

OFFICE SPACE FOR LEASE

One Greenwich Place, Shelton, Connecticut

Aka: 889 Bridgeport Avenue

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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

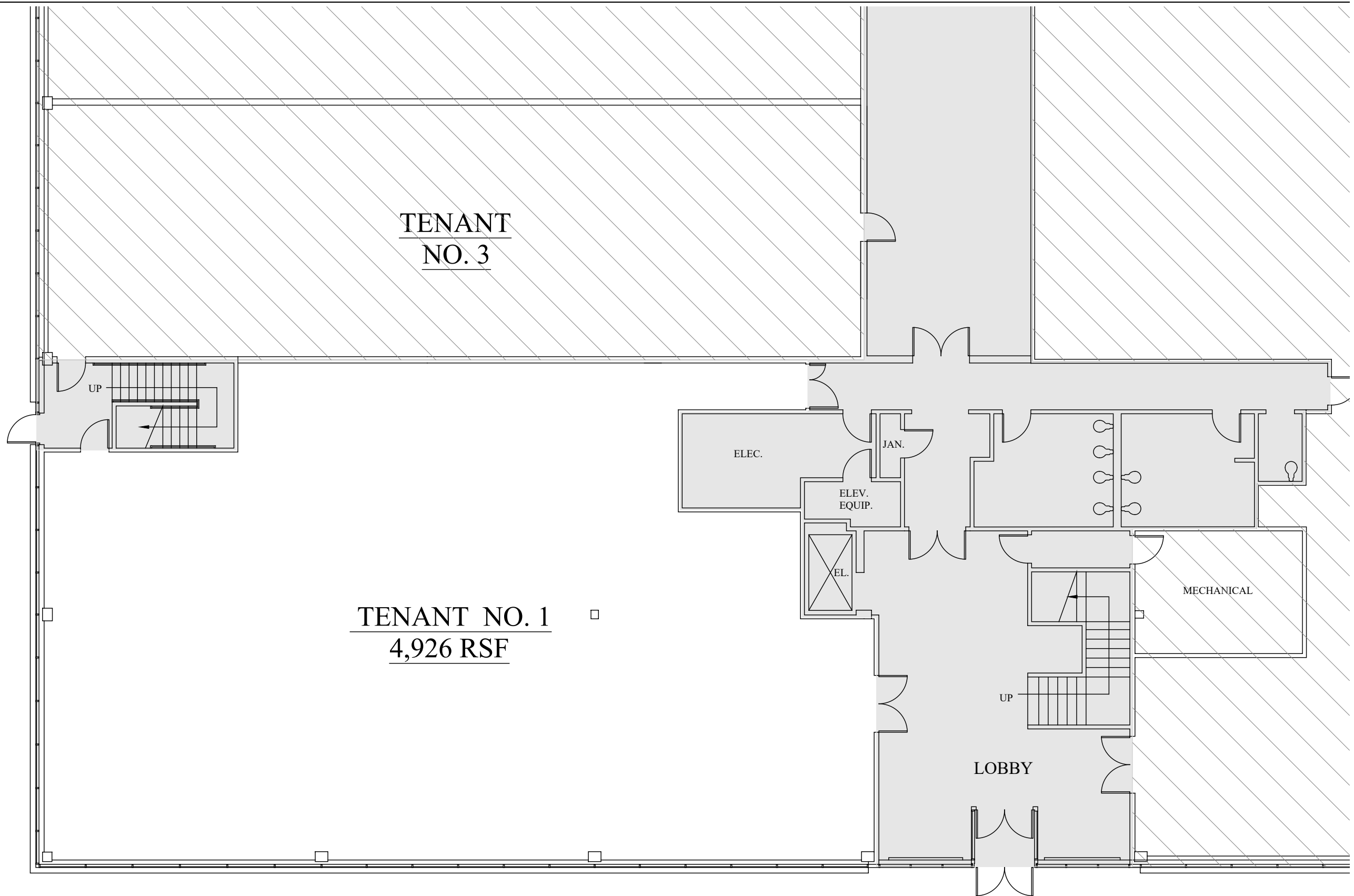
PROPERTY DETAILS

4,926 SF on the first floor

5,089 & 10,126 SF on the second floor

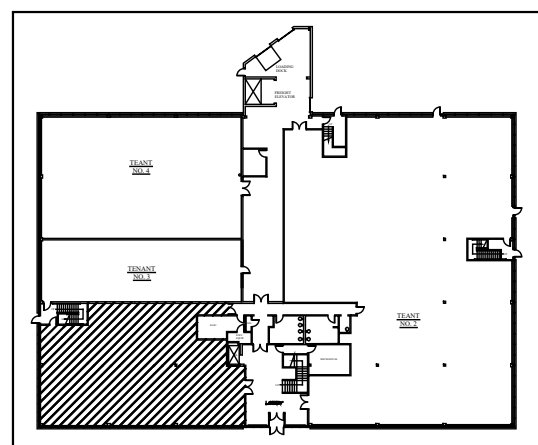
Contiguous to 15,215 SF on the second floor





TENANT
NO. 3

TENANT NO. 1
4,926 RSF



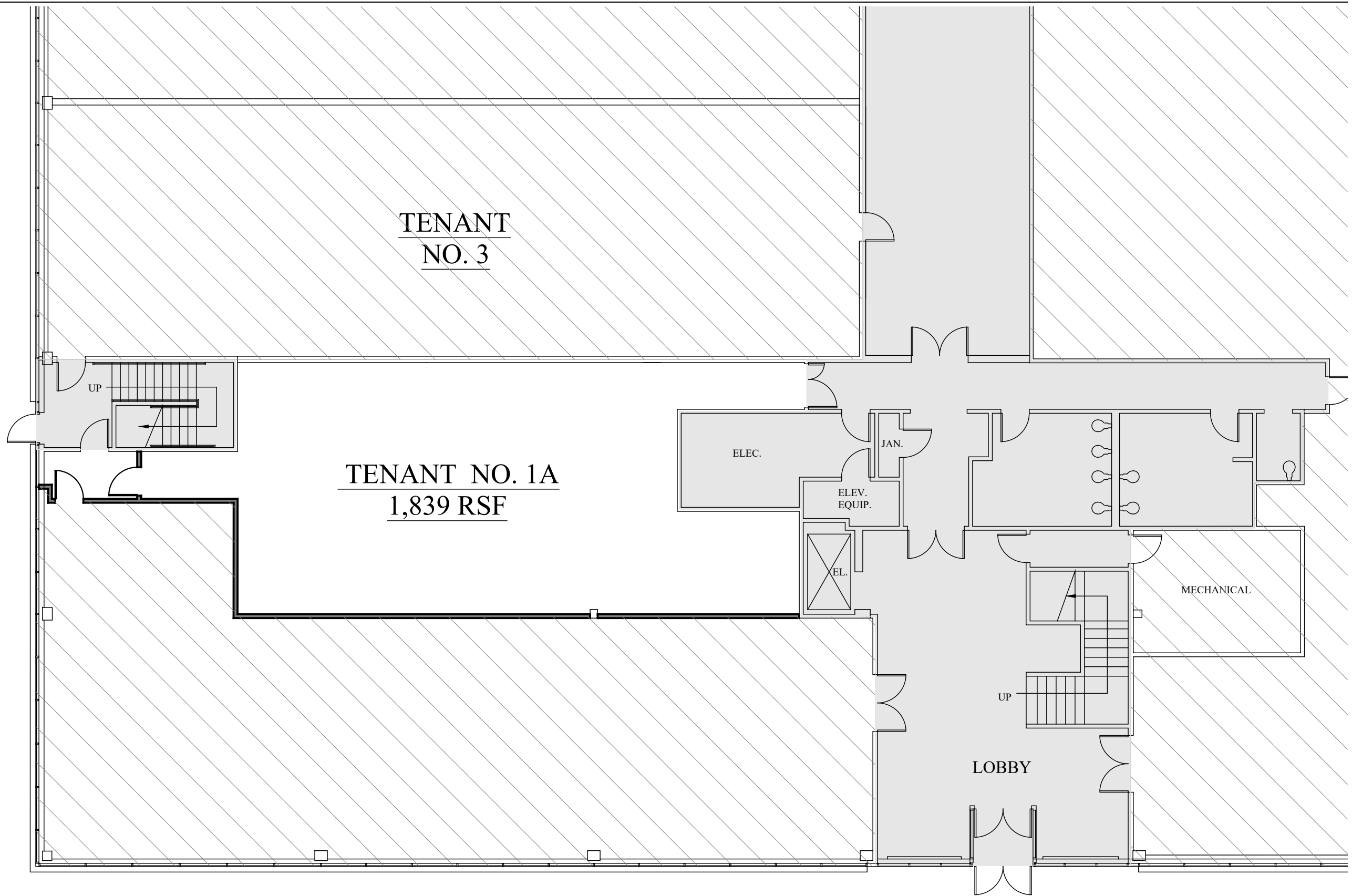
LOCATION PLAN

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	DATE	04/28/2021	PROJ. NO.	210427	DRAWN	KAD	SCALE	3/32"=1'-0"
	REFERENCE D/W	TP-01	The attached and/or accompanying designs, plans, details and/or specifications are the exclusive property of Kevin A. Davignon, Architect, who reserves the right to have this work reproduced, fabricated, constructed and/or manufactured. Kevin A. Davignon has placed the designs in your temporary custody, in confidence, solely for your inspection, and/or purpose of estimating the cost of the work. Use of this design and/or documentation is prohibited without written consent of Kevin A. Davignon				D/W	TP-01	
TENANT SPACE NO. 1 (FIRST FLOOR)		KA DAVIGNON ARCHITECT 203/676-8383 KEVIN @ KADARCH.COM							



TENANT
NO. 3

TENANT NO. 1A
1,839 RSF

ELEC.

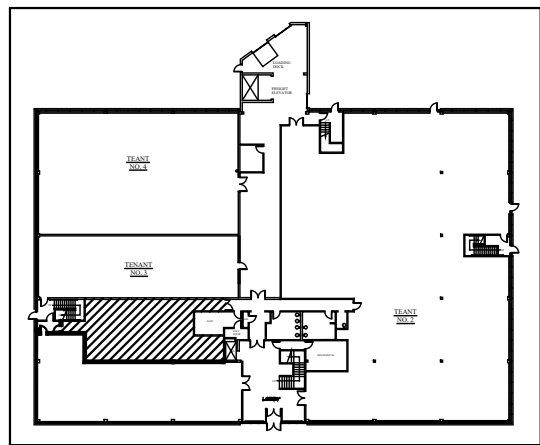
JAN.

ELEV.
EQUIP.

EL.

MECHANICAL

LOBBY



LOCATION PLAN

N.T.S.

TENANT SPACE NO. 1A PLAN

3/32" = 1'-0"

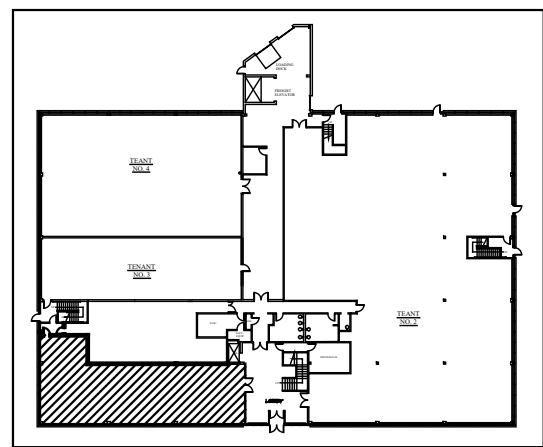
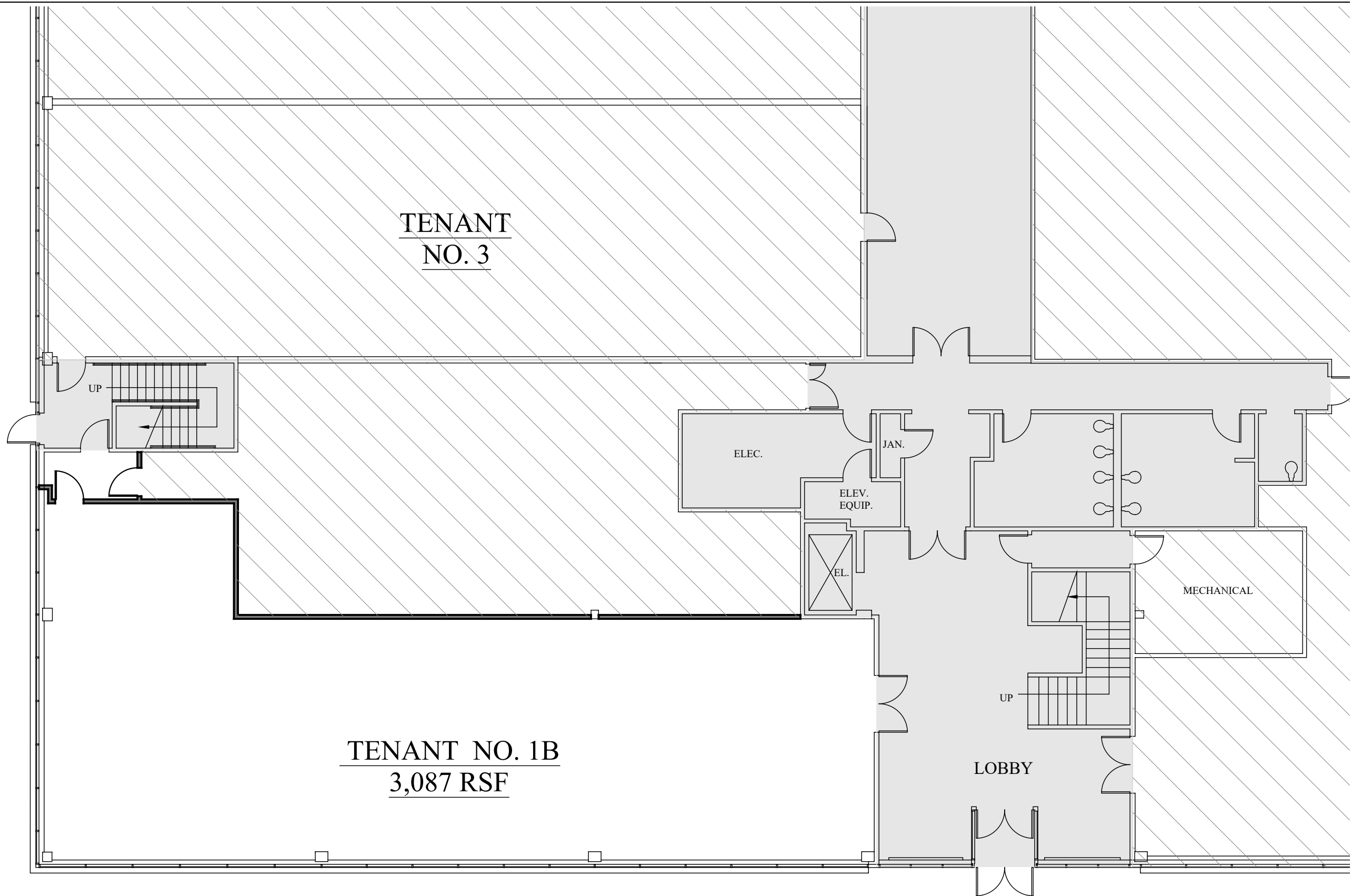
CLIENT / LOCATION
HARRT REALTY ADVISORS - ONE GREENWICH PLACE
889 BRIDGEPORT AVENUE, SHELTON, CT 06484

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

DATE 04/28/2021	PROJ. NO. 210427	DRAWN KAD	SCALE 3/32"=1'-0"
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LOCATION PLAN

N.T.S.

TENANT SPACE NO. 1B PLAN

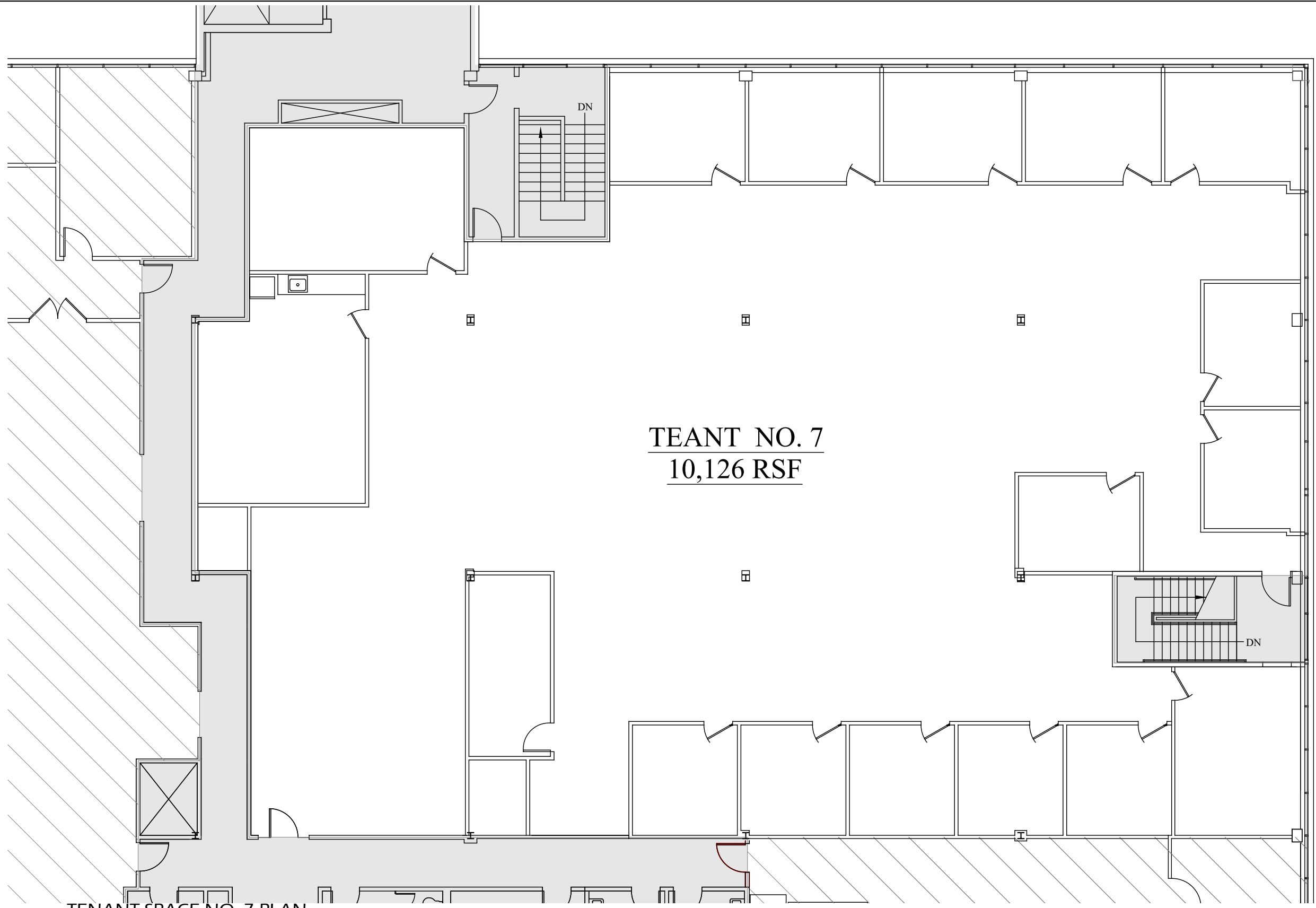
3/32" = 1'-0"

SUBMIT / LOCATION	HARTT REALTY ADVISORS - ONE GREENWICH PLACE 889 BRIDGEPORT AVENUE, SHELTON, CT 06484
REFERENCE DATA	TP-01B TENANT SPACE NO. 1B (FIRST FLOOR)

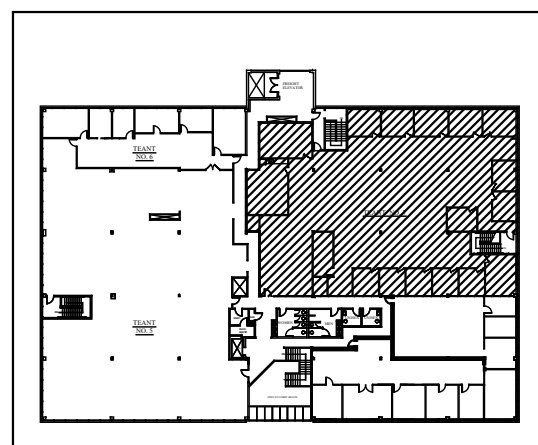
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TEANT NO. 7
10,126 RSF



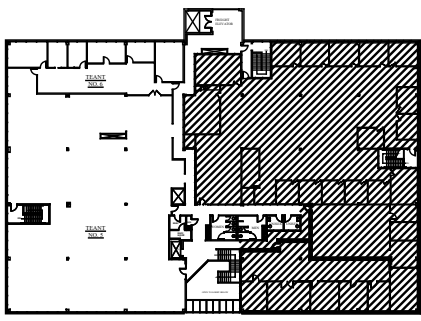
LOCATION PLAN

N.T.S.

TENANT SPACE NO. 7 PLAN

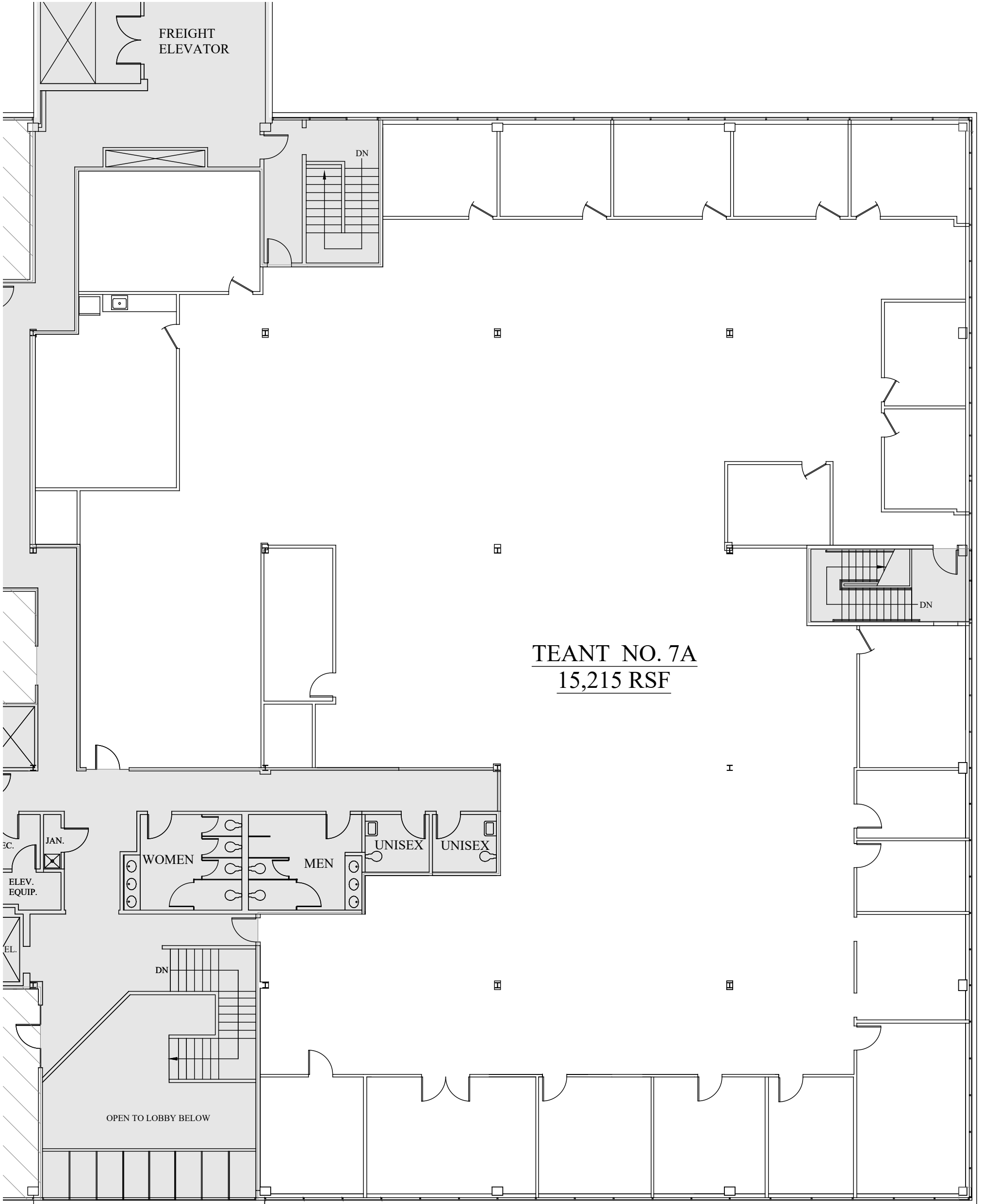
3/32" = 1'-0"

SUBMIT / LOCATION	HARTT REALTY ADVISORS - ONE GREENWICH PLACE 889 BRIDGEPORT AVENUE, SHELTON, CT 06484	DATE	04/28/2021	PROJ. NO.	210427	DRAWN	KAD	SCALE	3/32"=1'-0"	
	REFERENCE D/W	TP-07	The attached and/or accompanying designs, plans, details and/or specifications are the exclusive property of Kevin A. Davignon, Architect, who reserves the right to have this work reproduced, fabricated, constructed and/or manufactured. Kevin A. Davignon has placed the designs in your temporary custody, in confidence, solely for your inspection, and/or purpose of estimating the cost of the work. Use of this design and/or documentation is prohibited without written consent of Kevin A. Davignon				DWG NO.	TP-07		
		KA DAVIGNON ARCHITECT 203 / 676-8383 KEVIN @ KADARCH.COM								



LOCATION PLAN

N.T.S.



TEANT NO. 7A
15,215 RSF

TENANT SPACE 7A PLAN

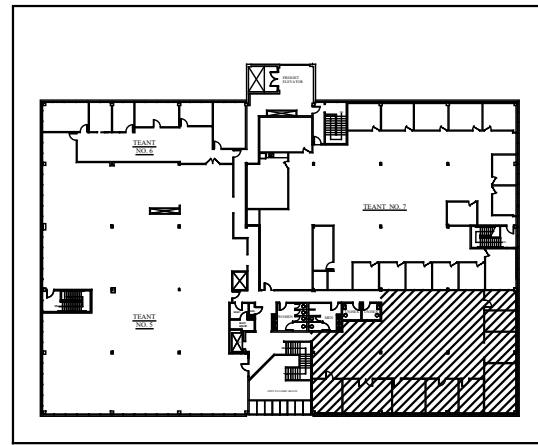
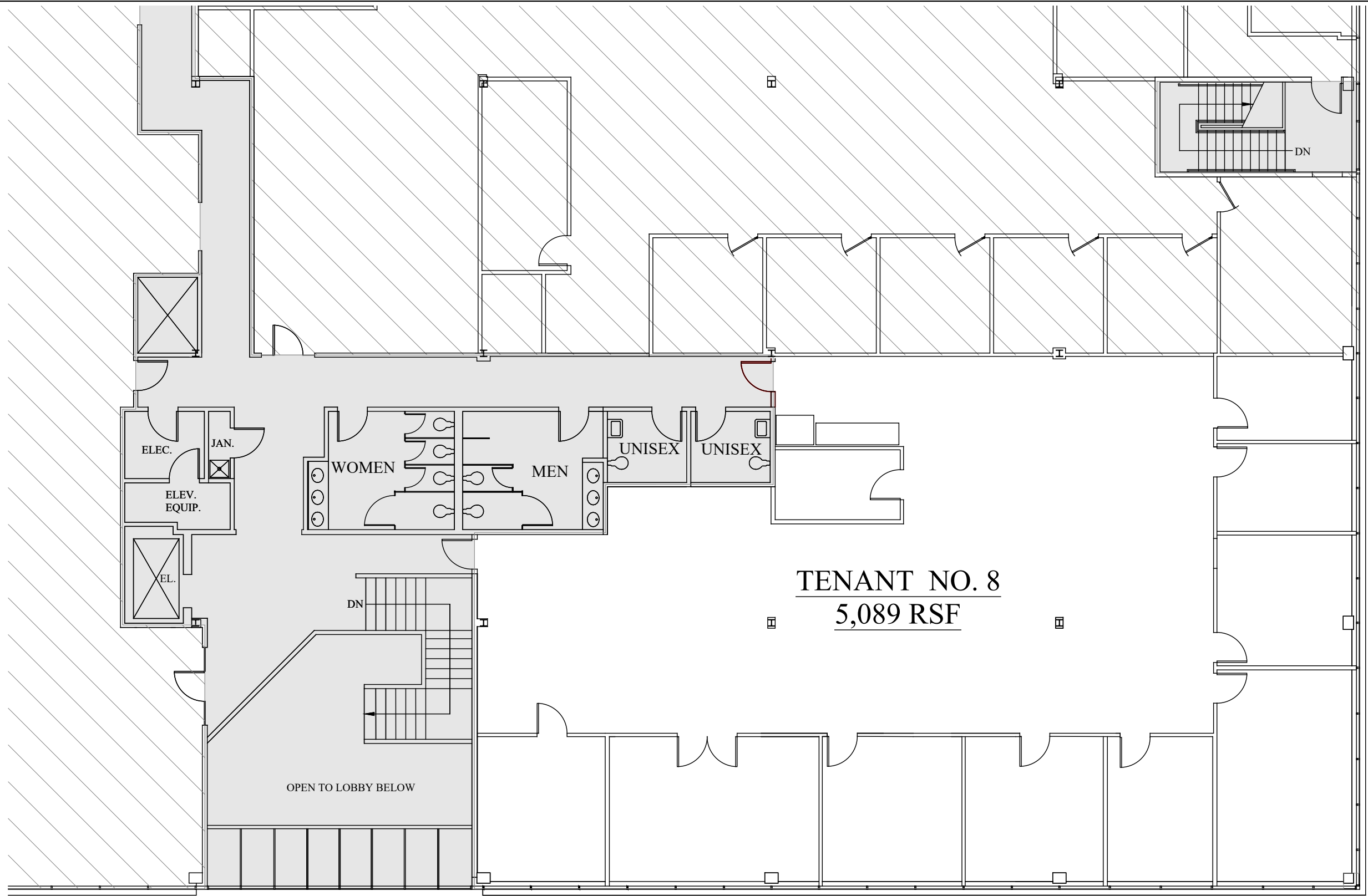
1"=12'-0"

CLIENT / LOCATION	HARTT RA ONE GREENWICH PL 889 BRIDGEPORT AVE, SHELTON CT	DRAWN	KAD	SCALE	1"=12'-0"
REFERENCE DWG.	TP-07A	PROJ. NO.	210427	TP-07A	
TENANT SPACE 7A		DATE	04/28/21		

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LOCATION PLAN

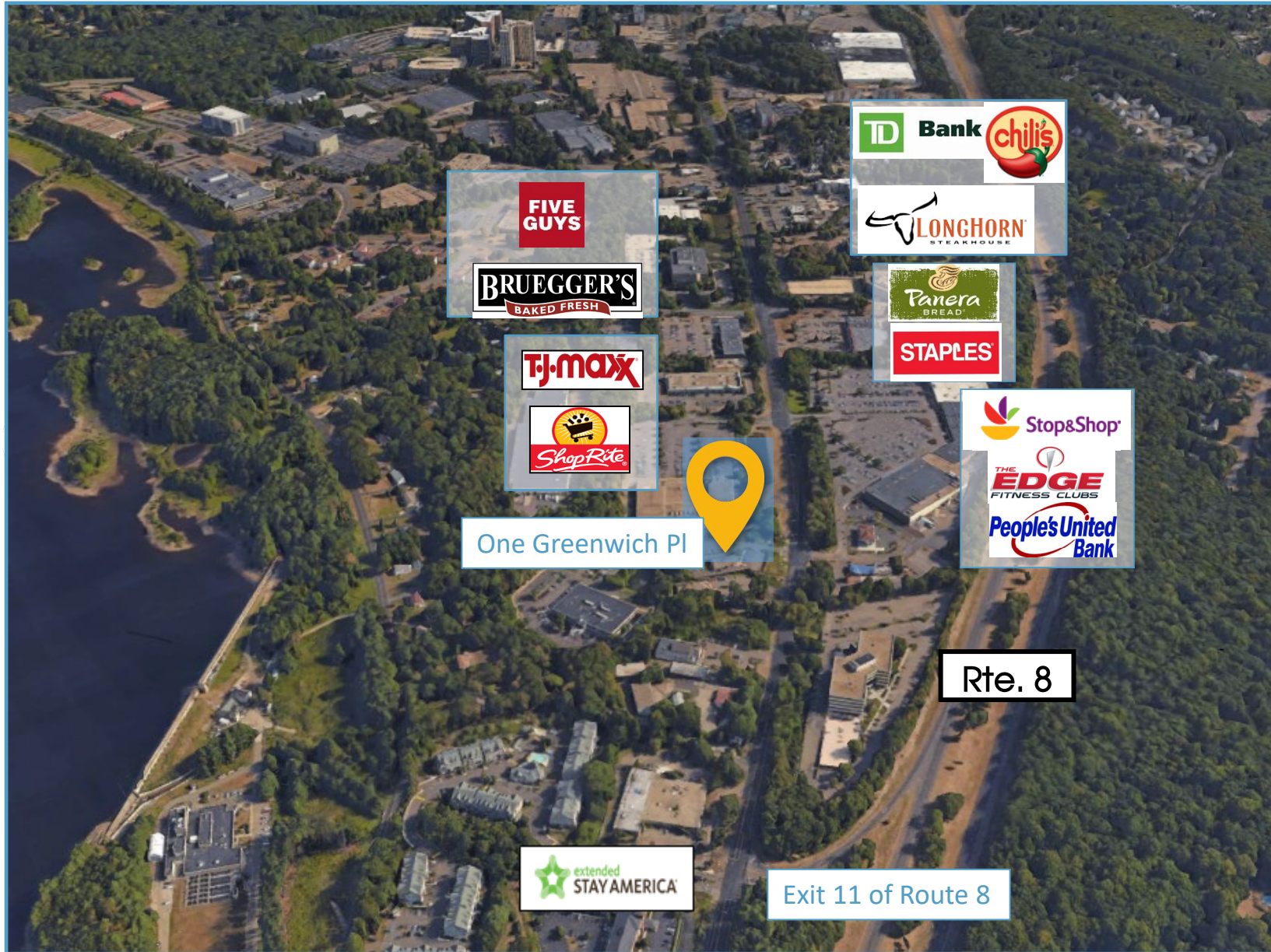
N.T.S.

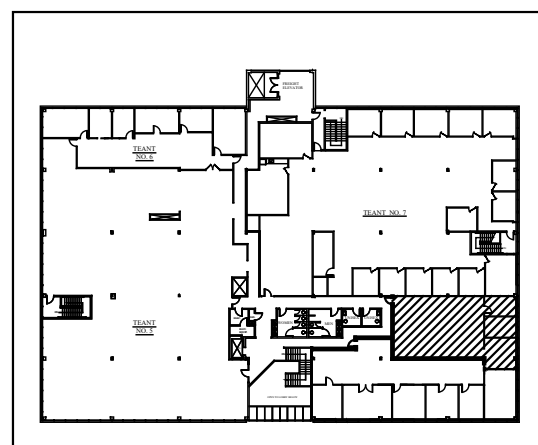
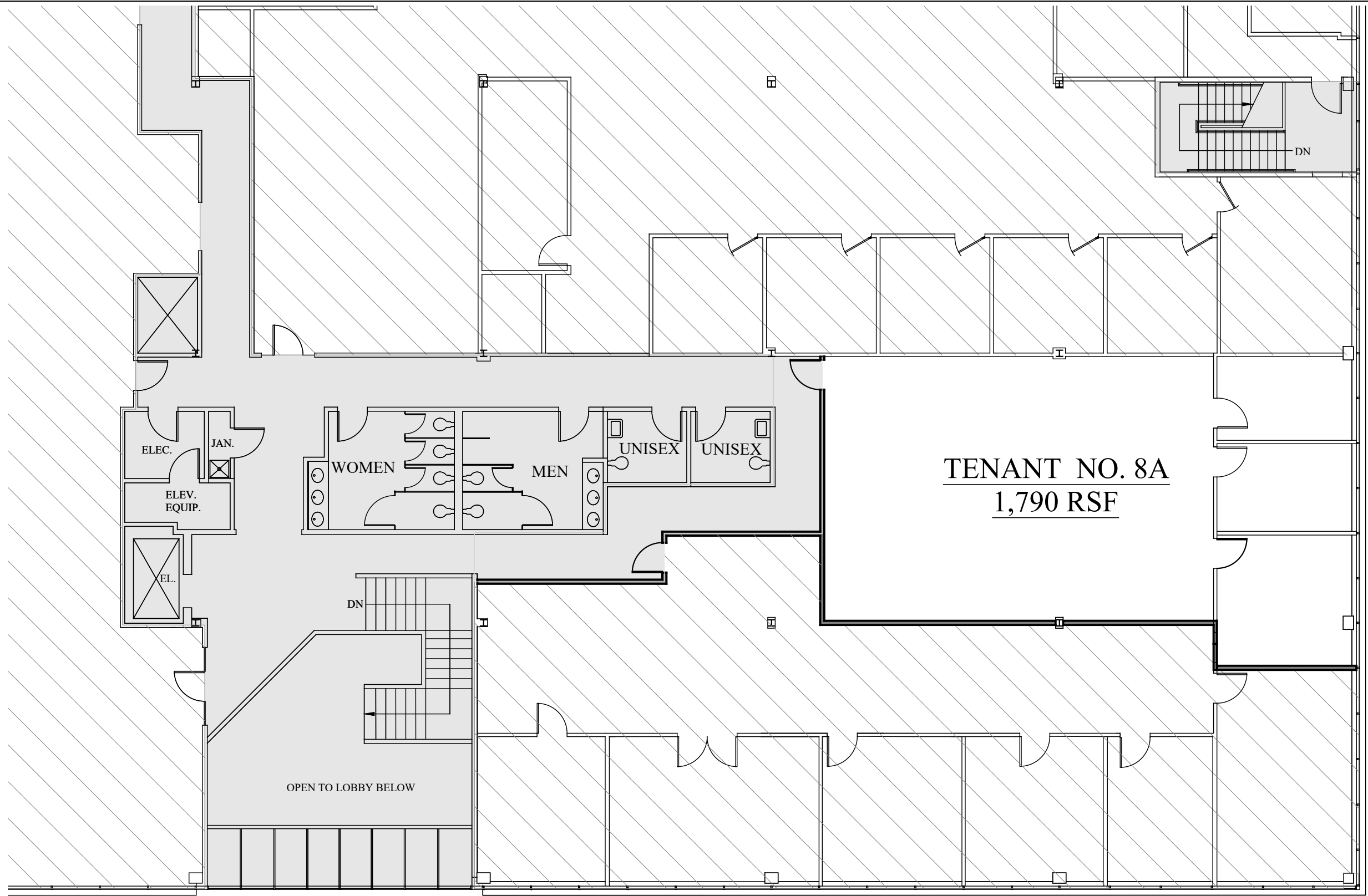
TENANT SPACE NO. 8 PLAN

3/32" = 1'-0"

SUBMIT / LOCATION	HARTT REALTY ADVISORS - ONE GREENWICH PLACE 889 BRIDGEPORT AVENUE, SHELTON, CT 06484	DATE	04/28/2021	PROJ. NO.	210427	DRAWN	KAD	SCALE	3/32"=1'-0"
	REFERENCE D/W	TP-08	The attached and/or accompanying designs, plans, details and/or specifications are the exclusive property of Kevin A. Davignon, Architect, who reserves the right to have this work reproduced, fabricated, constructed and/or manufactured. Kevin A. Davignon has placed the designs in your temporary custody, in confidence, solely for your inspection, and/or purpose of estimating the cost of the work. Use of this design and/or documentation is prohibited without written consent of Kevin A. Davignon				D/W	TP-08	
TENANT SPACE NO. 8 (SECOND FLOOR)		KA DAVIGNON ARCHITECT 203/676-8383 KEVIN @ KADARCH.COM							

One Greenwich Place, Shelton, Connecticut





LOCATION PLAN

N.T.S.

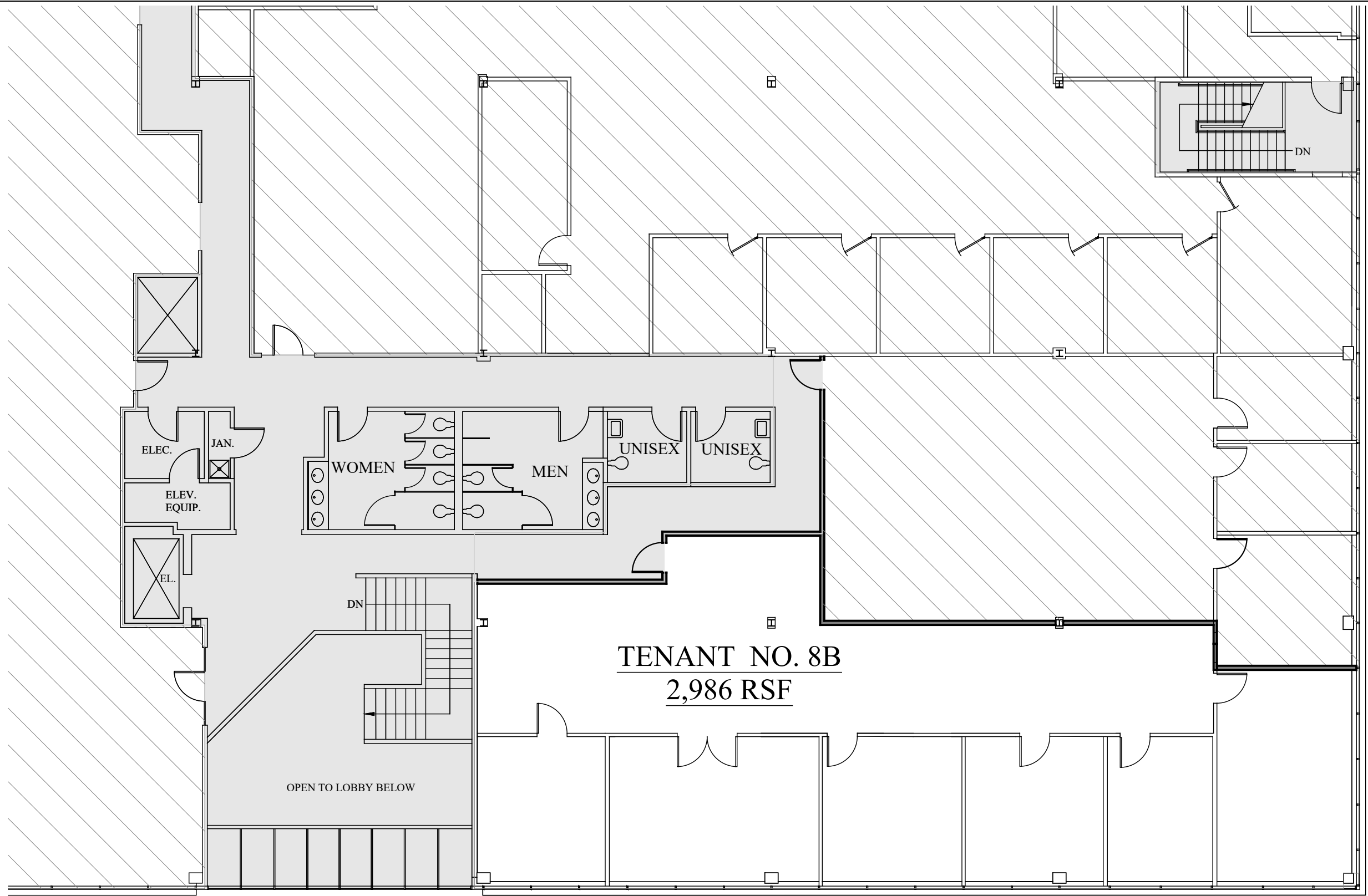
TENANT SPACE NO. 8A PLAN

3/32" = 1'-0"

CLIENT / LOCATION	HARTT REALTY ADVISORS - ONE GREENWICH PLACE 889 BRIDGEPORT AVENUE, SHELTON, CT 06484
REFERENCE D/W	TP-08A
TITLE	TENANT SPACE NO. 8A (SECOND FLOOR)

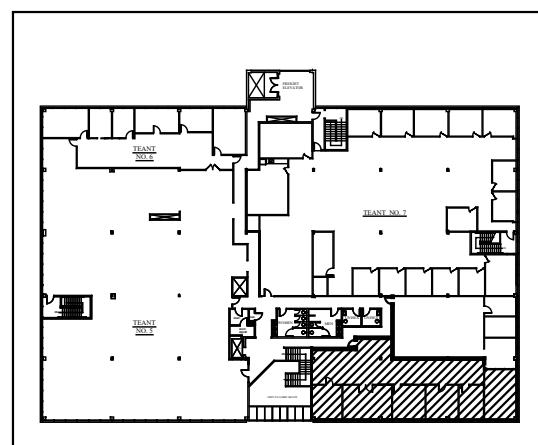
DATE	04/28/2021	PROJ. NO.	210427	DRAWN	KAD	SCALE	3/32"=1'-0"	
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TENANT NO. 8B
2,986 RSF

OPEN TO LOBBY BELOW



LOCATION PLAN

N.T.S.

TENANT SPACE NO. 8B PLAN

3/32" = 1'-0"

SUBMIT / LOCATION	HARTT REALTY ADVISORS - ONE GREENWICH PLACE 889 BRIDGEPORT AVENUE, SHELTON, CT 06484	DATE	04/28/2021	PROJ. NO.	210427	DRAWN	KAD	SCALE	3/32"=1'-0"
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TENANT SPACE NO. 8B (SECOND FLOOR)		KA DAVIGNON ARCHITECT 203 / 676-8383 KEVIN @ KADARCH.COM							



Shelton, Connecticut

41,141

General

ACS, 2015–2019

	Shelton	State
Land Area <i>mi²</i>	31	4,842
Population Density <i>people per mi²</i>	1,343	738
Number of Households	16,185	1,370,746
Median Age	47.2	41.0
Median Household Income	\$97,131	\$78,444
Poverty Rate	5%	10%

Economy

Top Industries

CT Department of Labor, 2019

	Employment	Employers	Av. Wages
1 Manufacturing	4,781	66	\$102,550
2 Admin. & Support & Waste Mgmt	4,259	102	\$37,298
3 Health Care & Social Assistance	3,402	134	\$59,535
4 Profess., Sci., & Tech Services	2,302	195	\$86,651
5 Accommodation & Food Services	1,794	117	\$22,800
All Industries	25,873	1,387	\$73,663

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 4,935

New Business Registrations by Year

2001	253	2006	308	2011	244	2016	324
2002	290	2007	299	2012	263	2017	286
2003	326	2008	279	2013	273	2018	354
2004	310	2009	243	2014	251	2019	341
2005	317	2010	224	2015	290	2020	349

Key Employers

Data from municipalities, 2021

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

Demographics

ACS, 2015–2019

Age Distribution

Age Group	Shelton	State
Under 10	3,684 (9%)	11%
10 to 19	4,334 (11%)	13%
20 to 29	4,552 (11%)	13%
30 to 39	4,018 (10%)	12%
40 to 49	5,778 (14%)	13%
50 to 59	6,888 (17%)	15%
60 to 69	6,193 (15%)	12%
70 to 79	3,131 (8%)	7%
80 and over	2,563 (6%)	5%

Race and Ethnicity

Race/Ethnicity	Shelton	State
Asian <i>Non-Hispanic (NH)</i>	4%	4%
Black <i>NH</i>	2%	10%
Hispanic or Latino/a <i>Of any race</i>	9%	16%
White <i>NH</i>	84%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	1%	3%

Language Spoken at Home

Language	Shelton	State
English	78%	83%
Spanish	5%	12%

Educational Attainment

Education Level	Shelton	State
High School Diploma Only	26%	27%
Associate Degree	8%	8%
Bachelor's Degree	22%	23%
Master's Degree or Higher	17%	19%

Housing

ACS, 2015–2019

	Shelton	State
Median Home Value	\$349,300	\$275,400
Median Rent	\$1,466	\$1,180
Housing Units	17,208	1,516,629

	Shelton	State
Owner-Occupied	66%	81%
Detached or Semi-Detached	64%	78%
Vacant	6%	10%

Schools

CT Department of Education, 2020-21

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Shelton School District	PK-12	4,405	75	90%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

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

Shelton, Connecticut

41,141

Labor Force

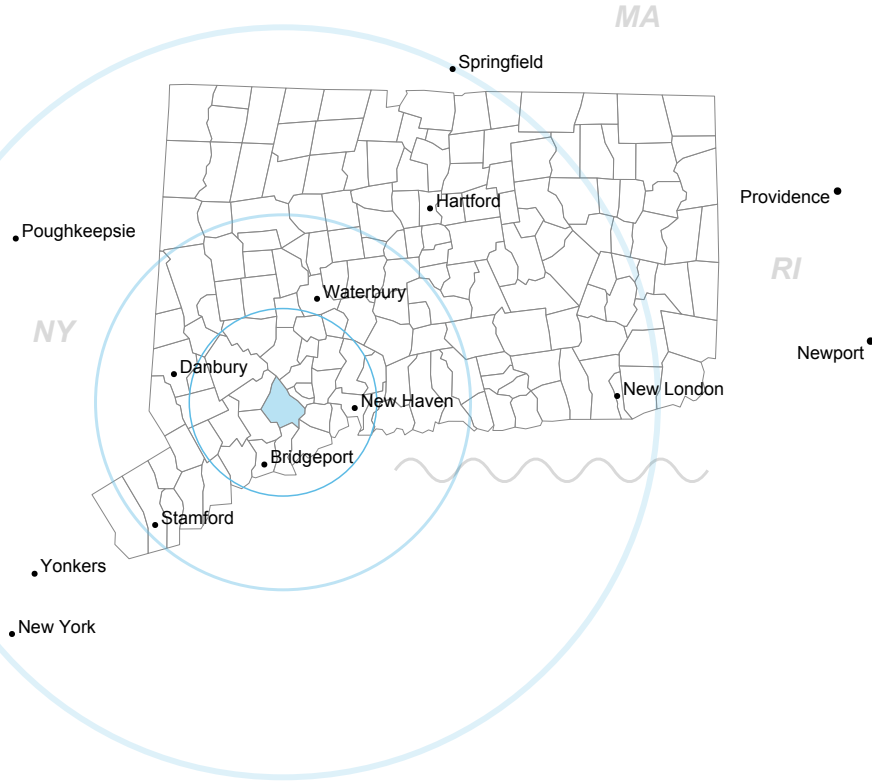
CT Department of Labor, 2020

	Shelton	State
Employed	19,774	1,724,621
Unemployed	1,680	148,010

Unemployment Rate	8 8%
Self-Employment Rate*	10 10%

*ACS, 2015-2019

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



Access

ACS, 2015-2019

	Shelton	State
Mean Commute Time <i>Pre-Covid</i>	28 min	26 min
No Access to a Car	5 9%	
No Internet Access	11 12%	

Commute Mode

Public Transport	3 5%
Walking or Cycling	0 3%
Driving	86 92%
Working From Home <i>Pre-Covid</i>	4 5%

Public Transit

CTtransit Service	-
Other Public Bus Operations	Valley Transit District
Train Service	Metro-North

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$131,661,519
Property Tax Revenue	\$104,192,385
<i>per capita</i>	\$2,520
<i>per capita, as % of state av.</i>	83%
Intergovernmental Revenue	\$22,554,843
Revenue to Expenditure Ratio	99%

Boston*

Municipal Expenditure

Total Expenditure	\$133,090,116
Educational	\$86,427,398
Other	\$46,662,718

Grand List

Equalized Net Grand List	\$6,645,615,451
<i>per capita</i>	\$161,706
<i>per capita, as % of state av.</i>	105%
Comm./Indust. Share of Net Grand List	19%

Actual Mill Rate	22.21
Equalized Mill Rate	15.58

Municipal Debt

Moody's Rating	A1
Total Indebtness	\$32,714,000
<i>per capita</i>	\$796
<i>per capita, as % of state av.</i>	31%
<i>as percent of expenditures</i>	25%

Annual Debt Service	\$10,302,897
<i>as % of expenditures</i>	8%



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ctdata.org/sitefinder

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 2016-2019 are available from profiles.ctdata.org.

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

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