

1 Park Street

Norwalk, Connecticut



Cushman & Wakefield, as exclusive advisor, is pleased to present for sale 1 Park Street in Norwalk, CT for \$2,500,000.

1 Park Street, formerly known as the Governor Bissell House, is a beautifully restored office property that underwent a substantial expansion in 1987 and totals 16,696± SF plus a 3,952± SF finished lower level. The property is currently leased to the Norwalk Board of Education, which is expected to vacate 1st Quarter 2026, and to the Human Services Council of Norwalk, which would prefer to continue occupying 3,000 SF if the new ownership permits. As a result, 1 Park Street can be delivered substantially or entirely vacant at the purchaser's option.

1 Park Street is strategically situated adjacent to the Norwalk Town Green at the signalized intersection of Park Street, East Wall Street and East Avenue. This prime crossroads location just south of Route 1 is central to a multitude of retail, dining and services with destination retailers including Stew Leonard's, Starbucks, Whole Foods, Target, Best Buy, Home Depot and Costco, to name a few. The site is also conveniently accessible to major Fairfield County employers, public transportation and key commuter routes and is located just 2 minutes from Interstate 95 (Exit 16), 3 minutes from the Route 7 Connector (Exit 1)/the Merritt Parkway, and within 5 minutes of both the East Norwalk and South Norwalk Metro-North train stations.

Ideal Access & Visibility

Desirable Amenitized Location

Strong Norwalk Demographics


\$2,500,000
ASKING PRICE


20,648 SF
BUILDING SIZE


0.64
ACRES


CD-3 & EAVD
ZONE


107'
PARK STREET FRONTAGE


36
PARKING SPACES



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