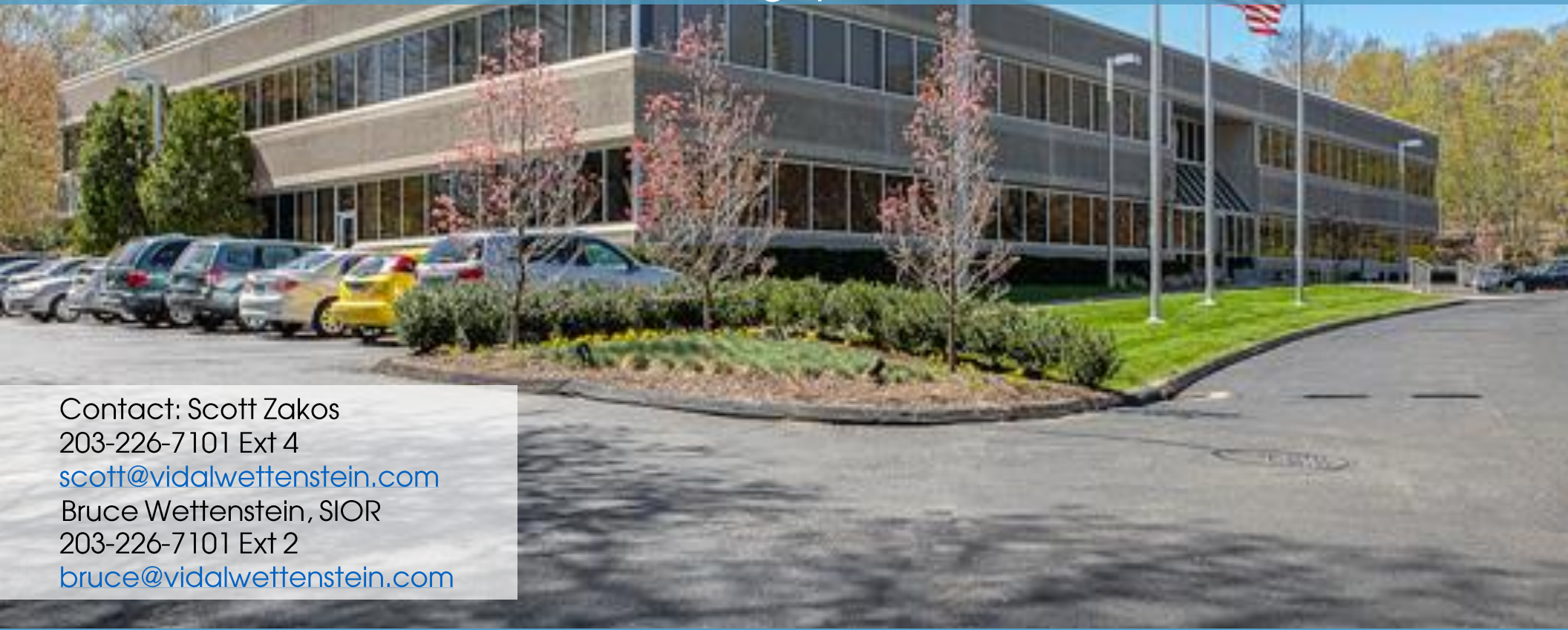


OFFICE SPACE FOR LEASE

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

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

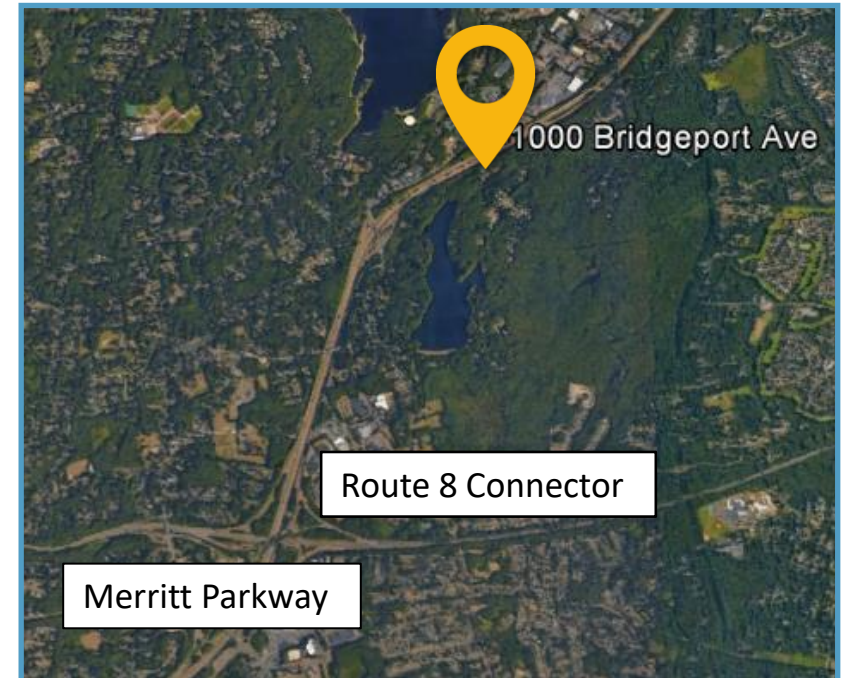


Location: Convenient to exit 11 of Route 8

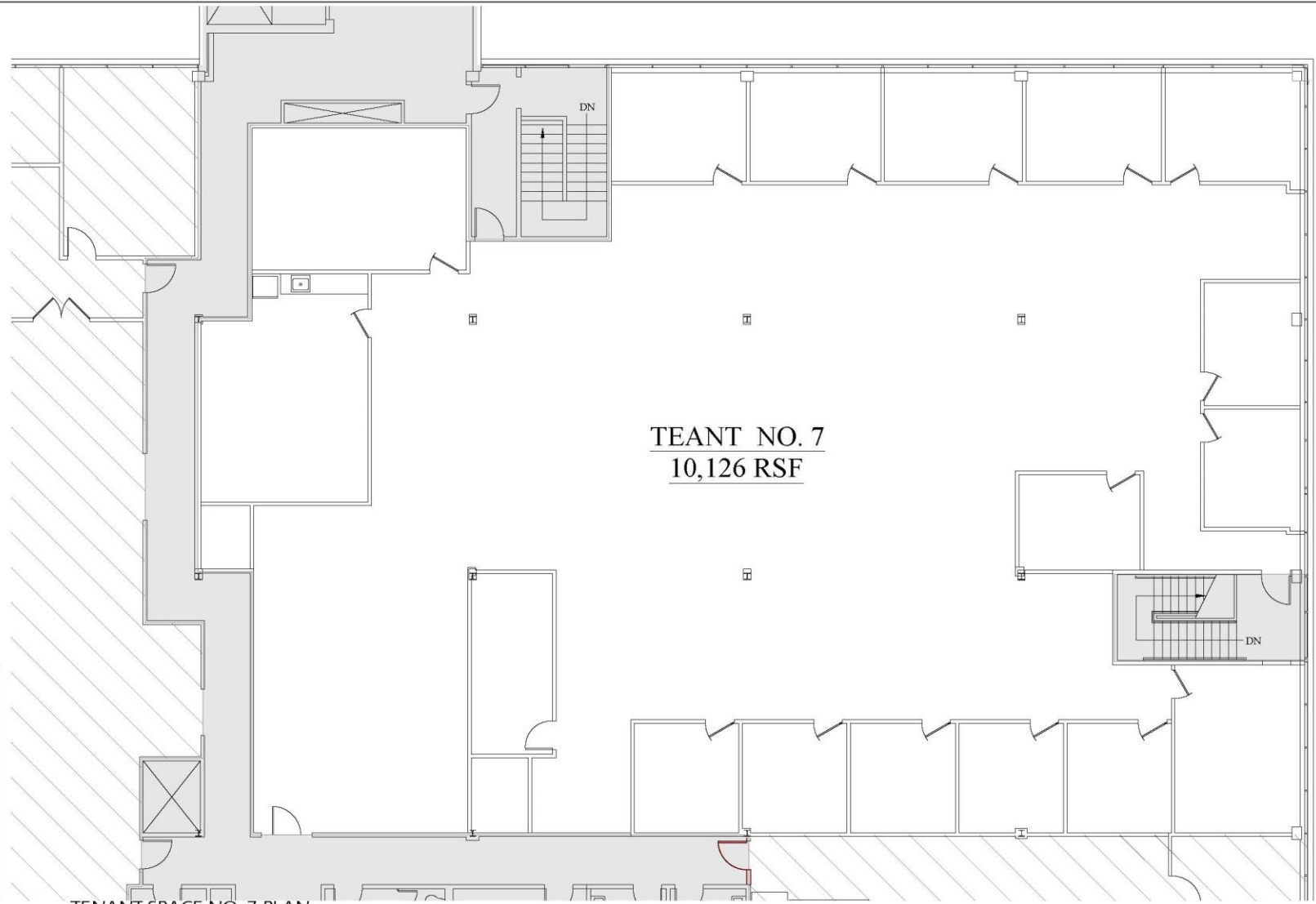
Space Available

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

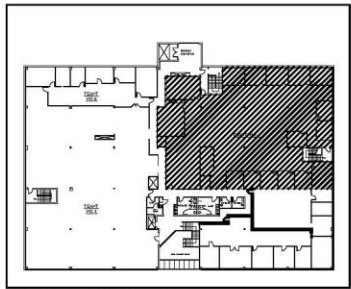
Contiguous to 15,215 SF on the second floor



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 **DESIGNER** KAD **SCALE** 3/32"=1'-0"
The attached and/or accompanying designs, plans, details and/or specifications are the property of the architect.

KA DAVIGNON ARCHITECT

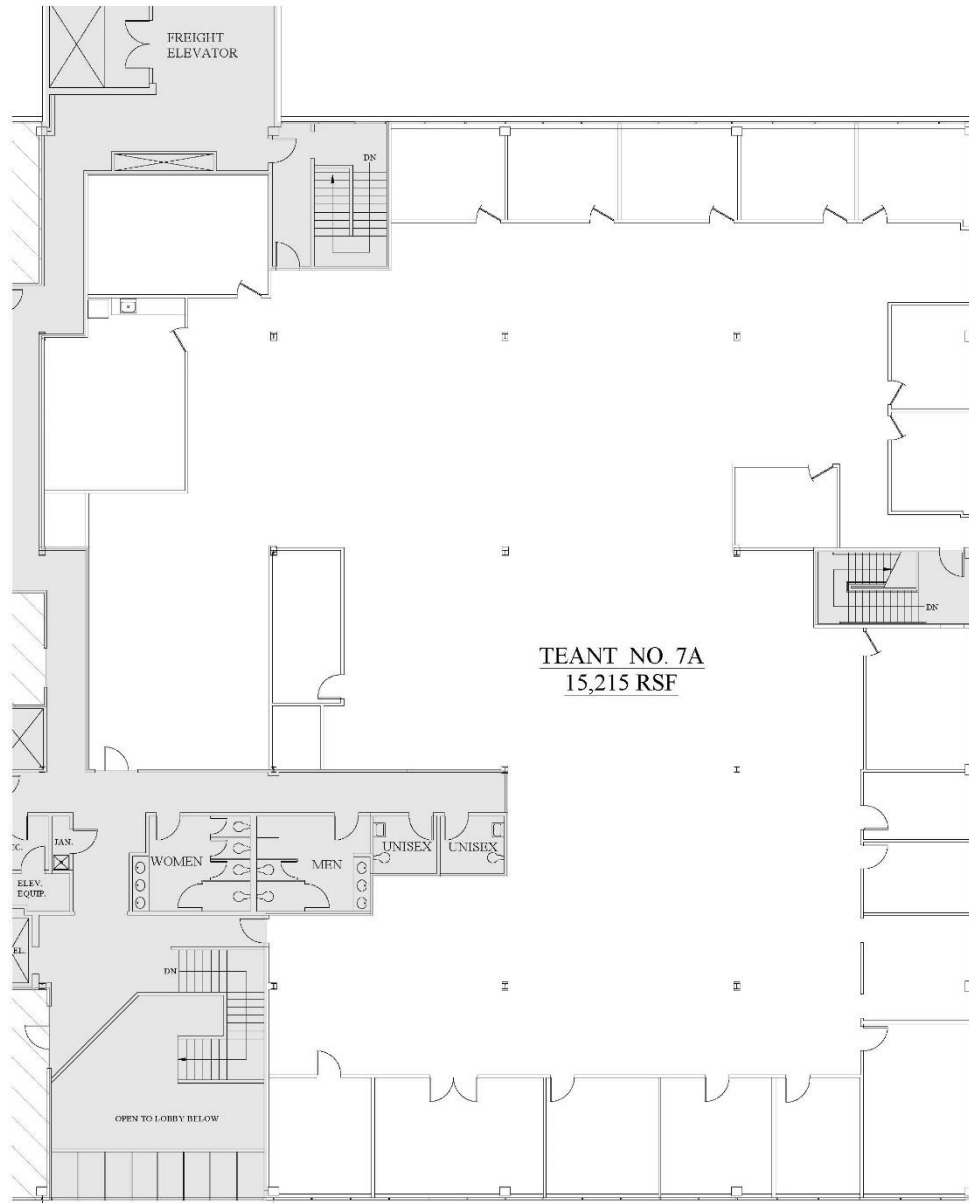
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VIDAL/WETTENSTEIN, LLC

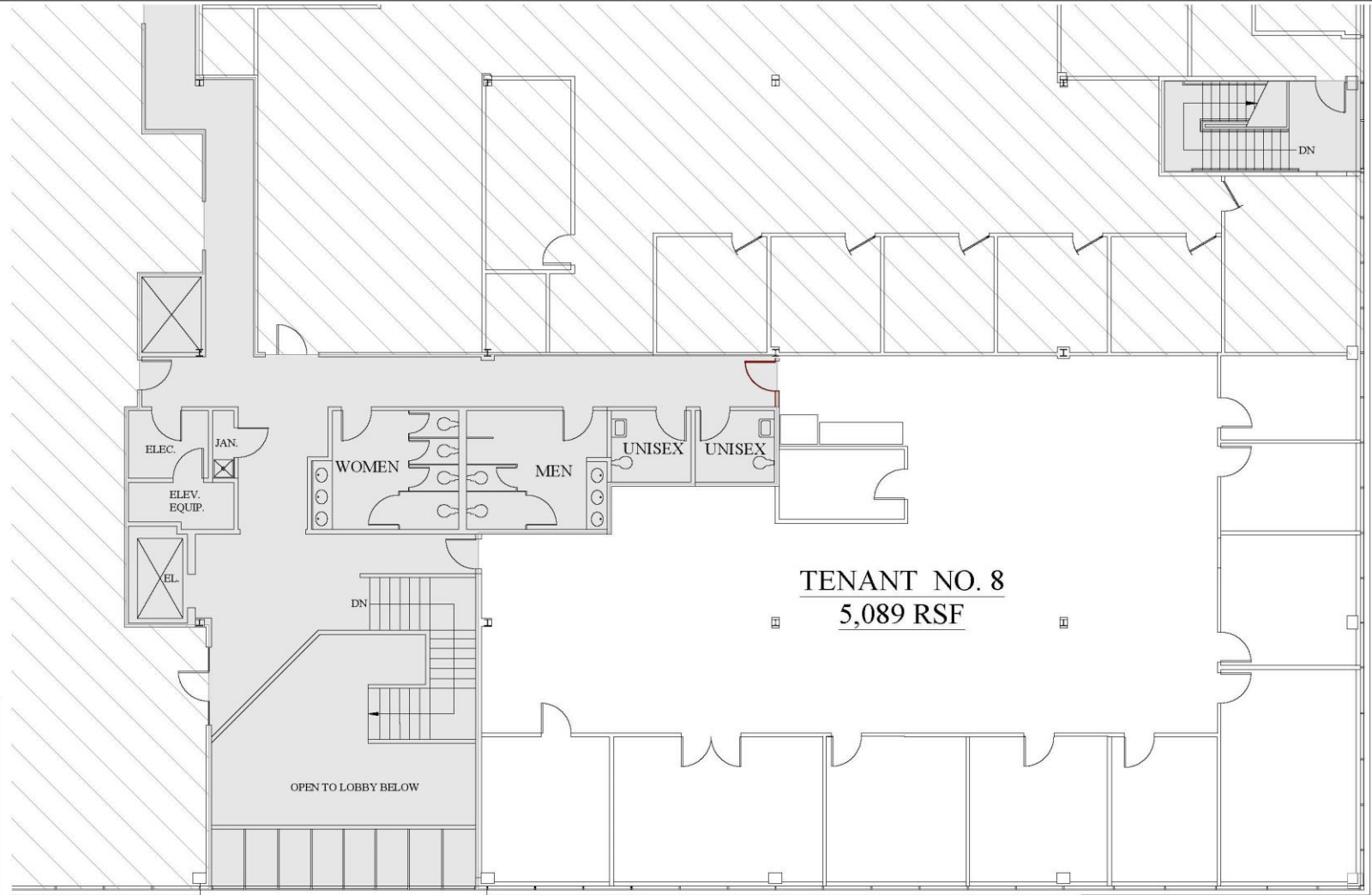


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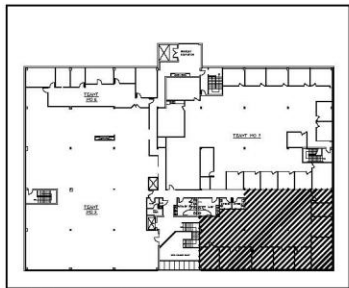
One Greenwich Place, Shelton, Connecticut



One Greenwich Place, Shelton, Connecticut



TENANT NO. 8
5,089 RSF



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



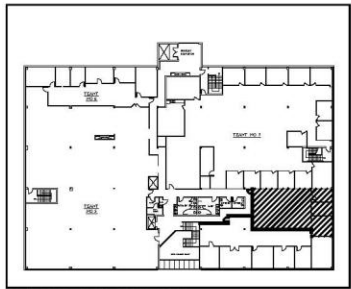
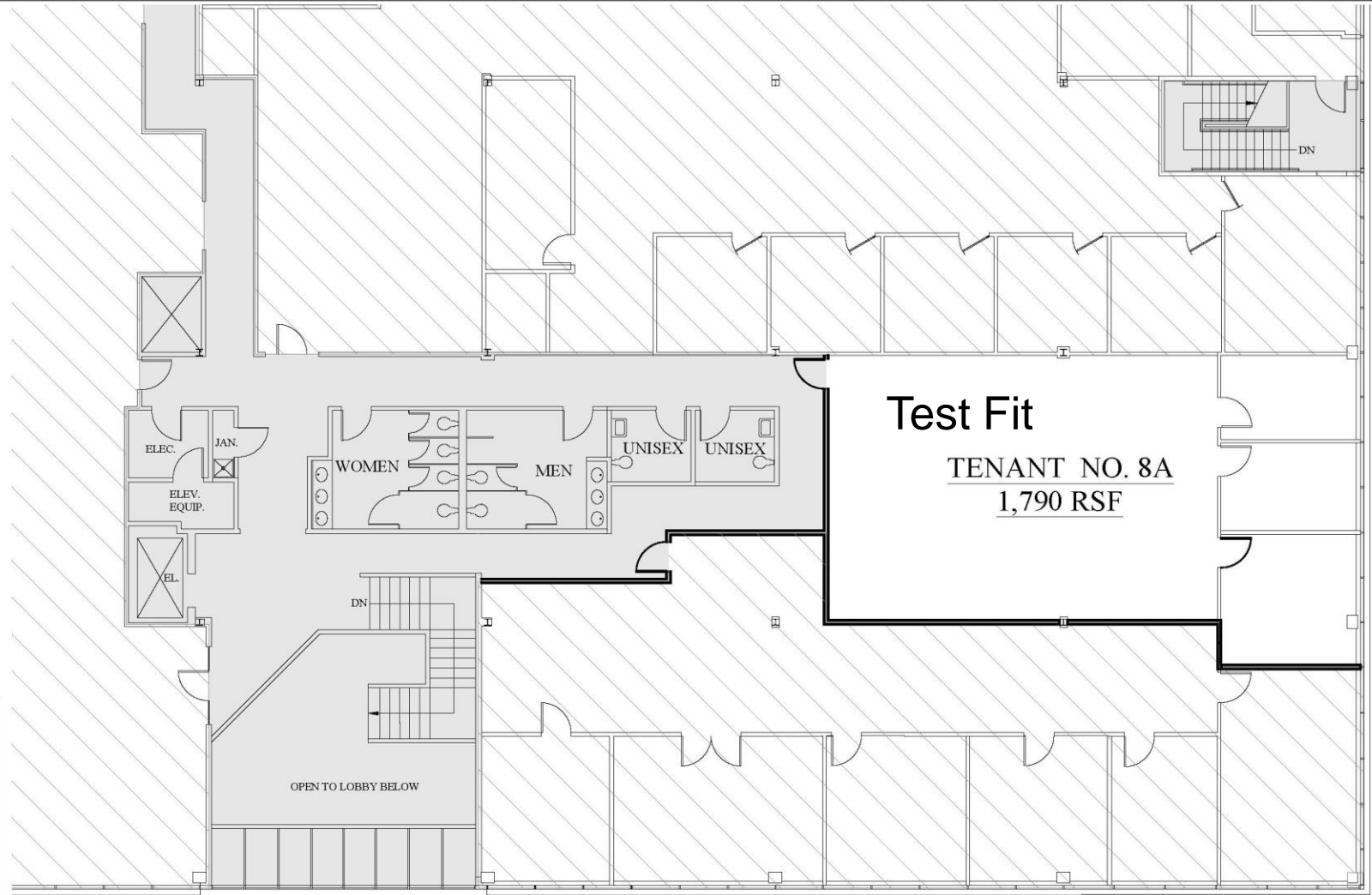
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One Greenwich Place, Shelton, Connecticut



LOCATION PLAN

N.T.S.

TENANT SPACE NO. 8A PLAN

3/32" = 1'-0"

OWNER / LOCATION
 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"

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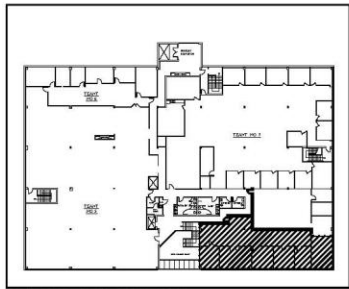
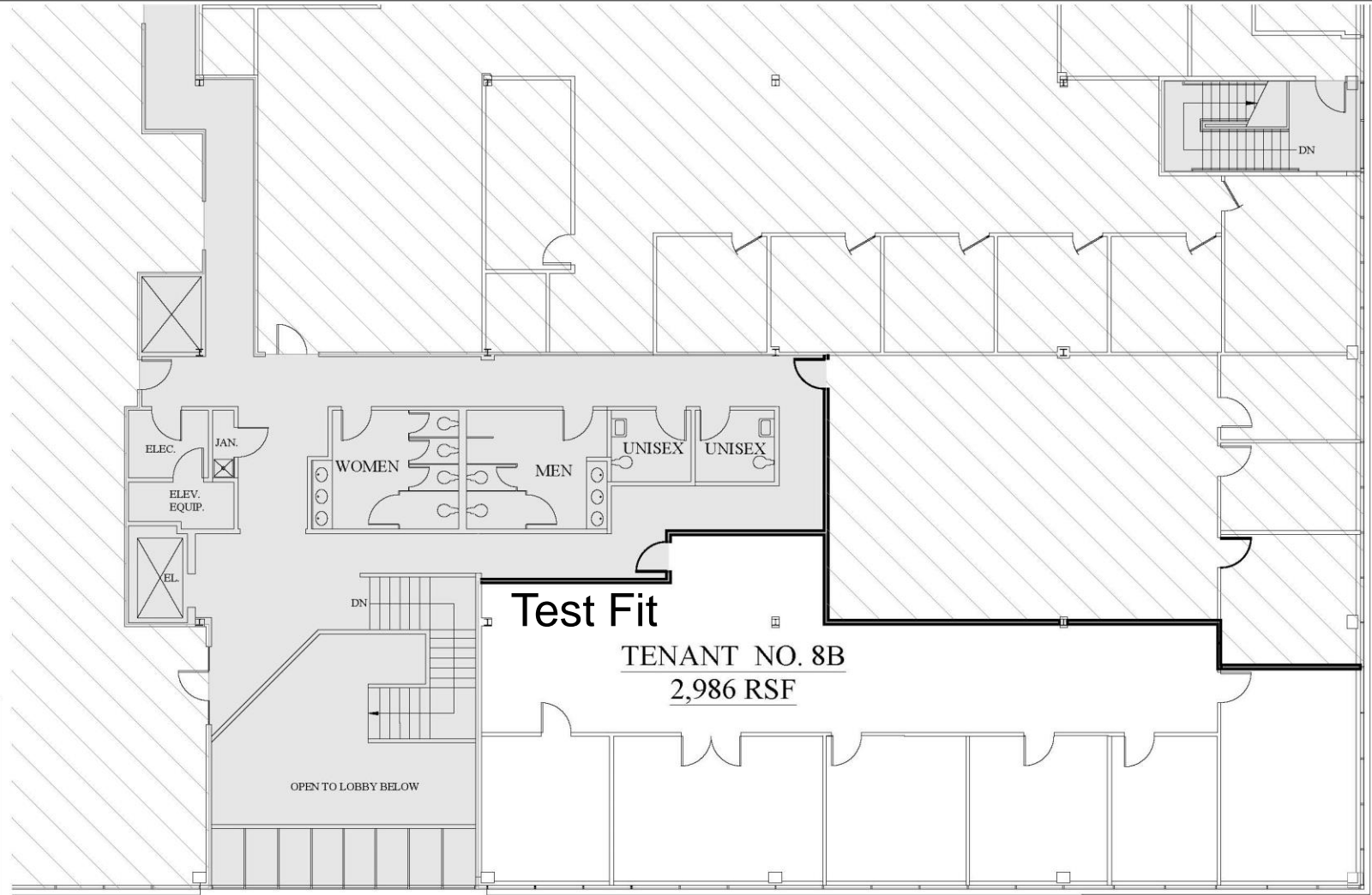
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One Greenwich Place, Shelton, Connecticut



LOCATION PLAN

N.T.S.

TENANT SPACE NO. 8B PLAN

3/32" = 1'-0"

OWNER / LOCATION
 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"
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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

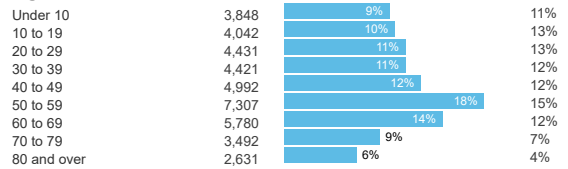
Data from Municipalities, 2023

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

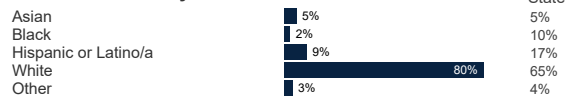
Demographics

ACS, 2017–2021

Age Distribution



Race and Ethnicity

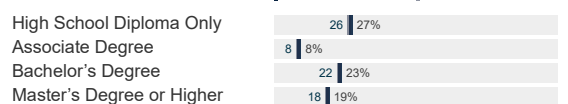


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



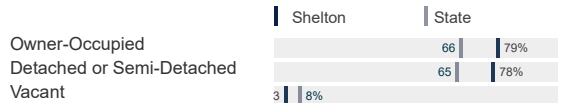
Educational Attainment



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

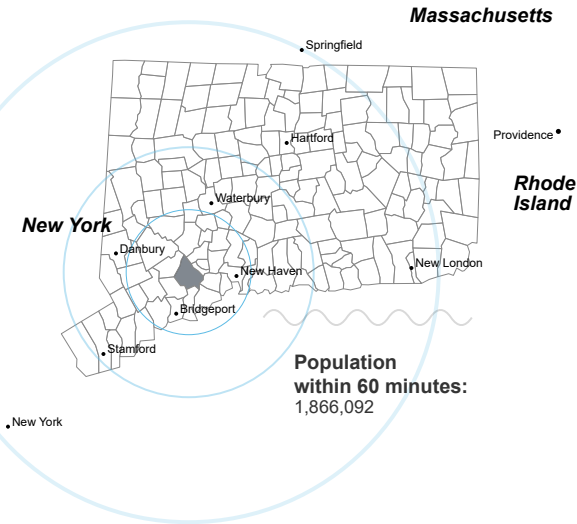


Self-Employment Rate*



*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 Transport	1 4%
Walking or Cycling	0 3%
Driving	82 88%
Working From Home *	10 10%

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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