



SONO 50

WHERE BUSINESS IS A LIFESTYLE



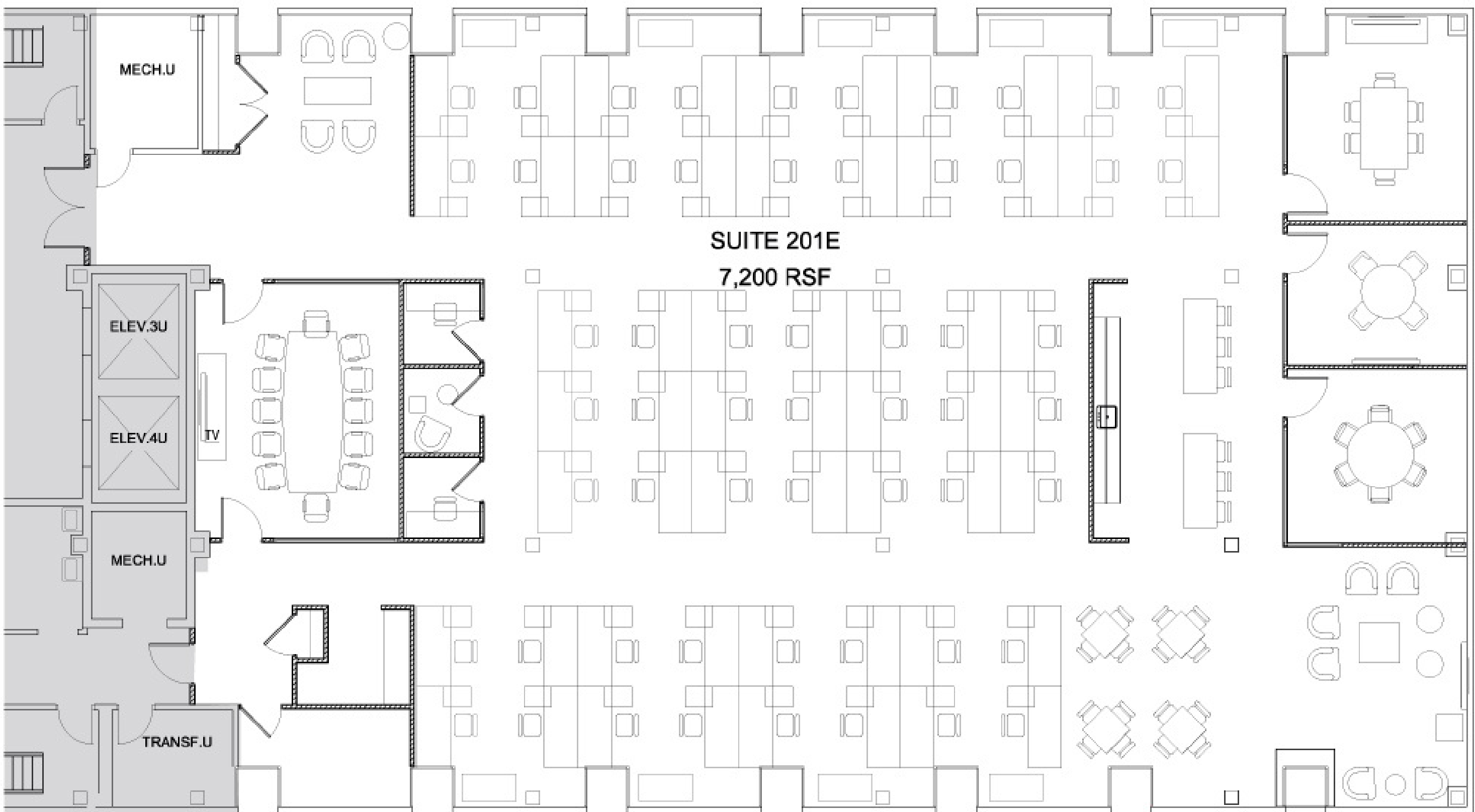
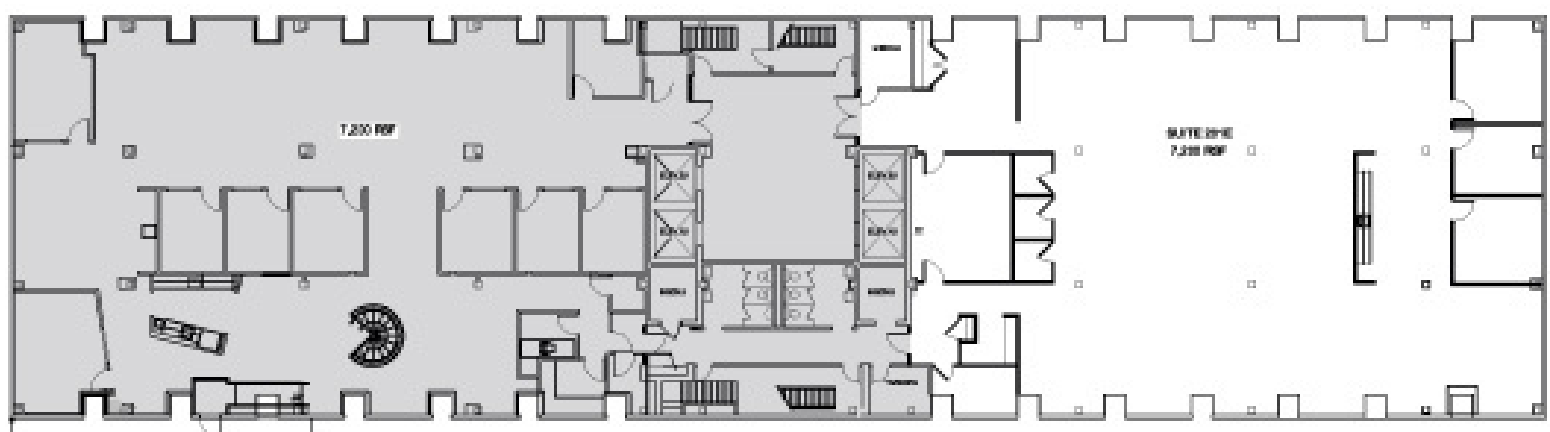
OUR NEW STANDARD



EXISTING PRE-BUILT SUITE | 2ND FLOOR-OPTION 1

AVAILABLE FOR IMMEDIATE OCCUPANCY

SONO 50



CAPITAL EQUITIES GROUP

Scale: 1/8" = 1'-0"

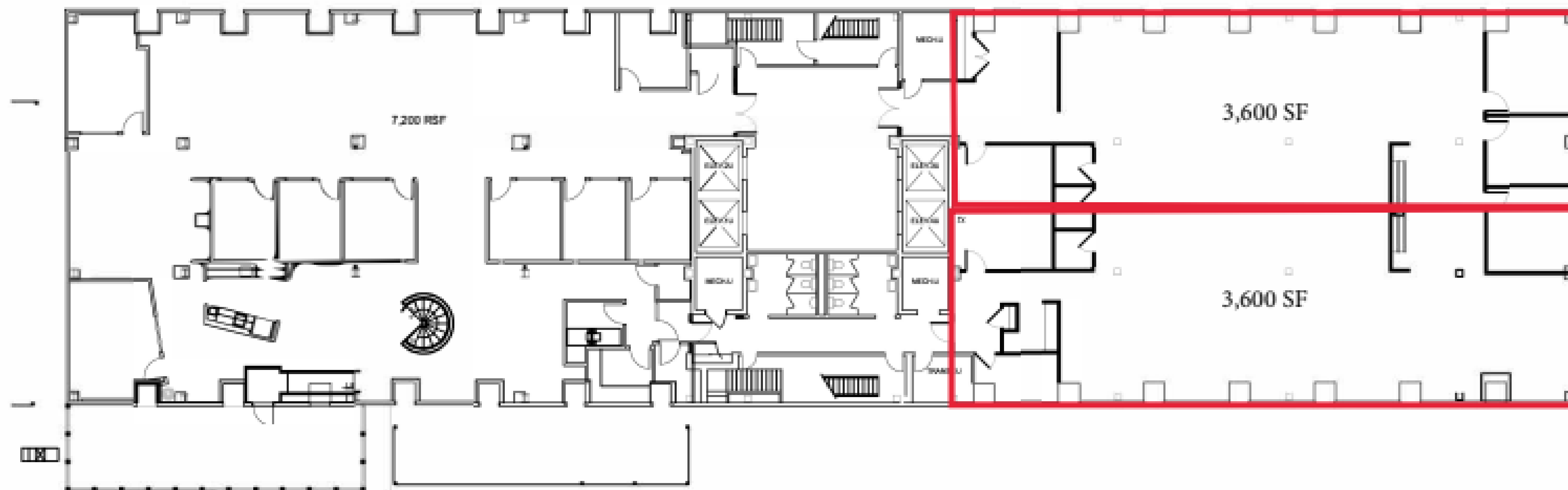
50 WASHINGTON ST., NORWALK
2ND FLOOR

Premium Quality Finishes · Glass Front Offices · Open Ceilings · LED Lighting
Polished Concrete Floors · Stone Countertops · High-End Cabinetry · Premium Doors and Hardware

NEW PRE-BUILT SUITE | 2ND FLOOR-OPTION 2

AVAILABLE Q4 2023

SONO 50



CAPITAL EQUITIES GROUP

50 WASHINGTON ST., NORWALK
2ND FLOOR

Scale: NTS

**Premium Quality Finishes · Glass Front Offices · Open Ceilings · LED Lighting
Polished Concrete Floors · Stone Countertops · High-End Cabinetry · Premium Doors and Hardware**

THE SONO 50 TURNKEY STANDARD

PREMIUM TURNKEY INSTALLATIONS · POLISHED CONCRETE FLOORS · OPEN CEILINGS · SOLID DOORS
GLASS OFFICE FRONTS · SPIRAL DUCTWORK · EXPOSED BEAMS · LED LIGHTING · PREMIUM HARDWARE

COMPLETELY RENOVATED COMMON AREAS AND AMENITIES



ABUNDANT
NATURAL
LIGHT



PREMIUM
QUALITY
FINISHES



FORWARD
THINKING
DESIGN



LOCATED IN VIBRANT HISTORIC SONO WITH "CLASS A" AMENITIES

- 5 minute walk to South Norwalk Train Station
- Immediate access to all major highways, I-95, Exit 15 and Route 7
- 3 spaces per 1,000 SF at no charge with additional parking available
- Fitness center with locker and shower facilities
- Tenant lounge area with full pantry/bar, billiards table, ping pong, and inviting seating area
- State-of-the-art conference facility with full A/V capabilities Building cafeteria
- Full service Chase bank with ATM
- The entire building is backed-up by a 2 megawatt diesel generator, ensuring that the building is fully operable at all times



PROPERTY OVERVIEW AND HIGHLIGHTS



SONO 50

SoNo, is a historic neighborhood in Norwalk, Connecticut where business is a lifestyle. SoNo is Norwalk's central dining, shopping, and entertainment hub that attracts for it qualities as a great place to live, work, and play.

Located in SoNo are The Maritime Aquarium (with IMAX theater), Stepping Stones Museum for Children, Veteran's Park, and Oyster Shell Park. SoNo also hosts a large annual arts celebration as well as the famous annual Oyster Festival.

Floor	Suite	Size	Notes
LL	--	6,000	Direct; build-to-suit, will divide
1st	101 E	8,000	Direct; build-to-suit, will divide
2nd	201 E	3,600-7,200	Pre-built, available 7/1/23
5th	502 E	5,278	Pre-built, timing TBD
11th	1101 E	7,200-14,899	Direct; build-to-suit

RENOVATIONS

- Recently added the highest rooftop deck in Fairfield County, measuring almost 3,000 SF and boasting incredible, unencumbered views of Long Island Sound.
- New building exterior and a modern industrial look with impressive architectural steel and glass canopies, new storefronts, complimentary lighting, and new landscaping.
- 5,000 SF lobby with Wifi enabled collaborative workspaces and inviting lounge areas for building tenants
- Interior common areas and tenant spaces include loft-style finishes such as open ceilings with exposed beams and columns and polished concrete floors
- Brand new building cafe open to the building lobby enhancing the tenant experience
- State-of-the-art fitness center, conference facility, and tenant lounge
- Washington Square Park, a City-owned park, has been completely renovated creating an inviting green space right outside the building's main entrance



LOCAL ATTRACTIONS

★ 50 Washington St

AREA ATTRACTIONS

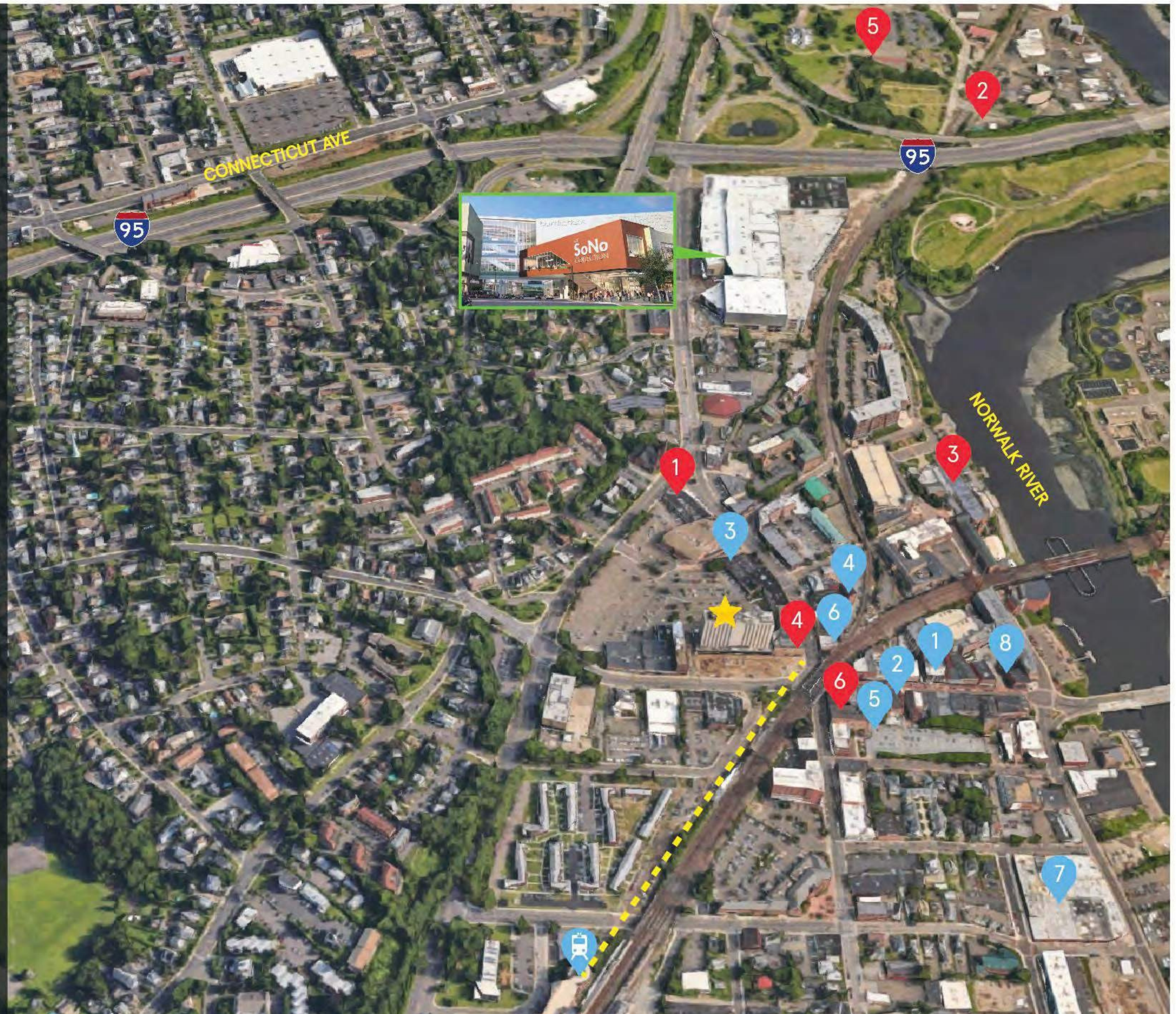
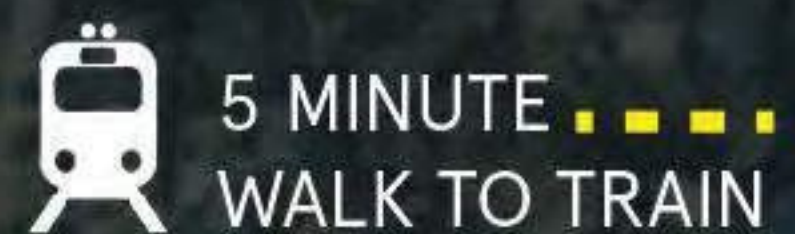
1. BOW TIE CINEMA
2. LOCKWOOD MATHEWS MANSION
3. MARITIME AQUARIUM
4. NORWALK MUSEUM
5. STEPPING STONES
6. SWITCH TOWER MUSEUM

DINING

1. THE SPREAD & EL SEGUNDO
2. MECHA NOODLE BAR
3. BURGER BAR & BISTRO
4. FAMOUS PIZZA
5. MATCH
6. THE BLIND RHINO
7. SONO BAKING COMPANY
8. WASHINGTON PRIME

SHOPPING ALONG CONNECTICUT AVENUE

SONO COLLECTION
BEST BUY
COSTCO
THE HOME DEPOT
KOHL'S
LOWES
PETSMART
SUPER STOP & SHOP
TJMAXX
WALMART



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