

FOR LEASE · NOROTON HEIGHTS, DARIEN

101 Noroton Avenue

A free-standing building on its own corner lot — 1,911 SF available



1,911

SF AVAILABLE

15

PARKING SPACES

\$45

PER SF GROSS

1 min

TO I-95 EXIT 10

THE SPACE

Two floors, available together or separately. No shared entrance, no shared parking, no neighbors through the wall.

FLOOR	SIZE	RATE
First floor	1,497 SF	\$45.00 / SF
Second floor	414 SF	\$45.00 / SF
Combined	1,911 SF	\$45.00 / SF

The first floor opens to a vaulted ceiling with a built-in reception counter and a kitchenette, and takes natural light on three exposures. The second floor suits a small office or studio — stair access, no elevator.

Gross lease, plus utilities and cleaning. Annual escalation of \$1.00 per SF.



Zoning. The property sits in Darien's Neighborhood Business (NB) zone, where every use requires a Special Permit from the Planning and Zoning Commission. That applies to every tenant and every business type here — a normal step for this building, not a barrier specific to any one use. Tell us what you have in mind and we will walk you through where it stands.

THE BUILDING

Total building	3,408 SF
Lot size	0.33 acre
Year built	1987
Stories	Two
Parking	15 spaces
Parking ratio	4.4 / 1,000 SF
Construction	Wood frame
Heat	Forced air
Flood zone	X
Elevator	None
Zoning	NB

THE LOCATION

Noroton Ave frontage	94 ft
Maple St frontage	140 ft
I-95, Exit 10	1 minute
Metro-North	Noroton Heights

LEASING INQUIRIES

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101noroton.com

Exclusive agent

Cushman & Wakefield of Connecticut, Inc.

Owner: 101 Noroton Ave Associates LLC