

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

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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



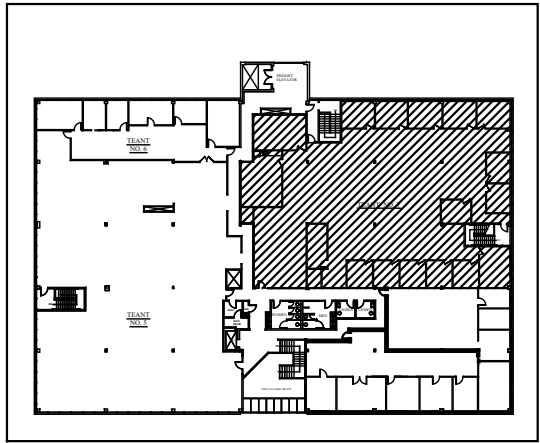
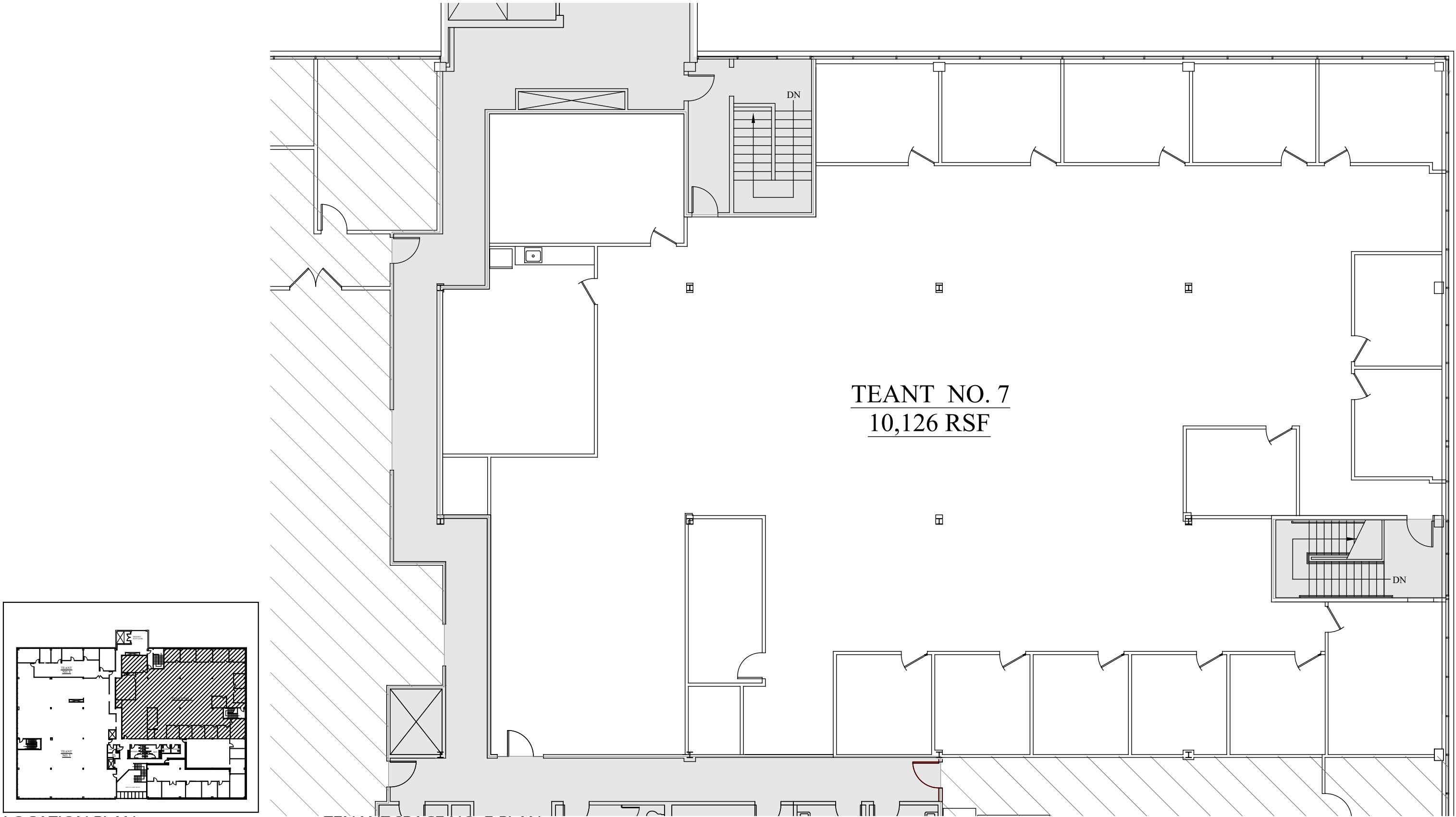
Location: Convenient to exit 11 of Route 8

PROPERTY DETAILS

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

Contiguous to 15,215 SF on the second floor





LOCATION PLAN

N.T.S.

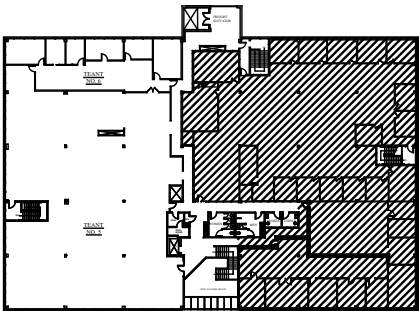
TENANT SPACE NO. 7 PLAN

3/32" = 1'-0"

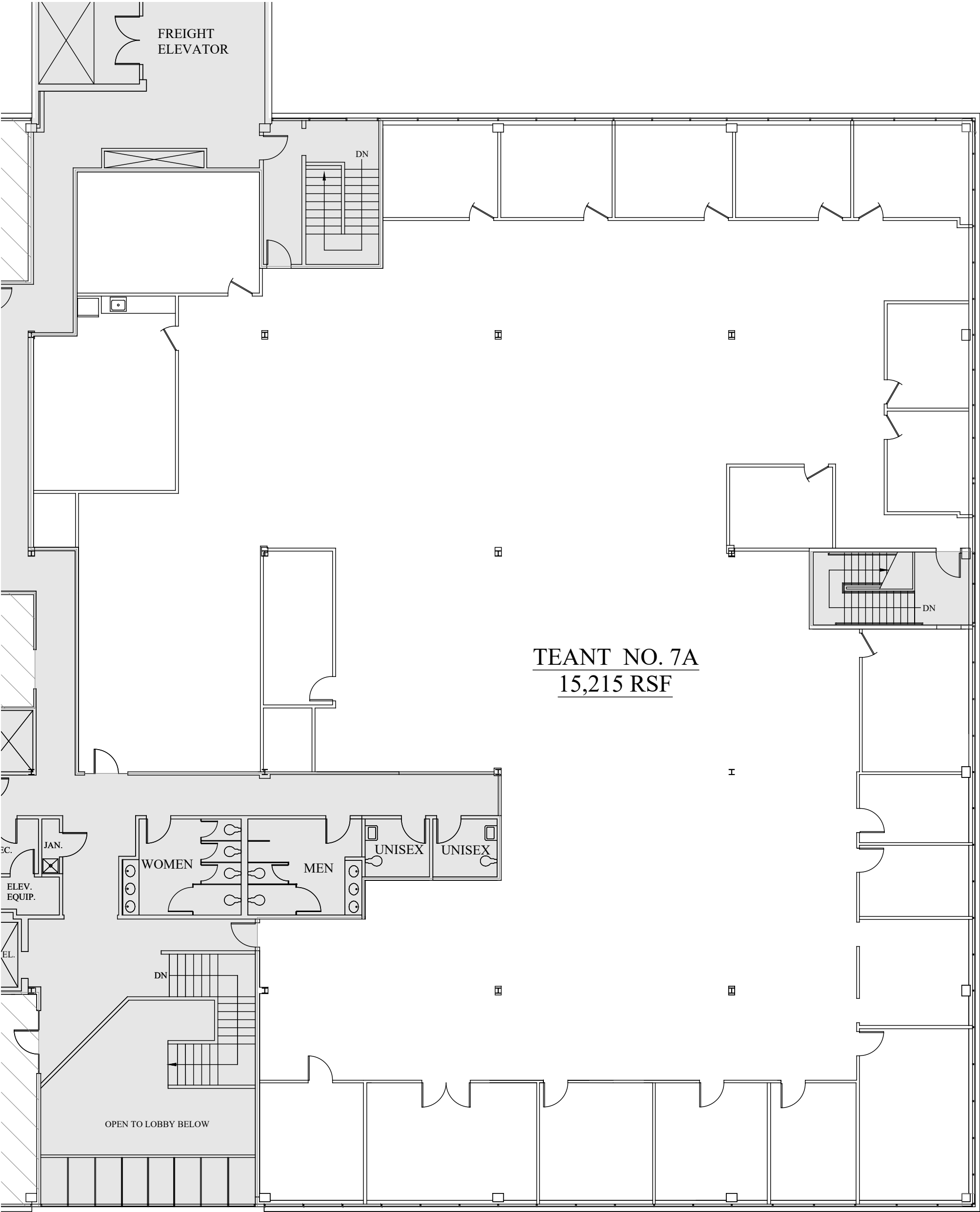
CLIENT / LOCATION	HARTT REALTY ADVISORS - ONE GREENWICH PLACE 889 BRIDGEPORT AVENUE, SHELTON, CT 06484	DATE	PROJ. NO.	DRAWN	SCALE
		04/28/2021	210427	KAD	3/32"=1'-0"
REFERENCE ONLY	TENANT SPACE NO. 7 (SECOND FLOOR)	The attached and/or accompanying designs, plans, details and/or specifications are the 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			TP-07

KA DAVIGNON
ARCHITECT
203 / 676-8383
KEVIN @
KADARCH.COM





LOCATION PLAN
N.T.S.



TENANT SPACE 7A PLAN
1"=12'-0"

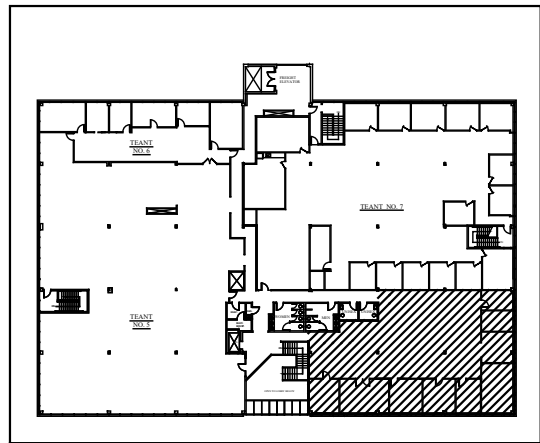
CLIENT / LOCATION	HARTT RA ONE GREENWICH PL 889 BRIDGEPORT AVE, SHELTON CT		The attached and/or accompanying designs, plans, details and/or specifications are the exclusive property of Kevin A. Davignon, Architect, who reserves the right to have this work reproduced, fabricated, constructed and/or manufactured. 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 design and/or documentation is prohibited without written consent of Kevin A. Davignon	DRAWN	KAD	SCALE	1"=12'-0"
	REFERENCE DWG.	TP-07A		TENANT SPACE 7A	PROJ. NO.	210427	TP-07A
					DATE	04/28/21	

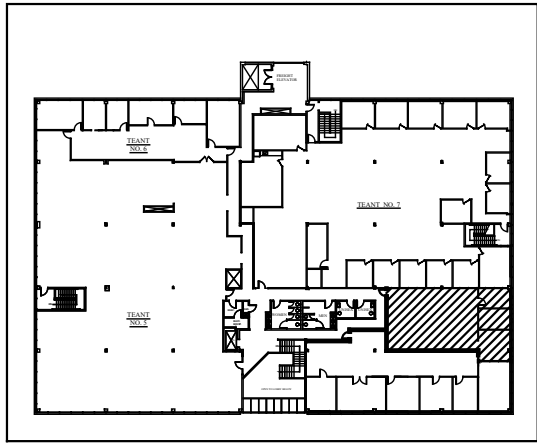
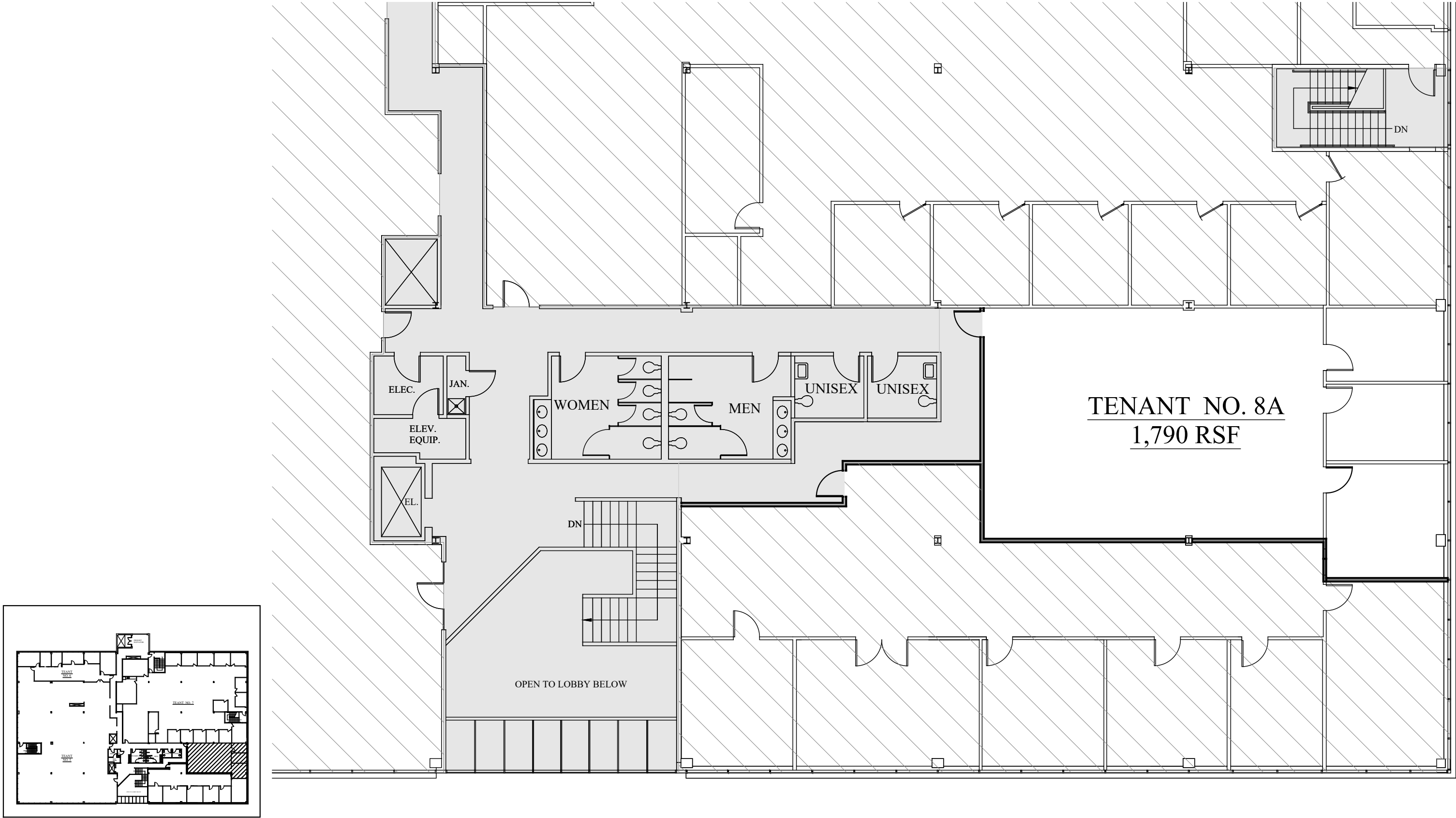
TENANT SPACE 7A

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$$\overline{3/32'' = 1'-0''}$$

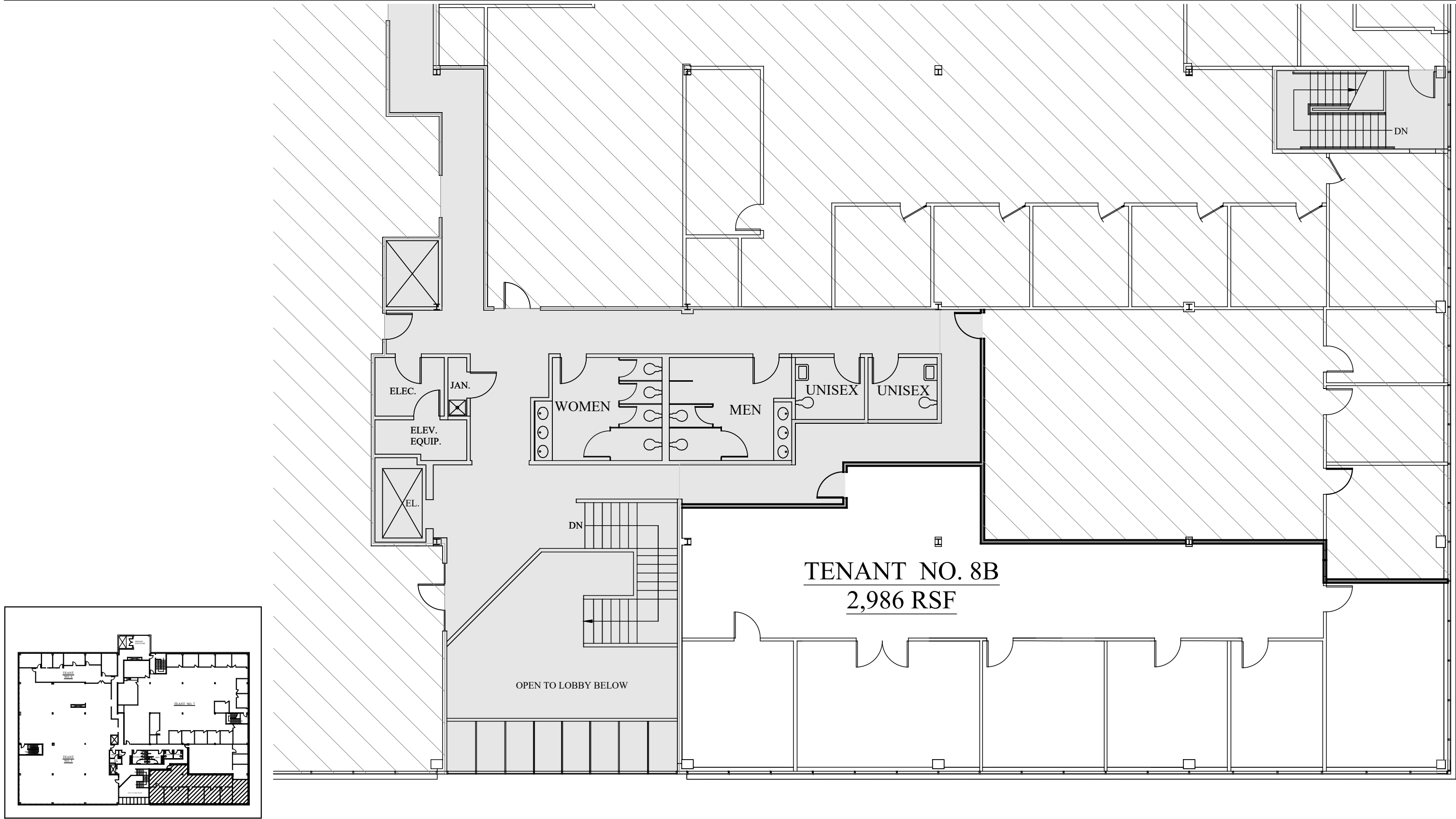
LOCATION PLAN

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	DATE 04/28/2021	PROJ. NO. 210427	DRAWN KAD	SCALE 3/32"=1'-0"	<div data-bbox="2592 1796 2862 1965">KA DAVIGNON ARCHITECT 203 / 676-8383 KEVIN @ KADARCH.COM</div> <div data-bbox="2874 1796 3039 1965"></div>
REFERENCE DWG TP-08A	TENANT SPACE NO. 8A (SECOND FLOOR)	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			TP-08A	



LOCATION PLAN

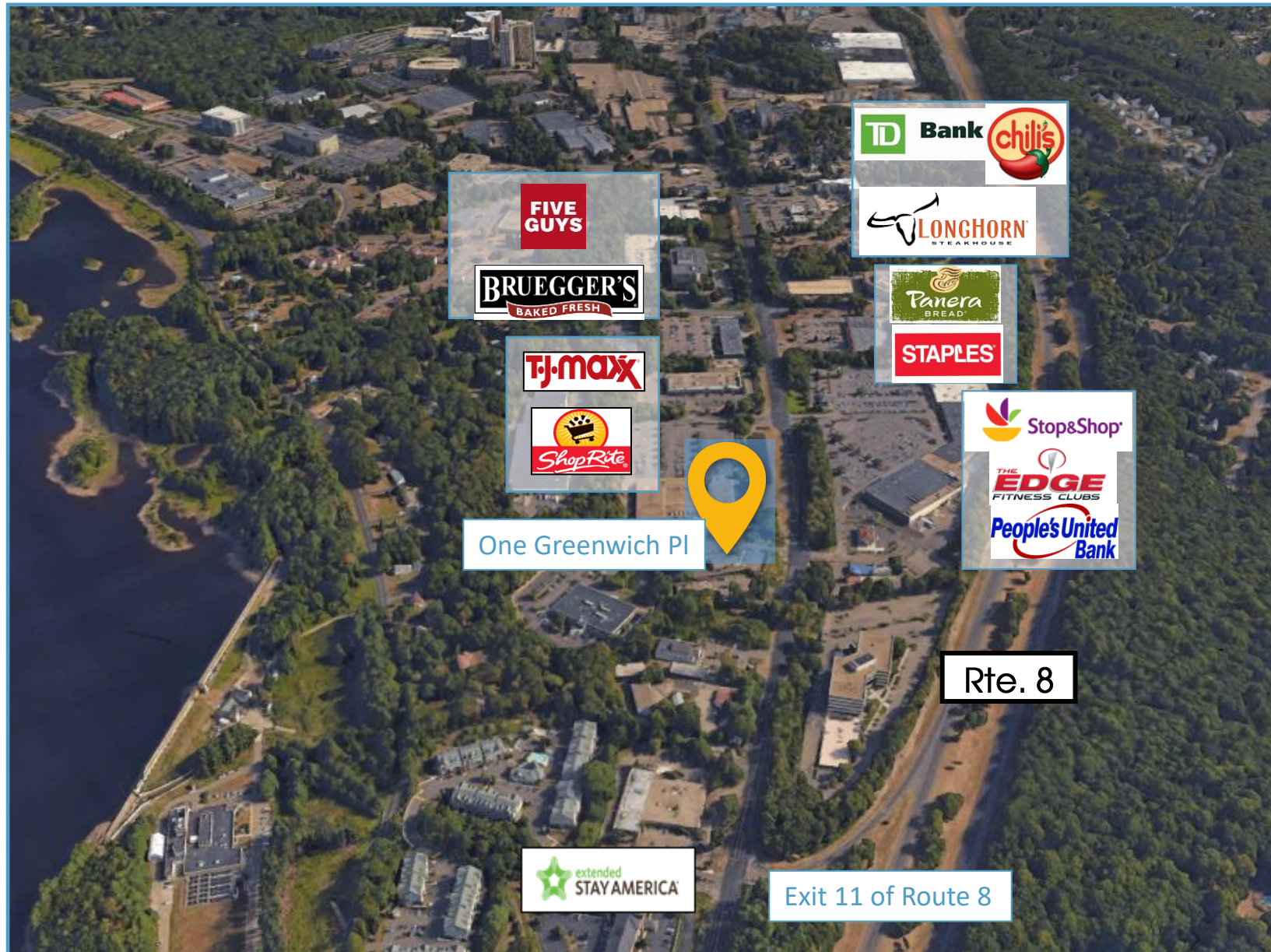
N.T.S.

TENANT SPACE NO. 8B PLAN

3/32" = 1'-0"

CLIENT / 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"	KA DAVIGNON ARCHITECT 203 / 676-8383 KEVIN @ KADARCH.COM	
REFERENCE DWG TP-08B	TENANT SPACE NO. 8B (SECOND FLOOR)	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			TP-08B		

One Greenwich Place, Shelton, Connecticut



General

ACS, 2015–2019	Shelton	State
Land Area <i>mi</i> ²	31	4,842
Population Density <i>people per mi</i> ²	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

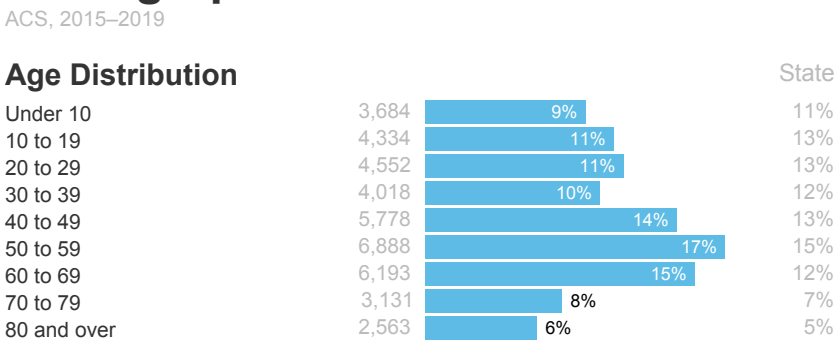
Secretary of the State, June 2021

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

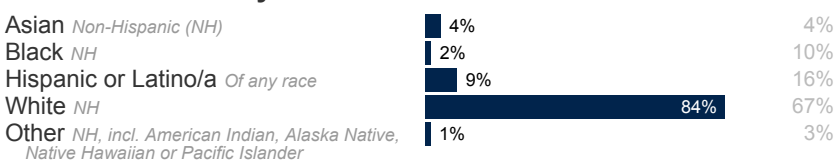
Key Employers

- Data from municipalities, 2021
- 1 Nasdaq
 - 2 BIC Corp
 - 3 Prudential Financial
 - 4 Pitney Bowes Inc
 - 5 Hubbell Inc

Demographics



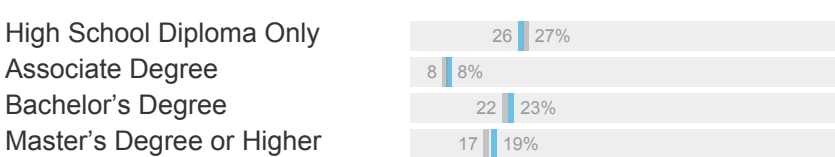
Race and Ethnicity



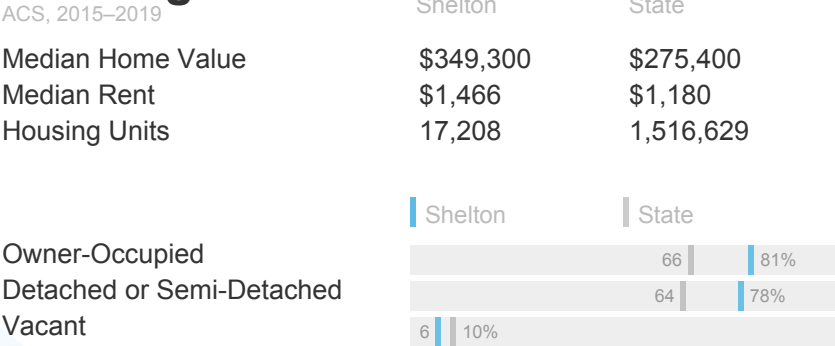
Language Spoken at Home



Educational Attainment



Housing



Schools

CT Department of Education, 2020-21	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
School Districts				
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%

Labor Force

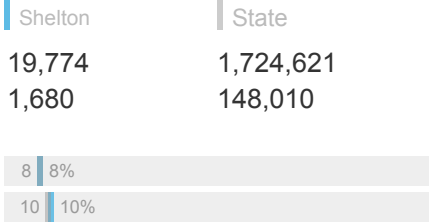
CT Department of Labor, 2020

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

Unemployment Rate

Self-Employment Rate*

*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

No Internet Access



Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home *Pre-Covid*



Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

-
Valley Transit District
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
per capita	\$2,520
per capita, as % of state av.	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
per capita	\$161,706
per capita, as % of state av.	105%
Comm./Indust. Share of Net Grand List	19%

Actual Mill Rate

Equalized Mill Rate

22.21

15.58

Municipal Debt

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

Annual Debt Service

as % of expenditures

\$10,302,897

8%



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