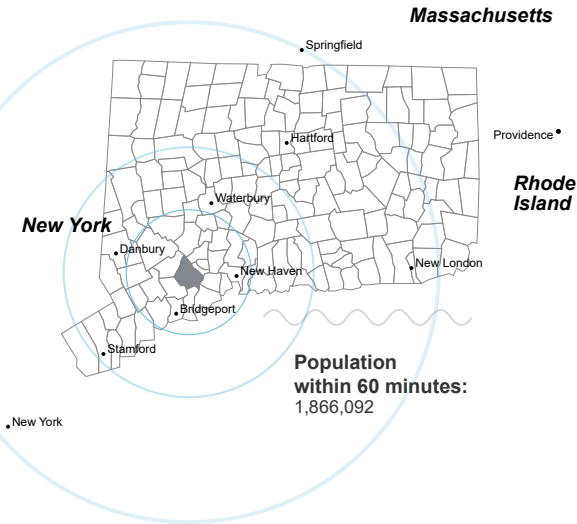


Self-Employment Rate*



*ACS, 2017–2021

Catchment Areas of 15mi, 30mi, and 60mi

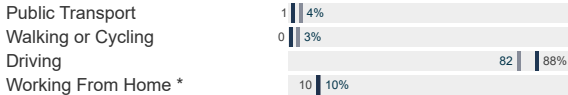


Access

ACS, 2017–2021

	Shelton	State
Mean Commute Time *	27 min	26 min
No Access to a Car	5%	8%
No Internet Access	8%	9%

Commute Mode



Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	Valley Transit District
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$149,423,200
Property Tax Revenue	\$109,949,985
<i>per capita</i>	\$2,630
<i>per capita, as % of state avg.</i>	82%
Intergovernmental Revenue	\$34,504,442
Revenue to Expenditure Ratio	1%

Municipal Expenditure

Total Expenditure	\$141,563,795
Educational	\$98,235,892
Other	\$43,327,903

Grand List

Equalized Net Grand List	\$7,319,857,732
<i>per capita</i>	\$176,493
<i>per capita, as % of state avg.</i>	109%
Commercial/Industrial Share of Net Grand List	0%
Actual Mill Rate	22.42
Equalized Mill Rate	14.90

Municipal Debt

Moody's Rating (2023)	A1
S&P Rating (2023)	AA-
Total Indebtedness	\$17,451,086
<i>per capita</i>	\$421
<i>per capita, as % of state avg.</i>	15%
<i>as percent of expenditures</i>	12%
Annual Debt Service	\$8,187,488
<i>as % of expenditures</i>	6%



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About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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