



Investment Properties

New York & Connecticut

OFFICE | RETAIL | RESIDENTIAL | FLEX / INDUSTRIAL | LAND / REDEVELOPMENT

CAPITAL MARKETS | INVESTMENT PROPERTIES

CBRE

201 TRESSER BOULEVARD, SUITE 201, STAMFORD, CT 06901

Meet the team



**Patrick
Colwell**

Senior Vice President
+1 203 352 8929
patrick.colwell@cbre.com



**Louis
Zuckerman**

Senior Vice President
+1 203 352 8907
louis.zuckerman@cbre.com



**Laurie
O'Rourke**

Client Services



**Renee
Brown**

Marketing



**James
Smith**

Research

CAPITAL MARKETS | INVESTMENT PROPERTIES



Investment Properties | New York & Connecticut

Investment Properties offers comprehensive market solutions in the sale and recapitalization of office, apartments, retail, industrial and development sites with a focus on the middle market price range. The team specializes in maximizing seller proceeds on value-add properties of all property types. The team leaders, Patrick Colwell and Louis Zuckerman, have been charged with leading a group of professionals that deliver institutional quality services to the private client market.

Mr. Colwell has over 30 years of experience with both acquisitions and dispositions of investment properties ranging in value from \$5 million to \$250 million spanning office, multifamily, development, and private equity transactions throughout the United States. Combining demonstrated capital markets experience with a deep real estate property perspective, Mr. Colwell provides his clients with a highly strategic approach to underwriting, in-depth market research, marketing, and property valuations designed to provide the highest value.

Mr. Zuckerman, a Partner in the Investment Properties Group, is an industry veteran with 20 years of experience in acquisitions and dispositions of investment properties spanning office, multifamily, development, and private equity transactions. A sophisticated GE Capital veteran, Mr. Zuckerman provides his clients with a highly strategic approach to mergers and acquisitions, financial consulting, underwriting, in-depth market research, marketing, and property valuations designed to provide the highest value.

Contents



- 1 Residential Transactions
page 05
- 2 Land / Redevelopment Transactions
page 09
- 3 Flex / Industrial Transactions
page 13
- 4 Retail Transactions
page 17
- 5 Office Transactions
page 23



CAPITAL MARKETS | INVESTMENT PROPERTIES

CBRE

Residential Transactions

Residential Transactions

	PROPERTY	SIZE	SALE PRICE / PRICE PER UNIT	SELLER	BUYER
	The Pointe 1-10 The Pointe Rye Brook, NY	10 Units	\$12.1M / \$1,210,000 Per Unit	Bowman Avenue Properties	Pointe Bowman Property LLC
	77 Leroy Avenue Darien, CT	11 Units	\$7.5M / \$681,818 Per Unit	Pemberton 16, LLC	77 Leroy LLC
	511 West Main Street Stamford, CT	12 Units	\$2.36M / \$196,666 Per Unit	Cytec Industries	511 W Main St MDPS LC
	Haviland Gates Norwalk, CT	29 Units	\$14.0M / \$482,758 Per Unit	Post Road Group	Prospect Medical LLC
	Haviland Gates Norwalk, CT	29 Units	\$10.49M / \$361,638 Per Unit	JEM Holdings, LLC	Post Road Group
	50 Myano Lane Stamford, CT	12 Units	\$2.76M / \$230,208 Per Unit	PRPG 50 Myano Lane	MC-Myano LLC
	Waterside Portfolio 20-24 Orchard Street & 275 Greenwich Avenue Stamford, CT	21 Units	\$5.24M / \$250,000 Per Unit	Waterside Portfolio LLC	Waterside Greenwich, LLC
	The Gables White Plains, NY	12 Units	\$4.3M / \$358,333 Per Unit	Post Park North LLC	JKRH Investments LLC

Residential Transactions

	PROPERTY	SIZE	SALE PRICE / PRICE PER UNIT	SELLER	BUYER
	Maplewood Apartments 12-16 Marie Drive Seymour, CT	50 Units	\$4.5M / \$89,000 Per Unit	Navarino	MPT Partners
	345 Benham Avenue Bridgeport, CT	28 Units	\$1.9M / \$67,857 Per Unit	Navarino	Tyrone
	42 Dean Place Bridgeport, CT	40 Units	\$4.1M / \$102,500 Per Unit	Navarino	Vincent Gojcaj
	Crystal Hill Club Pomona, NY	168 Units	\$37.8M / \$225,000 Per Unit	GDC	Avalon Bay Communities
	1-3-5 Old Mamaroneck Avenue White Plains, NY	96 Units	Confidential	H.S. White Plains Apts Co., (Helmsley Enterprises, Inc.)	Amgine Corp (Houlihan- Parnes Realty)
	15-23 Lafayette Street Stamford, CT	15 Units	N/A	ClearVue	Anuj Gupta
	475 West Broadway Monticello, NY	69 Units	N/A	Trimont REA	Jesse Bailey
	49 John Street Southport, CT	8,700 SF	\$3.1M / \$357.76 Per SF	PRPG 49 John Street	Incubator Associates

Residential Transactions

	PROPERTY	SIZE	SALE PRICE / PRICE PER UNIT	SELLER	BUYER
	5 & 9 Woodland Avenue Stamford, CT	12 Units	\$2.6M / \$216,666 Per Unit	5/9 Woodland Avenue, LLC of Stamford, CT	5-9 Woodland Avenue, LLC
	Stonington Estates 102 Stonington Road Norwich, CT	114 Units	\$6.4M / \$56,100 Per Unit	CW Capital	Hamilton Point



CAPITAL MARKETS | INVESTMENT PROPERTIES

CBRE

Land / Redevelopment Transactions

Land / Redevelopment Transactions

	PROPERTY	SIZE (SF)	SALE PRICE / PRICE PSF / PER ACRE	SELLER	BUYER
	The Crossings at Fairfield Metro Fairfield, CT	23.88 AC	\$27M / \$1,130,656 Per Acre	Blackrock Realty, LLC	May Fairfield CT LC
	140 Hardscrabble Road North Salem, NY	309 AC	\$4.0M / \$12,945 Per Acre	Verco Properties	TT Holder Entity II LLC
	732 North Street Greenwich, CT	6.38 AC	\$3.2 M / \$501,567 Per Acre	732 North Street, LLC	Group Three Holdings LLC
	95 Mill Plain Road Danbury, CT	3.364 AC	\$1.33M / \$396,848 Per Acre	95 Mill Plain Road LLC	Diamond Development, LLC
	10-36 Main Street Monroe, CT	14.6 AC	\$1.0M / \$68,493 Per Acre	Vishay Sprague	1036 Main Street LLC
	Tarry Market 175-179 Main Street Port Chester, NY	0.75 AC	\$6.0M / \$7,314,452 Per Acre	EJ Port Realty, LLC	Tarry Lighthouse LLC
	28 Salem Lane Orange, CT	8.09 AC	\$1.73M / \$214,771 Per Acre	Orange Land Development LLC	Yale University
	1285 Boston Avenue Bridgeport, CT	5.0 AC	\$1.35M / \$270,000 Per Acre	General Electric Company	Mount Vernon East LLC

Land / Redevelopment Transactions

	PROPERTY	SIZE	SALE PRICE / PRICE PSF / PER ACRE	SELLER	BUYER
	Palmer Hill Stamford, CT	857,696 SF	\$34.0M / \$40 PSF	Starwood	Palmer Hill Partners
	Pitney Bowes Stamford, CT	800,000 SF	\$33.0M / \$41 PSF	Pitney Bows	Lubert Adler / Antares Real Estate
	Pace University Briarcliff Manor, NY	37.163 AC	\$17.2M / \$462,825 Per Acre	Pace University	Confidential Chinese Buyers
	IBM Armonk North Castle Drive Armonk, NY	32.5 AC	\$13.50M / \$415,384 Per Acre	IBM	Madd Madonna Armonk, LLC
	143 River Road Greenwich, CT	4,000 SF	\$6.0M / \$1,500 PSF	Albin Marine	Howard Winklevoss
	97-11 & 110-114 Hale Avenue White Plains, NY	1.02 AC	\$4.5M / \$4,411,764 Per Acre	110 Hale Avenue LLC	Saber-PCD Hale, LLC
	47 Hudson Street Ossining, NY	26,267 SF	\$2.84M / \$108 PSF	Hudson 47 Realty LLC	Stone Street Management LLC
	1680 Post Road East Westport, CT	1,600 SF	\$975,000 / \$609 PSF	Edward Lerner, Esq.	1480 Post Road East, LLC

Land / Redevelopment Transactions

	PROPERTY	SIZE	SALE PRICE / PRICE PSF / PER ACRE	SELLER	BUYER
	141 Danbury Road Wilton, CT	47,040 SF	\$3.7M / \$79 PSF	FAB 5 LLC	FDSPIN 141 DR LLC



CAPITAL MARKETS | INVESTMENT PROPERTIES

CBRE

Flex / Industrial Transactions

Flex / Industrial Transactions

	PROPERTY	SIZE	SALE PRICE / PRICE PSF	SELLER	BUYER
	<u>Industrial / Office / Laboratory Campus</u> 1701 North Street Endicott, NY	3,500,000 SF	\$31.5M	Huron Real Estate Associates, LLC	Phoenix Acquisitions LLC
	<u>Flex / Industrial</u> 480 Barnum Avenue & 1100 Boston Avenue Bridgeport, CT	7 Buildings - 565,656 SF	\$13.85M / \$24 PSF	Campus Office Park Associates LLC	An Affiliate of Time Equities
	<u>Industrial</u> 40 Pepes Farm Road Milford, CT	200,000 SF	\$12.5M / \$63 PSF	LaSalle / CalEast	Stoltz Management
	<u>Flex / Industrial</u> Bridgeport Innovation 955 Connecticut Ave. Bridgeport, CT	269,080 SF	\$7.9M / \$29 PSF	Incubator Associates LP	Jerneb Acquisition Corp
	<u>Manufacturing / Office / Warehouse</u> 14 Prospect Drive Newtown, CT	142,322 SF	\$4.4M / \$31 PSF	Hubbell Incorporated	PMDM, LLC
	<u>Industrial</u> 104 Lincoln Avenue Stamford, CT	6,300 SF	\$799,000 / \$127 PSF	Judith K. Werner	Capone Holdings LLC
	<u>Flex / Industrial / Retail</u> 370 West Main Street Stamford, CT	59,199 SF	\$5.5M / \$93 PSF	Storage Works LLC	370 West Main LLC
	<u>Manufacturing / Office / Warehouse</u> 185 Grassy Plain Street Bethel, CT	72,000 SF	\$1.5M / \$21 PSF	Burndy LLC	JAR Associates

Flex / Industrial Transactions

	PROPERTY	SIZE	SALE PRICE / PRICE PSF	SELLER	BUYER
	<u>Flex / Office</u> 2537, 2552 Post Road Southport, CT	13,068 SF	\$1.2M / \$96 PSF	Lark Properties, LLP	Irma Matuk
Photo Not Available	<u>Flex / Industrial</u> Mersick Industrial Park Washington Avenue North Haven, CT	148,500 SF	\$4.5M / \$30 PSF	Joseph Labov	Hawthorne Realty
	<u>Industrial</u> Research Park Portfolio Stamford, CT	142,597 SF	\$16.65M / \$117 PSF	ISIS Realty Incorporated	Coastal Construction Group
	<u>Flex / Industrial</u> One Odell Plaza Yonkers, NY	106,000 SF	\$11.66M / \$110 PSF	Schott Glass	Mack-Cali Realty Corp.
	<u>Flex / Office</u> 3 Skyline Drive Hawthorne, NY	113,098 SF	\$13.0M / \$115 PSF	UBS	Mack-Cali Realty Corp.
	<u>Flex / Redevelopment</u> 10 Norden Place Norwalk, CT	400,000 SF	\$40.0M / \$100 PSF	MetLife / SSR	Spinnaker
	<u>Flex / Industrial</u> 300 Stillwater Avenue Stamford, CT	155,644 SF	\$11.5M / \$74 PSF	Private	Spinnaker / Wise
	<u>Flex / Office / Retail</u> 1235-1245 Central Park Avenue Yonkers, NY	20,006 SF	\$2.5M / \$125 PSF	Argonaut Holding LLC	Rams Auto Salvage, Inc.

Flex / Industrial Transactions

	PROPERTY	SIZE	SALE PRICE / PRICE PSF	SELLER	BUYER
	<u>Flex / Industrial</u> 320, 300 & 196 Avon Street Stratford, CT	37,200 SF	\$2.425M / \$65 PSF	196 Avon Street LLC & 300 Avon Street	BHD CT Realty, LLC
	<u>Manufacturing / Office / Warehouse</u> 1650 Route 22, Brewster, NY	92,000 SF	Confidential	Hipotronics, Inc. (Hubbell)	North American Steel Deck & Joist Corp.
	588 Sate Street Bridgeport, CT	55,508 SF	Confidential	Hearst Media Services Connecticut LLC	588 State Street Realty LLC



CAPITAL MARKETS | INVESTMENT PROPERTIES

CBRE

Retail Transactions

Retail Transactions

	PROPERTY	SIZE	SALE PRICE / PRICE PSF	SELLER	BUYER
	269-273 Columbus Avenue Tuckahoe, NY	22,900 SF	\$8.65M / \$378 PSF	Crestwood Station Plaza Co. II LP	John Curreri
	440 E. Sanford Boulevard Mount Vernon, NY	21,826 SF	\$8.0M / \$366 PSF	San-Col Co., Inc.	Undisclosed
	Bill of Rights Plaza 1 Michael Frey Drive Eastchester, NY	9,842 SF	\$5.0M / \$508 PSF	The Maws Corporation	TBG Real Estate
	93 Mill Plain Road Danbury, CT	23,292 SF	\$4.6M / \$197 PSF	Westmill LLC	Sapient Equities LLC
	898 Hope Street Stamford, CT	6,667 SF	\$1.5M / \$225 PSF	Bank of America	898 Hope Street, LLC
	1938-1946 Palmer Avenue Larchmont, NY	4,903 SF	\$1.3M / \$270 PSF	Wells Fargo	Developers Consolidated Realty, LLC
	Starbucks Plaza 525 Main Street Monroe, CT	10,141 SF	\$3.6M/ \$359 PSF	Urstadt Biddle Properties	525 Main St LLC
	206 Soundbeach Avenue Old Greenwich, CT	3,248 SF	\$3.2M / \$985 PSF	Bank of America, N.A.	OGRP 220 SBA Managers LLC

Retail Transactions

	PROPERTY	SIZE	SALE PRICE / PRICE PSF	SELLER	BUYER
	1050 Pleasantville Road Briarcliff Manor, NY	3,520 SF	\$2.0M / \$568 PSF	Wells Fargo	Village of Briarcliff Manor
	12 Purdy Avenue Rye, NY	2,289 SF	\$2.05M / \$898 PSF	Wells Fargo CPG	A5MK Management LLC
	93 Winfield Street Norwalk, CT	7,344 SF	Undisclosed	Bank of America, N.A.	Undisclosed
	75 South Greeley Avenue Chappaqua, NY	8,943 SF	\$1.6M / \$179 PSF	Wells Fargo CPG	Developers Consolidated Realty LLC
	30 South Water Street Greenwich, CT	3,198 SF	\$850,000 / \$266 PSF	Bank of America, N.A.	30 South Water Street LLC
	28 IBM Road Poughkeepsie, NY	15,160 SF	\$650,000 / \$43 PSF	Avis Rent a Car System	Antar Holdings Corp.
	364 Hope Street Stamford, CT	2,692 SF	\$2.4M / \$810 PSF	New Hope Street LLC	364 Wells Hope Street LLC
	244 Main Street White Plains, NY	3,663 SF	\$3.3M / \$901 PSF	Citibank	Sheyman LLC

Retail Transactions

	PROPERTY	SIZE	SALE PRICE / PRICE PSF	SELLER	BUYER
	800 Post Road Darien, CT	21,572 SF	\$4.8M / \$223 PSF	Hawthorne Realty, LLC	JEM Holdings LLC
	36 Elm Street Westport, CT	4,502 SF	\$4.1M / \$905 PSF	36 Elm LLC	36 Westport Property, LLC
	417 Post Road Fairfield, CT	43,626 SF	\$8.6M / \$197 PSF	Fairfield Motor Inn Associates	Spinnaker RD
	Lakeview Shopping Center, 249-251 West Main Street Branford, CT	70,281 SF	\$8.3M / \$117 PSF	Lakeview Plaza Associates, LLC	Branford Equities, LLC
	5 Cold Spring Road Stamford, CT	1.39 Acres	\$3.55 / (\$2.55M / Acre)	Bank of America National Association	Frontier Glenville LLC
	14 Crossroads Court Newburgh, NY	61,305 SF	Confidential	Blackstone	Diamond Properties
	Red Raider Plaza Derby, CT	73,002 SF	\$7.1M / \$97 PSF	Walgreen Eastern Co. Inc.	Developers Consolidated Realty LLC
	670 – 680 Boston Post Road Milford, CT	27,025 SF	\$4.5M / \$166 PSF	670 Milford Realty, LLC	Milford, LLC c/o Favorite Investments, LLC

Retail Transactions

	PROPERTY	SIZE	SALE PRICE / PRICE PSF	SELLER	BUYER
	Marketplace at Hamden Hamden, CT	296,915 SF	\$55.0M / \$185 PSF	Alecta	Heitman
	Cortlandt Towne Center Mohegan, NY	642,354 SF	\$78.0M / \$121 PSF	Centro	Acadia Realty Trust
	1849 Post Road East Westport, CT	6,250 SF	N/A	1849 Post Road, LLC	Kligerman Group
	87 Main Street New Canaan, CT	6,417 SF	\$1.7M / \$265 PSF	Atlaya Capital Management, LP	87 Main Street Building LLC
	31-33 & 37-39 East Avenue New Canaan, CT	Retail: 3,304 SF Residential: 5,000 SF	\$1.0M / \$120 PSF	Atlaya Capital Management, LP	31-39 East Avenue, LLC
	32-36 Mill Road Eastchester, NY	3,370 SF	\$1.5M / \$445 PSF	32-36 Mill Road Associates LP	32-36 Mill Road LLC
	1111 Post Road East Westport, CT	4,042 SF	\$2.3M / \$569 PSF	TD Bank, N.A.	NO Real Estate, LLC
	461 Monroe Turnpike Monroe, CT	1,656	\$500,000 / \$302 PSF	Bank of America, N.A.	Jakka Realty

Retail Transactions

	PROPERTY	SIZE	SALE PRICE / PRICE PSF	SELLER	BUYER
	133 N. Main Street Port Chester, NY	4,697 SF	\$1.2M/ \$255 PSF	Wells Fargo	133 Main Owner LLC
	1815 Post Road E Westport, CT	33,500 SF	\$1.525M/ \$436 PSF	Bank of America	CBRE procured the Buyer



CAPITAL MARKETS | INVESTMENT PROPERTIES

CBRE

Office Transactions

Office Transactions

	PROPERTY	SIZE	SALE PRICE / PRICE PSF	SELLER	BUYER
	One Greenwich Place Shelton, CT	56,496 SF	\$7.3M / \$129 PSF	889 Bridgeport Properties, LLC	Alpha SG, LLC
	470 West Avenue Stamford, CT	56,573 SF	\$4.0M / \$71 PSF	Aegean Capital LLC	New England Investment Partners, LLC
	611 West Hartsdale Avenue White Plains, NY	19,612 SF	\$5.7M / \$291 PSF	LDC Properties, LLC	611 West Hartsdale Ave, LLC
	One Martine Avenue White Plains, NY	82,000 SF	\$10.75M / \$131 PSF	Pace University	Mack-Cali
	28 Havemeyer Place Greenwich, CT	16,000 SF	\$13.05M / \$813 PSF	Wells Fargo	Shumway Capital
	3180 Main Street Bridgeport, CT	30,000 SF	\$6.3M / \$210 PSF	470 Main St LLC	3180 Main St LLC
	1055 Washington Boulevard Stamford, CT	180,000 SF	\$33.1M / \$184 PSF	Miller & Favaso	Reckson Associates Realty
	235-245 Main Street White Plains, NY	175,000 SF	\$24.0M / \$137 PSF	Reckon Associates Realty	Caspi & Associates

Office Transactions

	PROPERTY	SIZE	SALE PRICE / PRICE PSF	SELLER	BUYER
	200 Nyala Farms Road Westport, CT	404,000 SF	\$91.5M / \$226 PSF	M&F Consulting	Clarion Partners
	2975 Westchester Avenue White Plains, NY	120,393 SF	\$18.5M / \$154 PSF	Ivy Equities	RPW
	100 Manhattanville Road Purchase, NY	213,000 SF	\$43.5M / \$204 PSF	Nestle	BfG-LaSalle Partners
	244 Westchester Avenue White Plains, NY	83,741 SF	\$13.6M / \$162 PSF	Ivy Equities	RPW
	33 Riverside Avenue Westport, CT	79,702 SF	\$18.0M / \$226 PSF	Riverside Plaza LLC	Abbey Road Advisors
	Lee Farm Corporate Park 83 Wooster Heights Road, Danbury, CT	215,000 SF	\$25.85M / \$120 PSF	DRA Advisors	Marty Sands
	Lee Farm Corporate Park 83 Wooster Heights Road, Danbury, CT	215,000 SF	\$32.5M / \$151 PSF	Marty Sands	Vision Equity
	Crosswest 399 Knollwood Road White Plains, NY	143,815 SF	\$24.7M / \$172 PSF	Ivy Equities	RPW

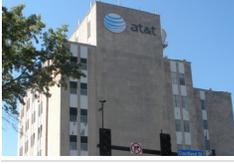
Office Transactions

	PROPERTY	SIZE	SALE PRICE / PRICE PSF	SELLER	BUYER
	White Plains Plaza 1 North Broadway White Plains, NY	712,131 SF	\$60.0M / \$84 PSF	MetLife	Heyman Properties
	297 Knollwood Road White Plains, NY	34,946 SF	\$2.9M / \$83 PSF	Briguglio Consulting Corp.	GHP Office Realty
	33 Benedict Place Greenwich, CT	119,344 SF	\$87.5M / \$733 PSF	Unilever	Willett Companies
	185 Plains Road Milford, CT	143,802 SF	\$17.0M / \$118 PSF	Berwind	HRPT
	2150 Post Road Fairfield, CT	49,758 SF	\$11.3M / \$227 PSF	Berwind	The Davis Companies
	120 Bloomingdale Road White Plains, NY	145,000 SF	\$27.0M / \$186 PSF	RPW	Core Plus Properties
	Briarcliff Corporate Campus Briarcliff Manor, NY	124,725 SF	\$20.6M / \$165 PSF	RPW	Core Plus Properties
	141 Danbury Road Wilton, CT	47,040 SF	\$5.2M / \$111 PSF	Banks Rau Realty	Lights Camera Interaction

Office Transactions

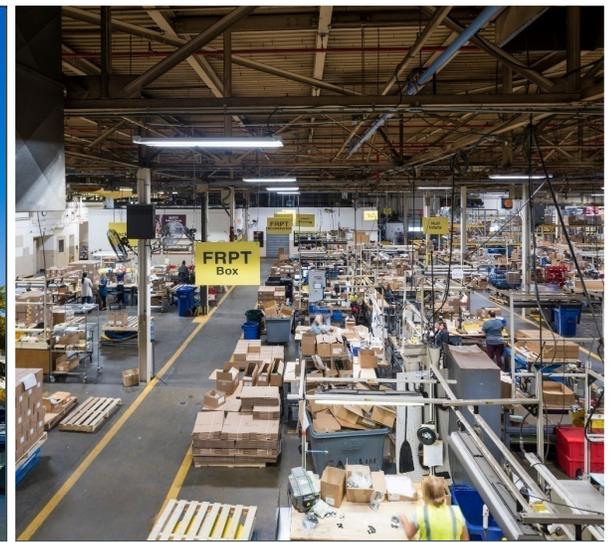
	PROPERTY	SIZE	SALE PRICE / PRICE PSF	SELLER	BUYER
	187 Danbury Road Wilton, CT	137,228 SF	\$29.125M / \$212 PSF	Berwind	Davis Companies
	Saxon Woods 550 Mamaroneck Avenue Harrison, NY	236,925 SF	\$32.75M / \$138 PSF	Investcorp / Broadway	Celestial Capital
	Eastridge Portfolio Westchester County, NY	1,536,615 SF	\$255.0M / \$163 PSF	AEW	Reckson Association Realty
	Westchester One 44 South Broadway White Plains, NY	851,769 SF	\$181.5M / \$213 PSF	Bianco & Pepe	Beacon Capital
	300 Main Street Stamford, CT	85,000 SF	\$14.0M / \$165 PSF	RPW	S.L. Green / Onyx
	Crosswest Office Center 399 Knollwood Road White Plains, NY	143,815 SF	\$31.6M / \$220 PSF	RPW	S.L. Green / Onyx
	100 West Putnam Avenue Greenwich, CT	158,277 SF	\$130.0M / \$821 PSF	UST, Inc.	Antares
	Merritt 8 99 Hawley Lane Stratford, CT	174,696 SF	\$24.5M / \$140 PSF	Tarragon	Phoenix Capital Partners

Office Transactions

	PROPERTY	SIZE (SF)	SALE PRICE / PRICE PSF	SELLER	BUYER
	1000 Bridgeport Avenue Shelton, CT	133,626 SF	\$16.95M / \$127 PSF	Mack-Cali Realty Corp.	The Praedium Group/Abbey Road
	8-10 Wright Street Westport, CT	81,349 SF	\$32.25M / \$396 PSF	The Prescott Group, LLC	Invesco
	100-120 White Plains Road Tarrytown, NY	209,739 SF	\$48.0M / \$229 PSF	SL Green Realty Corp	Juster Development
	570 Taxter Road Elmsford, NY	77,966 SF	\$4.0M / \$51 PSF	Keystone Property Group	570 Taxter Holdings LLC
	4 Mountainview Terrace Danbury, CT	64,255 SF	\$7.6M / \$118 PSF	101 East Ridge, LLC	MSM Equities LLC
	430 John Street Bridgeport, CT	108,103 SF	\$2.5M / \$23 PSF	AT&T Capital	Kingspoint Heights LLC
	194 Main Street Norwalk, CT	14,582 SF	\$1.32M / \$90.5 PSF	Kaoud Properties	Elia Assaf
	986 Bedford Street Stamford, CT	18,643 SF	\$2.3M / \$123 PSF	986 Bedford Street LLC	Family Centers Inc.

Office Transactions

	PROPERTY	SIZE (SF)	SALE PRICE / PRICE PSF	SELLER	BUYER
	535 Connecticut Avenue Norwalk, CT	179,000 SF	\$5.9M / \$33 PSF	Hanover Norwalk Investors LLC	Bow Tie Partners, LLC
	88 Danbury Road Wilton, CT	44,296 SF	\$1.779M / \$40 PSF	88 Danbury Road, LLC	RDS Holding Five LLC
	One Greenwich Place 889 Bridgeport Avenue Shelton, CT	56,196 SF	\$3.150M / \$56 PSF	Alpha SG LLC	Grand Realty LLC



How can we help?

**Patrick
Colwell**

Senior Vice President
+1 203 352 8929
patrick.colwell@cbre.com

**Louis
Zuckerman**

Senior Vice President
+1 203 352 8907
louis.zuckerman@cbre.com

CBRE © 2025 All Rights Reserved. All information is presented exclusively for use by CBRE clients and professionals and all rights to the material are reserved and cannot be reproduced without prior written permission. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE

CAPITAL MARKETS | INVESTMENT PROPERTIES

201 TRESSER BOULEVARD, SUITE 201, STAMFORD, CT 06901