

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 Amenity 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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Al Mirin
(203) 326 5822
al.mirin@cushwake.com

Matthew Torrance
(203) 326 5838
matthew.torrance@cushwake.com

Kathleen Fazio
(203) 326 5848
kathleen.fazio@cushwake.com

CUSHMAN & WAKEFIELD
107 Elm Street, 8th Floor
Stamford, CT 06902
www.cwinvestmentpropertiesgroup.com