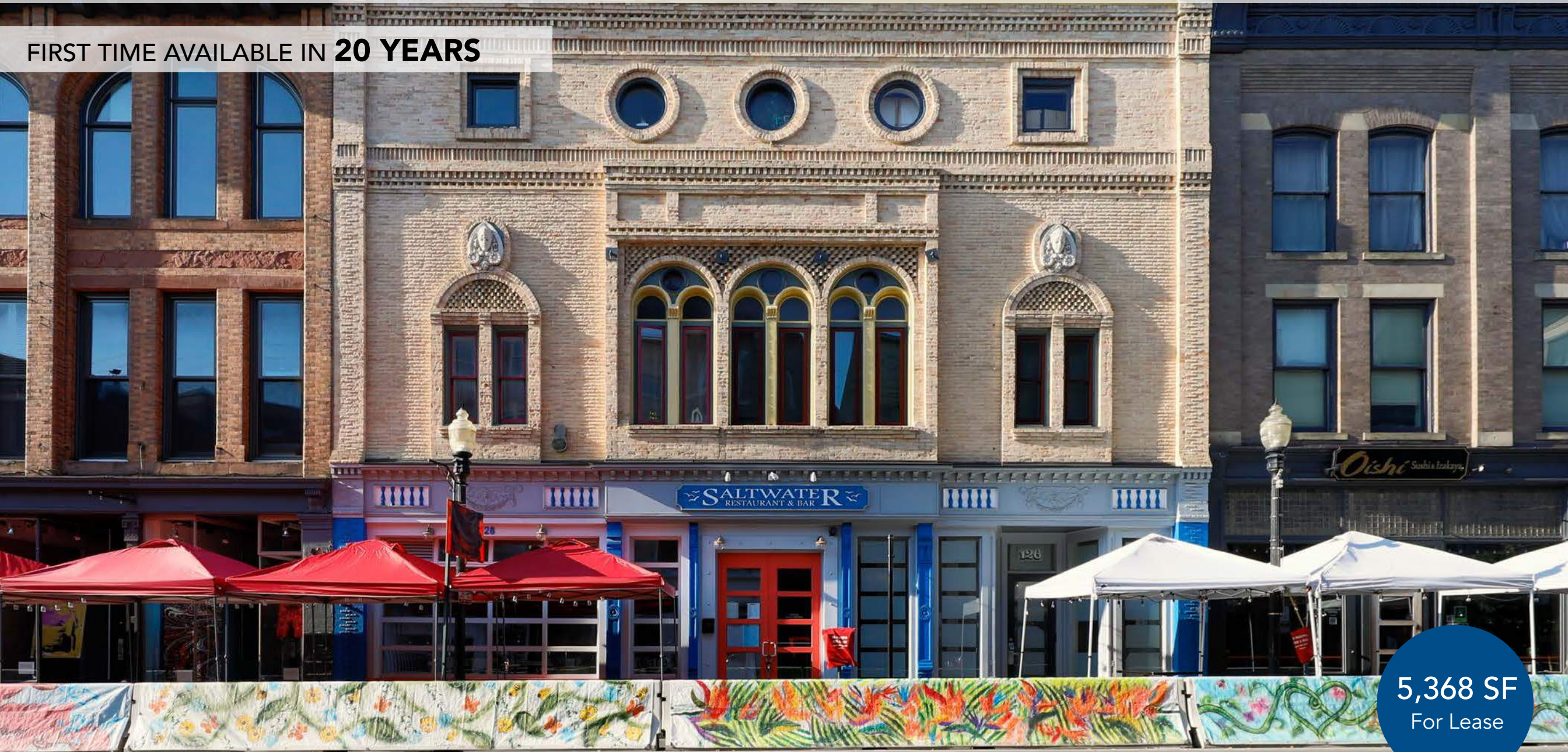


# 128 WASHINGTON STREET

NORWALK | CONNECTICUT

FULLY BUILT OUT TURN-KEY  
EXTRAORDINARY RESTAURANT  
SPACE  
Brokers Protected

FIRST TIME AVAILABLE IN **20 YEARS**



5,368 SF  
For Lease





128 WASHINGTON STREET NORWALK, CONNECTICUT

agwpartners.com



## DETAILS

# RESTAURANT SPACE

**FIRST TIME AVAILABLE IN 20 YEARS**  
**TURN-KEY EXTRAORDINARY RESTAURANT SPACE**

### CO-TENANCY

Washington Prime, Match, Barcelona, Mecha Noodle Bar, Salon Etre, Oishi, Donovan's, Il Posto, Tablao, Ciao, Los Remolinos, Taj, and more!

### COMMENTS

Over 1,000+ residential units being developed within walking distance of Washington Street. Easy access to I-95 and 7 Connector, walk to SoNo Train Station, 5 Private and Municipal Parking Garages within walking distance. Over 20 new construction apartment buildings in South Norwalk!

### CENSUS

91,194 people (6th largest city in CT). The Washington Street Historic District is a highly preserved landmarked community at the convergence of new construction apartment buildings, hotels, a gorgeous waterfront, and a 24/7 eat, shop, and live culture.







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# BAR SEATS 30





# INTERIOR BAR PHOTOS





SEATS 100





WASHINGTON STREET AERIAL





# NEARBY ATTRACTIONS & TRANSPORTATION

## RESTAURANTS

- 1 SoNo Square
- 2 The Blue Teapot Cafe & Bakery
- 3 Pontos Taverna
- 4 Casa Bonita Restaurant & Lounge
- 5 El Idolo Restaurant Ecuador
- 6 La Cocina Restaurant
- 7 Bobby Q's Cue & Co
- 8 Haruki Ramen & Izakaya
- 9 Colony Grill
- 10 Barcelona Wine Bar
- 11 Blue Cactus Grill
- 12 Los Gemelos Deli & Restaurant
- 13 La Sorpresa y Mas Restaurant
- 14 Pokelicious
- 15 La Picante
- 16 O'Neill's Irish Pub & Restaurant
- 17 Chick-fil-A
- 18 Rio Bravo Tacos & Tequila
- 19 New Crossroads Pizza
- 20 Kazu Japanese Restaurant
- 21 Burger Bar & Bistro
- 22 Templo Maya Cafe
- 23 Tablao SoNo
- 24 The Spread South Norwalk
- 25 Washington Prime
- 26 Mecha Noodle Bar
- 27 Memo's Restaurant & Bakery
- 28 The Sono Baking Company & Cafe
- 29 El Sabor Salvadoreño
- 30 Sono Cafe
- 31 Overton's Seafood
- 32 Harbor Lights

## AMENITIES

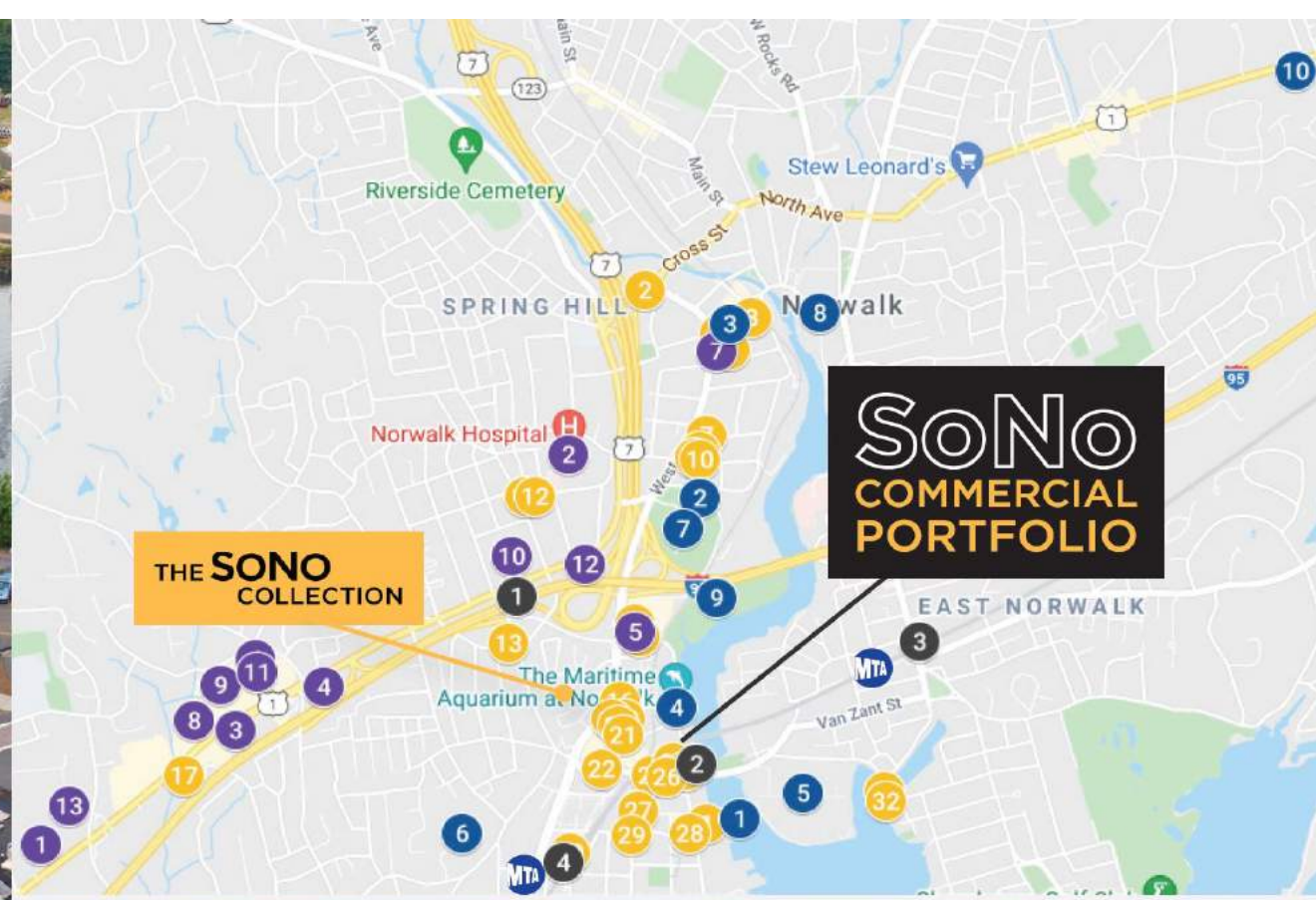
- 1 Walmart
- 2 Norwalk Hospital
- 3 Stop & Shop
- 4 CVS
- 5 The SoNo Collection
- 6 Best Buy
- 7 City Market Norwalk
- 8 DICK'S Sporting Goods
- 9 ShopRite of Norwalk
- 10 Lowe's Home Improvement
- 11 T.J. Maxx
- 12 Bob's Discount Furniture and Mattress Store
- 13 The Home Depot

## AMUSEMENT

- 1 Long Island Sound
- 2 Stepping Stones Museum for Children
- 3 Wall Street Theater
- 4 The Maritime Aquarium at Norwalk
- 5 Veteran's Memorial Park and Marina
- 6 Flax Hill Park
- 7 Mathews Park
- 8 Mill Hill Park
- 12 Oyster Shell Park
- 13 Bow Tie Ultimate Royale 6

## TRANSPORTATION

- 1 Interstate-95
- 2 Sheffield Island Ferry
- 3 East Norwalk Train Station
- 4 South Norwalk Train Station



128 WASHINGTON STREET NORWALK, CONNECTICUT

THE SONO COLLECTION



# NEARBY DEVELOPMENT



**THE SHEFFIELD SONO**  
Year Built: 2007  
Type: Multifamily  
Units / Keys: 136  
SOLD FOR \$53MM IN 2020

**TWO NEW CONSTRUCTION APARTMENT BUILDINGS**  
Wedged Between the Portfolio

**10 NEW CONSTRUCTION APARTMENT BUILDINGS**  
Within 3-Block Radius



**RESIDENCES INN BY MARRIOTT**  
Year Built: 2019  
Type: Hotel  
Units / Keys: 102



**CORSET FACTORY**  
Year Built: 1992  
Type: Multifamily  
Units / Keys: 80



**THE PLATFORM SONO**  
Year Built: Under-Construction  
Type: Mixed-Use  
Units / Keys: 122



**SONO ONE**  
Year Built: 2020  
Type: Multifamily  
Units / Keys: 40



**SHIRT FACTORY LOFTS**  
Year Built: 2021  
Type: Multifamily  
Units / Keys: 122



**SONO 19 DAY**  
Year Built: 2017  
Type: Multifamily  
Units / Keys: 58



**SOUNDVIEW LANDING**  
Year Built: 2018  
Type: Multifamily  
Units / Keys: 345



**HARBOURSIDE SONO**  
Year Built: 2020  
Type: Multifamily  
Units / Keys: 129



**SONO PEARL APARTMENTS**  
Year Built: 2016  
Type: Multifamily  
Units / Keys: 66



**BRIM & CROWN**  
Year Built: 2019  
Type: Multifamily  
Units / Keys: 189



**IRONWORKS SONO**  
Year Built: 2014  
Type: Multifamily  
Units / Keys: 109



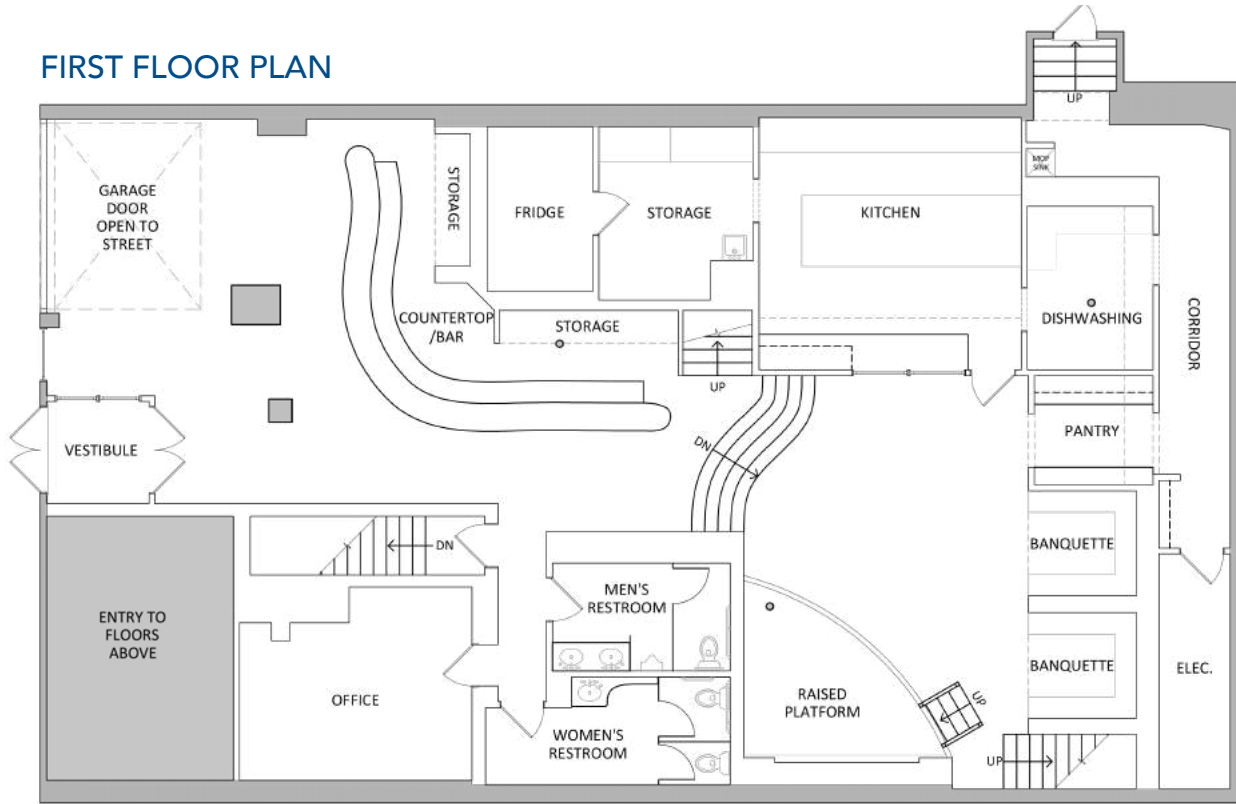
**THE MARITIME**  
Year Built: 2007  
Type: Multifamily  
Units / Keys: 61



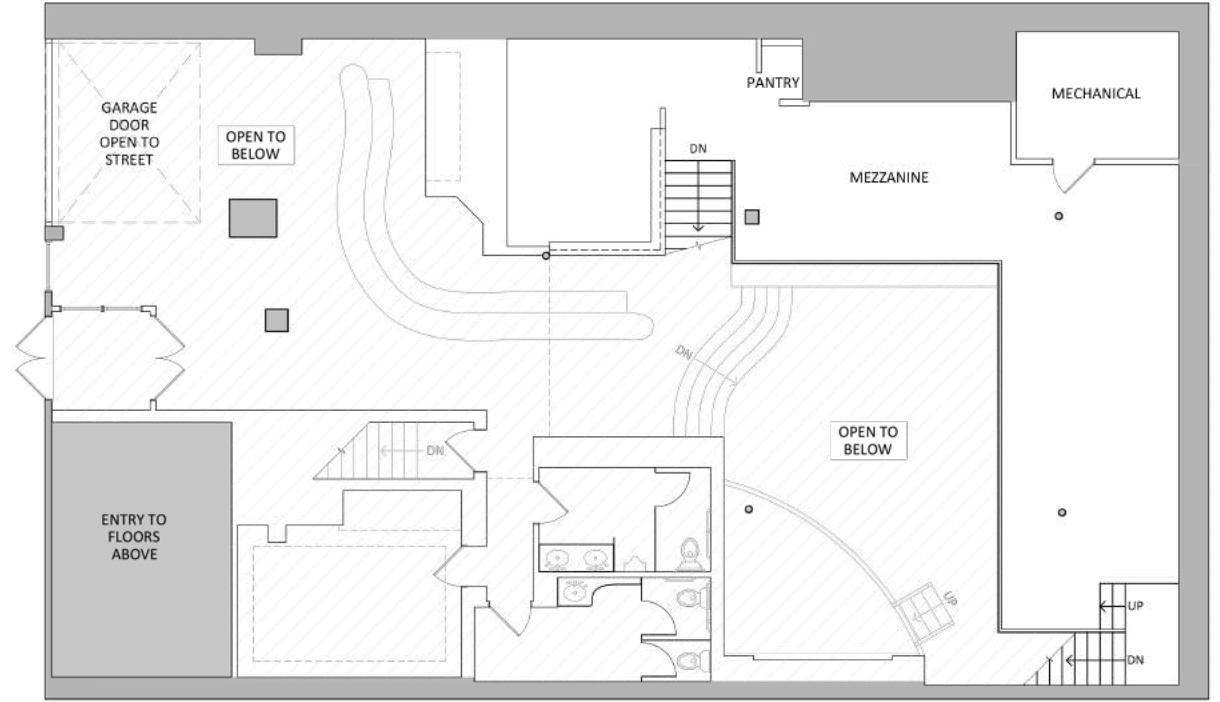


# FLOOR PLANS

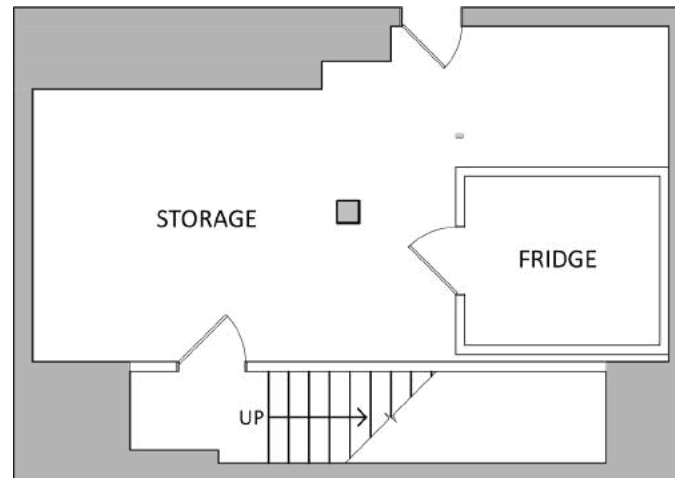
## FIRST FLOOR PLAN



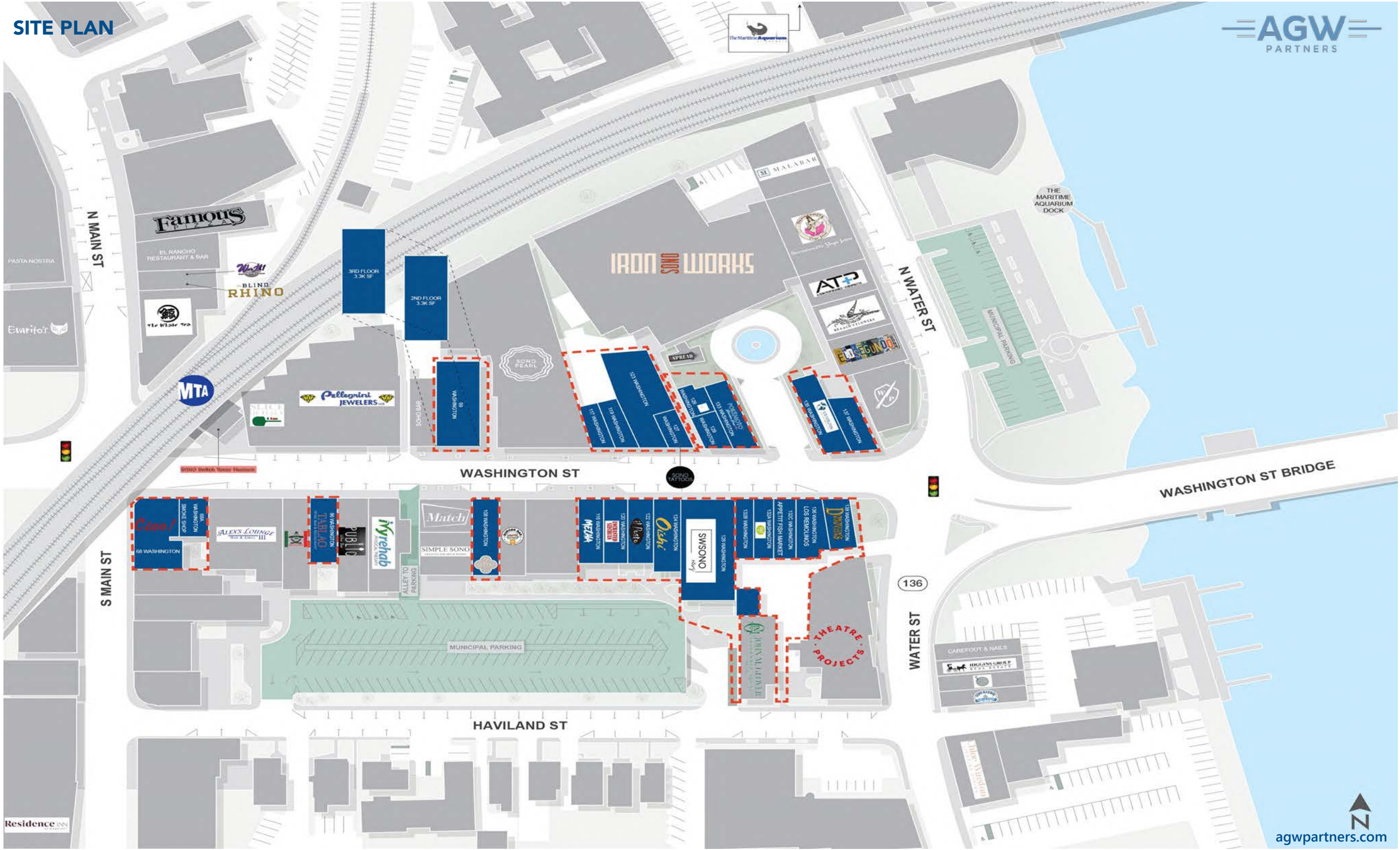
## MEZZANINE FLOOR PLAN



## BASEMENT FLOOR PLAN









**128 WASHINGTON STREET**

NORWALK | CONNECTICUT

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