



ICONIC MIXED-USE BUILDING-HEART OF SONO

**SONO 50**

WHERE BUSINESS IS A LIFESTYLE

**50 WASHINGTON STREET  
NORWALK, CT**

**RETAIL/RESTAURANT/OFFICE  
2,500 - 9,500 SF DIVISIBLE**





# HIGHLIGHTS & DEMOGRAPHICS

14-story high-rise office suites with architectural steel and glass canopies.

Potential for direct access to 5,000 SF lobby with collaborative workspaces and tenant lounge, common areas and modern conference facility.

First floor 9,500 SF – will demise per tenant’s requirements. Office, retail or restaurant use – multiple demising plans available.

Opportunity for outdoor patio seating and rooftop lounge with unencumbered panoramic view of Long Island Sound.

16-foot ceilings and large display windows with excellent street level pedestrian visibility and traffic.

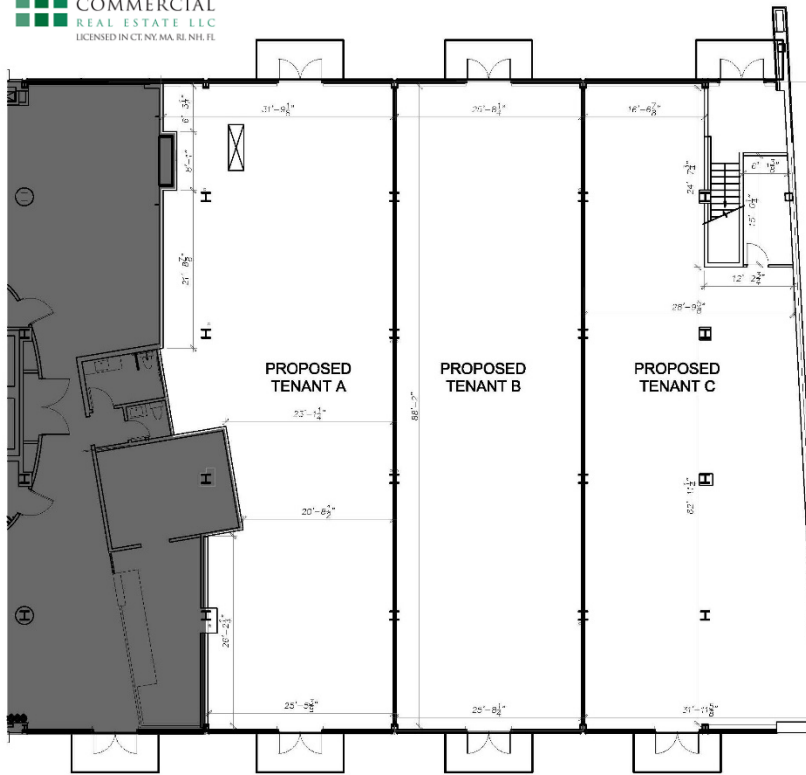
On site parking and walking distance to SONO’s Restaurant Row on Washington Street.

5-minute walk to South Norwalk train station and easy access to I-95 and route 7.

Demographics	1 Miles	3 Miles	5 Miles
Population	27,299	88,154	137,678
Average HHI	\$94,193	\$149,972	\$205,566
Adj. Daytime Demographics	22,604	79,714	152,321
Annual Consumer Retail Expenditure	\$337.51 M	\$1.53 B	\$3.02 B



*The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.*

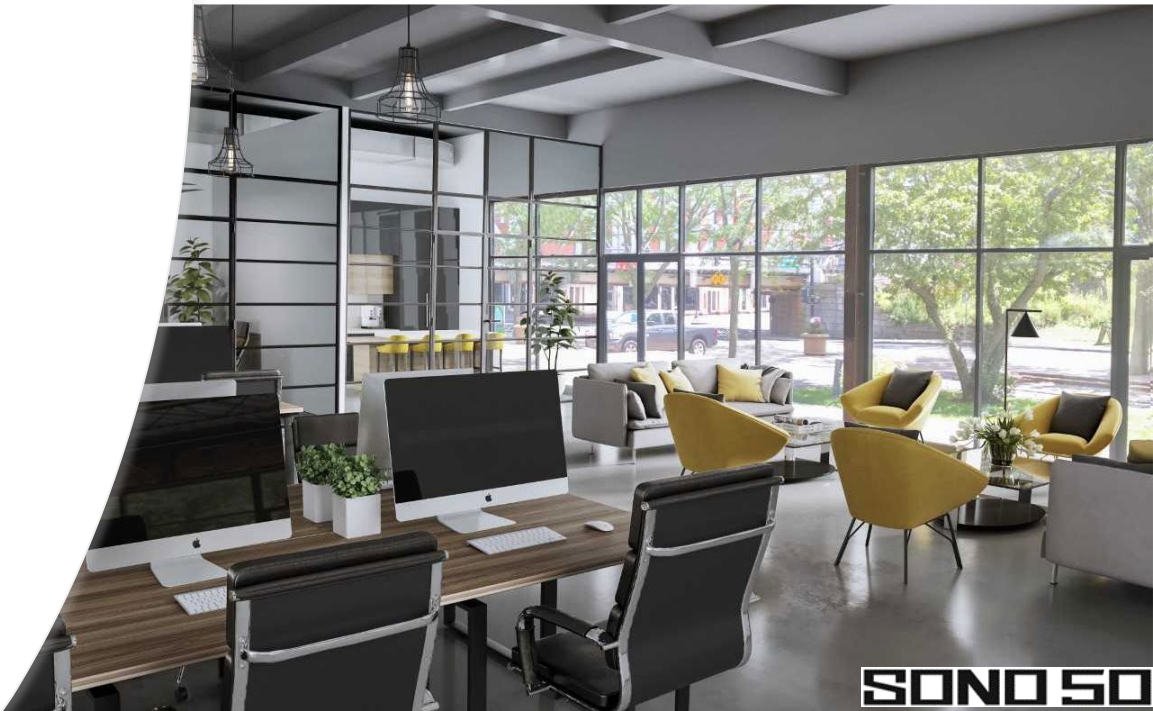


9,500 RSF 1<sup>ST</sup> FLOOR  
POTENTIAL RESTAURANT DEMISING PLAN AND RENDERING

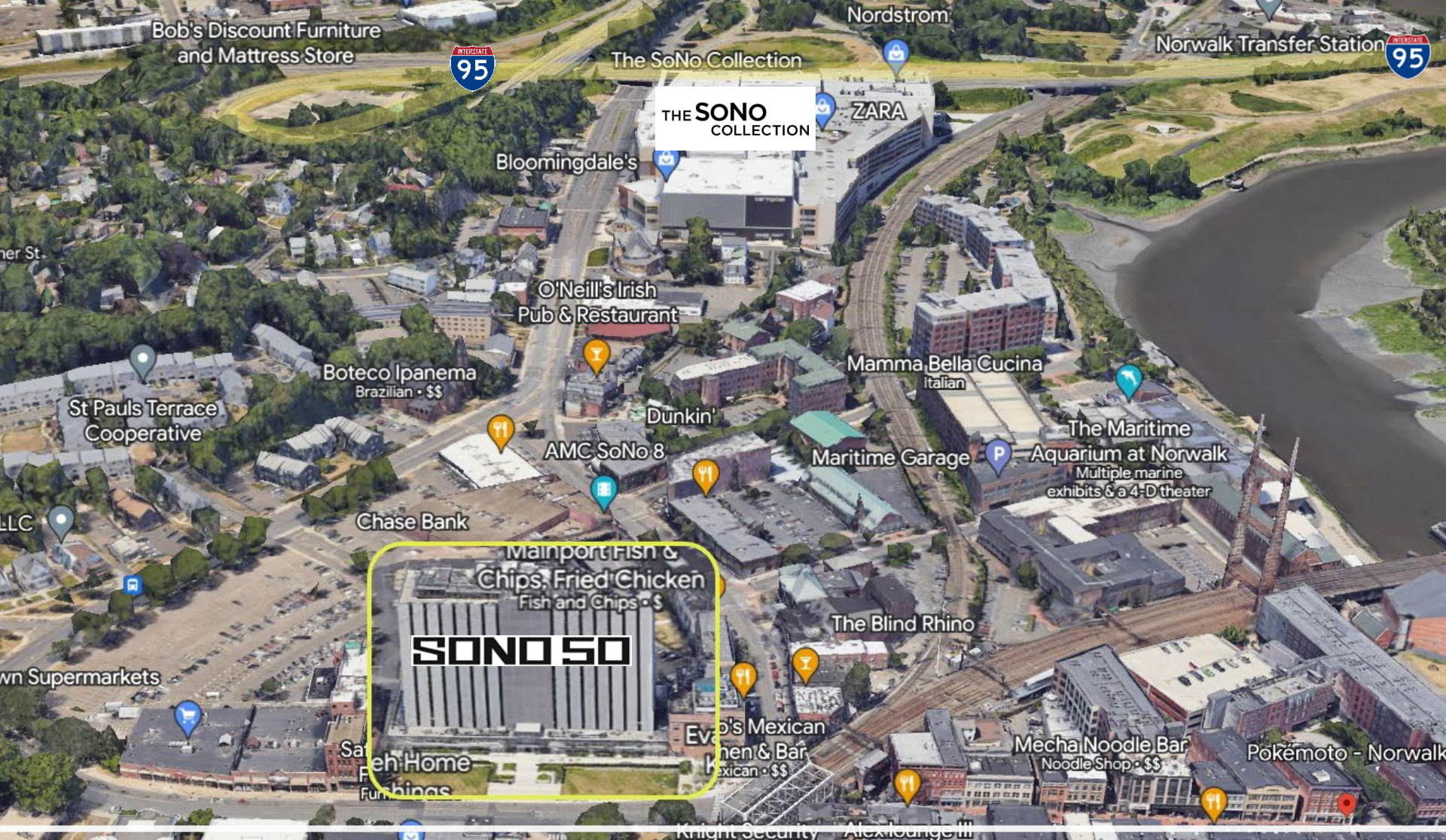
SONO 50



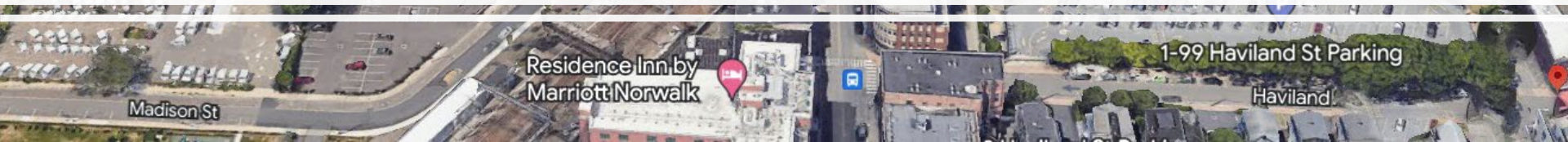
- 9,500 RSF FIRST FLOOR
- RETAIL AND OFFICE RENDERINGS
- NATURAL LIGHTING FRONT AND TWO SIDES







## Area Attractions







## EXCLUSIVE LEASING AGENT

Penny Wickey 203.222.4194

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