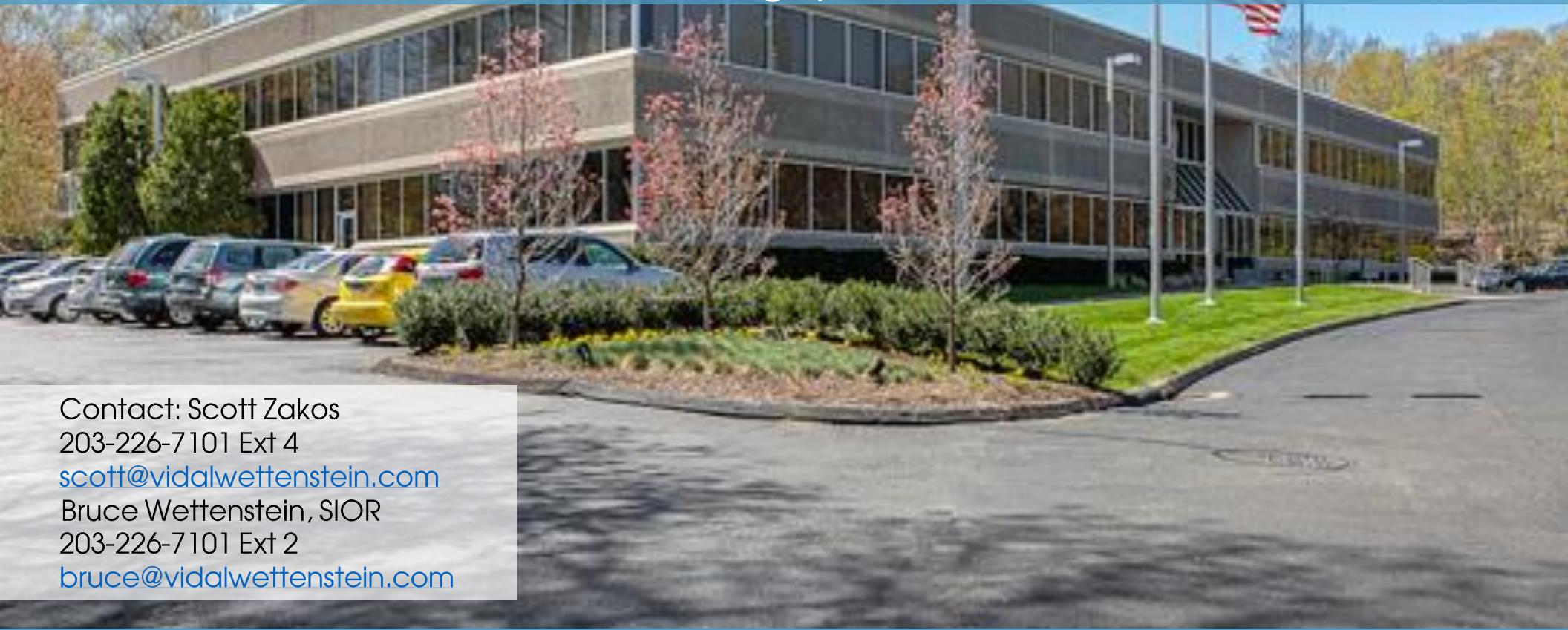


OFFICE BUILDING FOR LEASE

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



Individual Members
Society of Industrial & Office Realtors

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



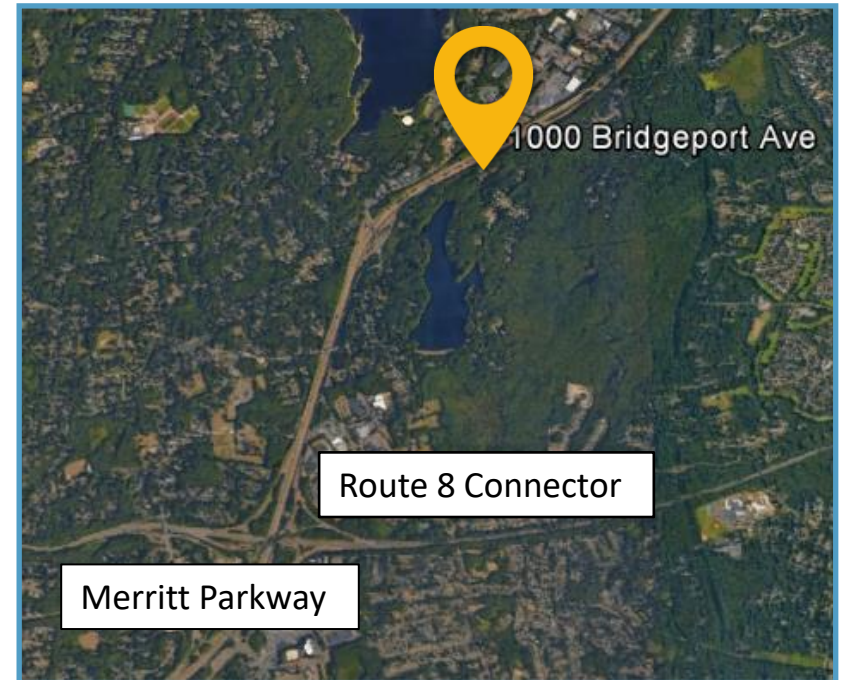
Location: Convenient to exit 11 of Route 8

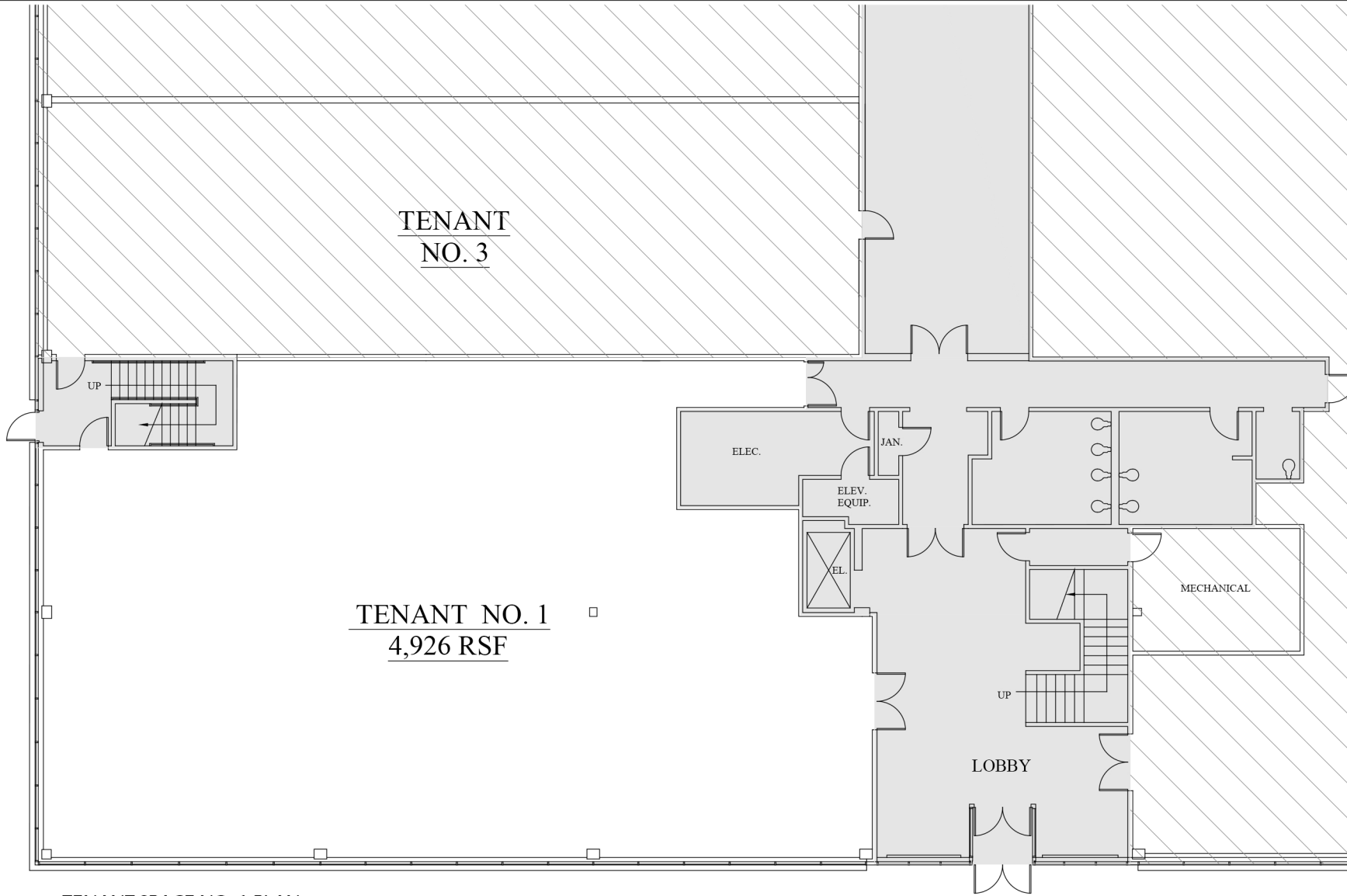
PROPERTY DETAILS

5,000 SF on the first floor

5,287 & 9,892 SF on the second floor

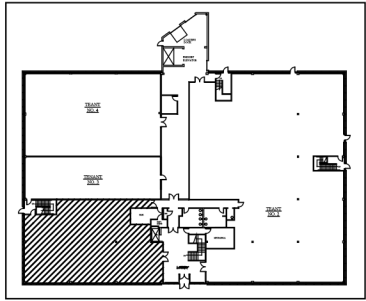
Contiguous to 15,179 SF on the second floor





TENANT
NO. 3

TENANT NO. 1
4,926 RSF



LOCATION PLAN

N.T.S.

TENANT SPACE NO. 1 PLAN

$3/32" = 1'-0"$

SUBMIT / LOCATION

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

REFERENCE DWG.

TP-01 TENANT SPACE NO. 1 (FIRST FLOOR)

DATE

04/28/2021

PROJ. NO.

210427

DRAWN

KAD

SCALE

$3/32" = 1'-0"$

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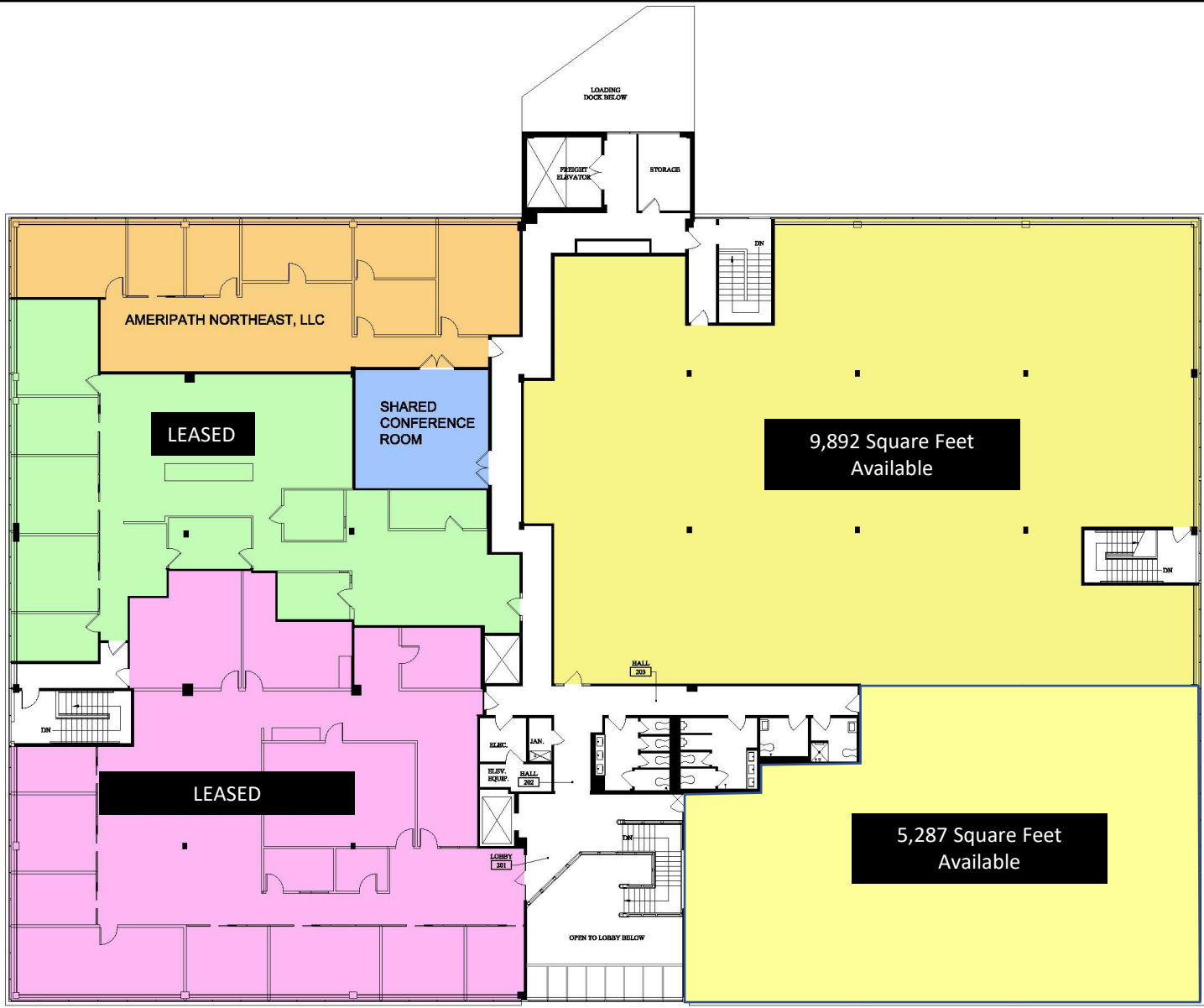
DWN

TP-01

KA DAVIGNON
ARCHITECT
203 / 676-8383

KEVIN @
KADARCH.COM





FL

Drawing Title

Second Floor Leasing Plan

Project

One Greenwich Place
889 Bridgeport Avenue
Shelton, CT

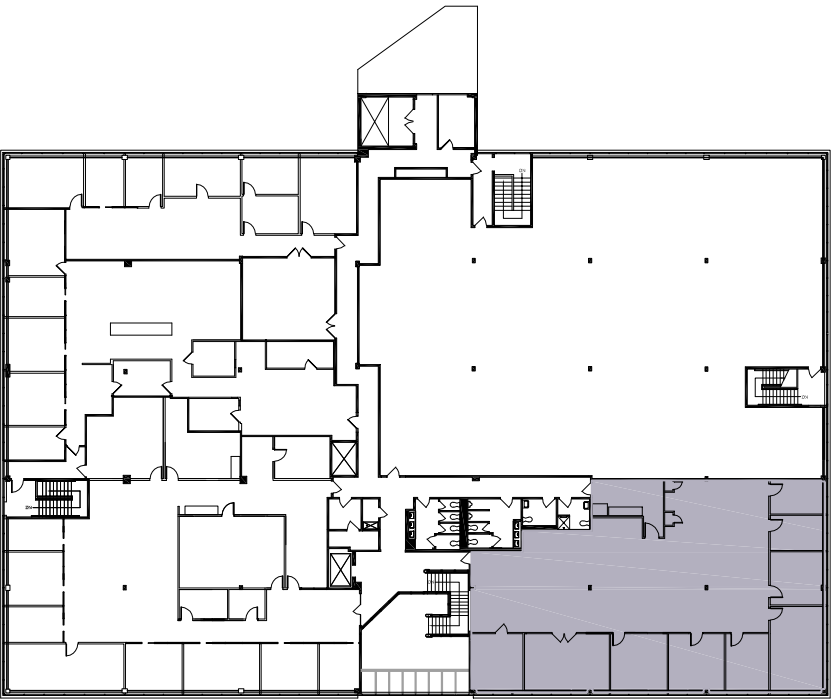
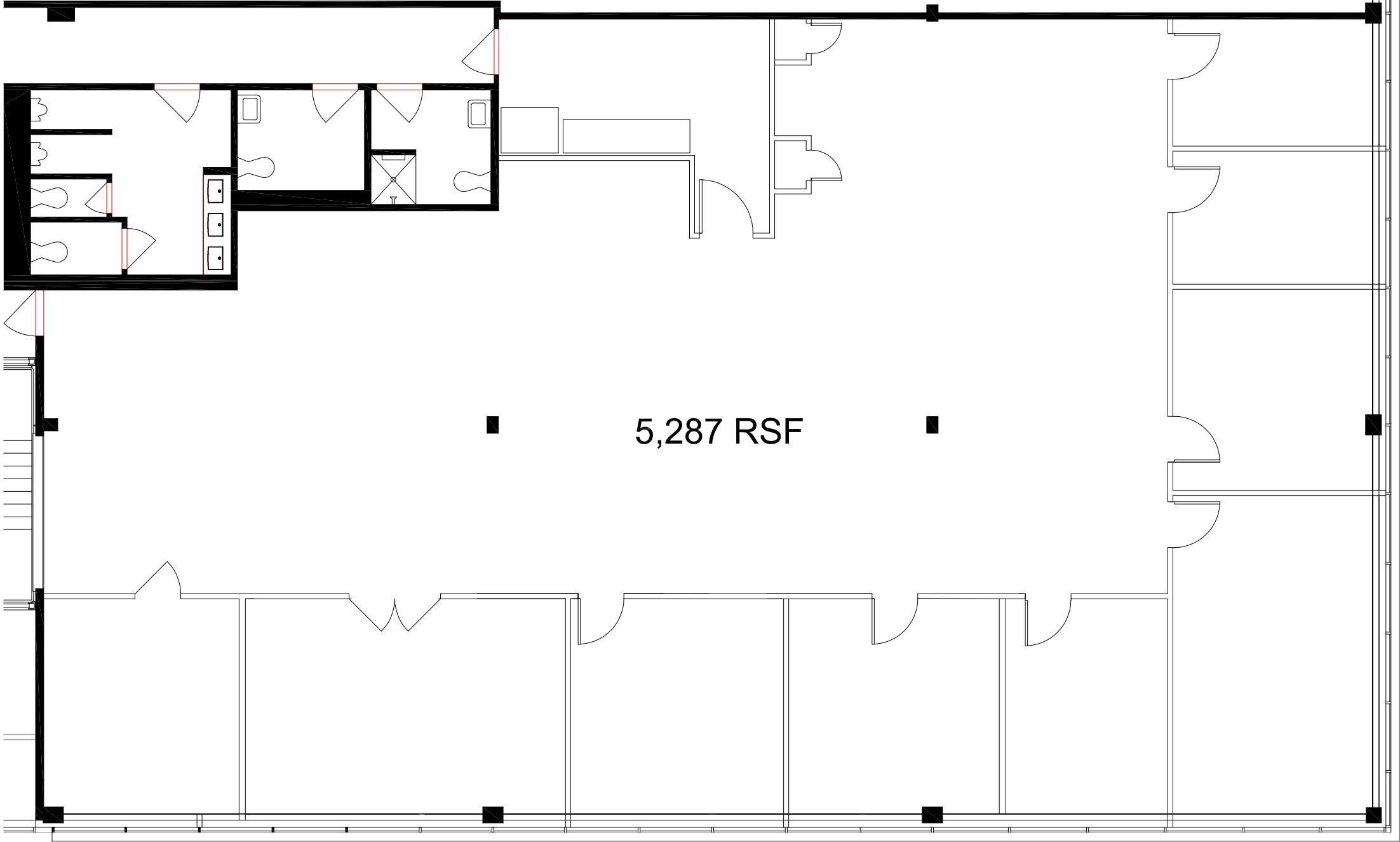
Sheet LP-02

Floor 02

Date 01.11.2017

Proj. No. 16060

Scale NTS



May 14, 2019 - 9/23am - 3d Print Design/Leasing Plans/Leasing Plan/Second Floor
16060 - 1 CP Second Floor Leasing Plan 5/13/2019/3d

B

AVIER

DESIGN

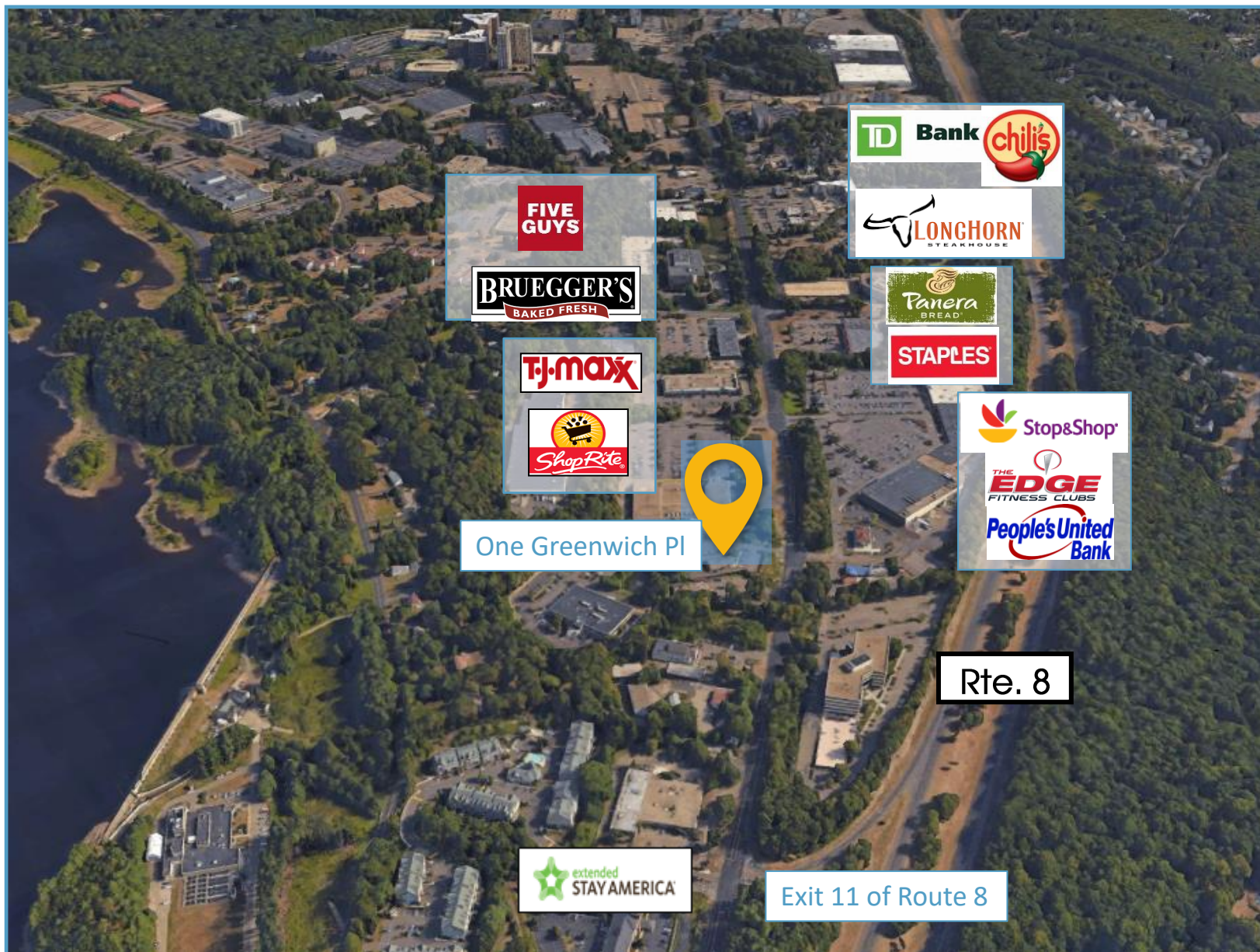
277 Rowayton Avenue
Rowayton, CT 06853

Tel 203 388 1818
Fax 203 388 1819

BavierDesign.com

Drawing Title	Second Floor Vacant Space			Sketch	LP-01
Project	One Greenwich Place 889 Bridgeport Avenue Shelton, CT			Floor	02
				Date	5.14.2019
				Proj. No.	16060
				Scale	

One Greenwich Place, Shelton, Connecticut

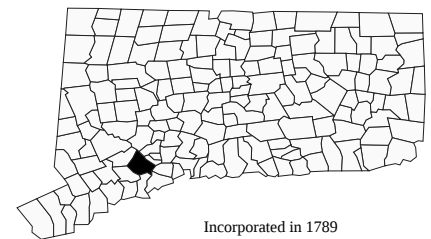


Shelton, Connecticut

CERC Town Profile 2019 *Produced by Connecticut Data Collaborative*

City Hall
54 Hill Street
Shelton, CT 06484
(203) 924-1555

Belongs To
Fairfield County
LMA Bridgeport - Stamford
Naugatuck Valley Planning Area



Incorporated in 1789

Demographics

Population

	Town	County	State
2000	38,101	882,567	3,405,565
2010	39,559	916,829	3,574,097
2013-2017	41,282	947,328	3,594,478
2020	38,374	944,692	3,604,591
'17 - '20 Growth / Yr	-2.5%	-0.1%	0.1%

	Town	County	State
Land Area (sq. miles)	31	625	4,842
Pop./Sq. Mile (2013-2017)	1,348	1,516	742
Median Age (2013-2017)	47	40	41
Households (2013-2017)	15,961	337,678	1,361,755
Med. HH Inc. (2013-2017)	\$89,250	\$89,773	\$73,781

	Town	State
Veterans (2013-2017)	2,382	180,111

Age Distribution (2013-2017)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	1,554 4%	4,433 11%	5,456 13%	8,071 20%	13,351 32%	8,417 20%	41,282 100%
County	53,055 6%	125,776 13%	126,096 13%	229,587 24%	271,888 29%	140,926 15%	947,328 100%
State	186,188 5%	432,367 12%	495,626 14%	872,640 24%	1,031,900 29%	575,757 16%	3,594,478 100%

Race/Ethnicity (2013-2017)

	Town	County	State
White Non-Hisp	35,884	595,323	2,446,049
Black Non-Hisp	610	98,931	350,820
Asian Non-Hisp	1,508	48,421	154,910
Native American Non-Hisp	7	1,372	5,201
Other/Multi-Race Non-Hisp	511	22,631	84,917
Hispanic or Latino	2,762	180,379	551,916

	Town	County	State
Poverty Rate (2013-2017)	5.3%	8.8%	10.1%

Educational Attainment (2013-2017)

	Town	County	State
High School Graduate	8,628 29%	673,582 27%	
Associates Degree	2,322 8%	188,481 8%	
Bachelors or Higher	11,759 39%	953,199 38%	

Economics

Business Profile (2018)

Sector	Units	Employment
Total - All Industries	1,372	24,534
23 - Construction	97	350
31-33 - Manufacturing	64	4,623
44-45 - Retail Trade	92	1,772
54 - Professional, Scientific, and Technical Services	199	2,328
56 - Administrative and Waste Services	97	3,410
62 - Health Care and Social Assistance	130	3,205
Total Government	19	1,214

Top Five Grand List (2018)

	Amount
Robert Scinto	\$212,843,297
United Illuminating Co	\$71,136,120
Avalon Shelton III LLC	\$30,208,150
Shelton Properties LLC Trustee	\$27,999,620
Aquarian Water Co of CT	\$26,024,450
Net Grand List (SFY 2016-2017)	\$4,578,870,525

Major Employers (2014)

Brennan Realty Llc	BIC Corp
Prudential Financial	Pitney Bowes Inc
Super Stop & Shop	

Education

2018-2019 School Year

	Grades	Enrollment
Shelton School District	PK-12	4713

Smarter Balanced Test Percent Above Goal (2017-2018)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	75.1%	53.8%	68.5%	51.3%	63.9%	43.0%
ELA	74.3%	53.1%	74.9%	54.9%	73.4%	56.1%

Pre-K Enrollment (PSIS)

	2018-2019
Shelton School District	63

4-Year Cohort Graduation Rate (2017-2018)

	All	Female	Male
Connecticut	88.3%	91.8%	85.1%
Shelton School District	90.0%	90.6%	89.3%

Rate of Chronic Absenteeism (2017-2018)

	All
Connecticut	10.7%
Shelton School District	10.1%

Public vs Private Enrollment (2013-2017)

	Town	County	State
Public	83.2%	82.2%	86.8%
Private	16.8%	17.8%	13.2%

Shelton, Connecticut

CERC Town Profile 2019



Connecticut
Economic
Resource Center

Government

Government Form: Mayor - Council

Total Revenue (2017)	\$130,937,320	Total Expenditures (2017)	\$133,096,641	Annual Debt Service (2017)	\$11,645,714
Tax Revenue	\$103,100,306	Education	\$84,064,002	As % of Expenditures	8.7%
Non-tax Revenue	\$27,837,014	Other	\$49,032,639	Eq. Net Grand List (2017)	\$6,807,601,488
Intergovernmental	\$23,714,694	Total Indebtedness (2017)	\$38,978,295	Per Capita	\$164,447
Per Capita Tax (2017)	\$2,487	As % of Expenditures	29.3%	As % of State Average	108.9%
As % of State Average	84.8%	Per Capita	\$942	Moody's Bond Rating (2017)	Aa2
		As % of State Average	37.5%	Actual Mill Rate (2017)	22.31
				Equalized Mill Rate (2017)	15.12
				% of Net Grand List Com/Ind (2017)	17.7%

Housing/Real Estate

Housing Stock (2013-2017)

	Town	County	State
Total Units	17,130	369,044	1,507,711
% Single Unit (2013-2017)	67.4%	58.0%	59.2%
New Permits Auth (2017)	65	1,719	4,547
As % Existing Units	0.4%	0.5%	0.3%
Demolitions (2017)	5	538	1,403
Home Sales (2017)	353	5,187	21,880
Median Price	\$341,500	\$417,800	\$270,100
Built Pre-1950 share	15.5%	29.0%	29.3%
Owner Occupied Dwellings	12,867	228,666	906,798
As % Total Dwellings	80.6%	67.7%	66.6%
Subsidized Housing (2018)	503	34,037	167,879

Distribution of House Sales (2017)

	Town	County	State
Less than \$100,000	13	34	536
\$100,000-\$199,999	19	343	5,237
\$200,000-\$299,999	110	749	6,681
\$300,000-\$399,999	123	865	3,863
\$400,000 or More	88	3,196	5,563

Rental (2013-2017)

	Town	County	State
Median Rent	\$1,301	\$1,439	\$1,123
Cost-burdened Renters	44.3%	54.6%	52.3%

Labor Force

	Town	County	State
Residents Employed	21,275	461,750	1,827,070
Residents Unemployed	919	19,017	78,242
Unemployment Rate	4.1%	4.0%	4.1%
Self-Employed Rate	11.8%	13.0%	10.0%
Total Employers	1,372	36,389	122,067
Total Employed	24,534	420,674	1,673,867

Connecticut Commuters (2015)

Commuters Into Town From:		Town Residents Commuting To:	
Shelton, CT	3,326	Shelton, CT	3,326
Bridgeport, CT	2,271	Bridgeport, CT	2,171
Stratford, CT	1,341	Stratford, CT	1,584
Milford, CT	1,160	Fairfield, CT	1,075
Trumbull, CT	870	Milford, CT	974
Ansonia, CT	809	New Haven, CT	904
Seymour, CT	680	Stamford, CT	898

Quality of Life

Crime Rates (per 100,000 residents) (2017)

	Town	State
Property	987	1,777
Violent	70	228

Disengaged Youth (2013-2017)

	Town	State
Female	4.9%	4.2%
Male	5.2%	5.6%

	Town
Library circulation per capita	4.26

Distance to Major Cities

	Miles
Hartford	40
New York City	60
Providence	96
Boston	131
Montreal	295

Residential Utilities

Electric Provider
The United Illuminating Co. (800) 257-0141
Gas Provider
Eversource Energy (800) 989-0900
Water Provider
Aquarion Water Company (800) 732-9678
Cable Provider
Comcast Seymour (800) 266-2278