

**INVESTMENT
OPPORTUNITY**
**MEDICAL
OFFICE**

148
EAST AVENUE
NORWALK,
CONNECTICUT



SCAN FOR:

3D PLANS
VIDEOS
INTERACTIVE MEDIA
CONTACT CARD
FINANCIALS



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Wexler Healthcare Properties is pleased to present an exceptional investment opportunity featuring a strategically located medical office property in Norwalk, Connecticut, situated less than 2 miles from Norwalk Hospital. This asset is anchored by a major hospital system with an investment-grade credit rating, providing for long-term stability.

The property encompasses approximately 21,393 rentable square feet across nine condominium units combined into four separate offices which house radiology, cardiology and urogynecology practices. The suites are thoughtfully designed with numerous well-equipped exam rooms, consultation offices, and spacious waiting and reception areas.

Key features include:

- New imaging center
- 100% occupied by credit tenant
- Parking Ratio: 4.5/1,000
- Renovated lobby
- Close to other medical buildings
- Total building is approximately 120,000 RSF
- Close proximity to I-95 and Route 7
- Drop-off and pick-up area for patients
- Less than 1-mile from East Norwalk Train Station
- Attended lobby during business hours

This secure investment is further strengthened by recently signed, long-term leases for the majority of the space, providing a reliable, passive income stream.

TENANT OVERVIEW

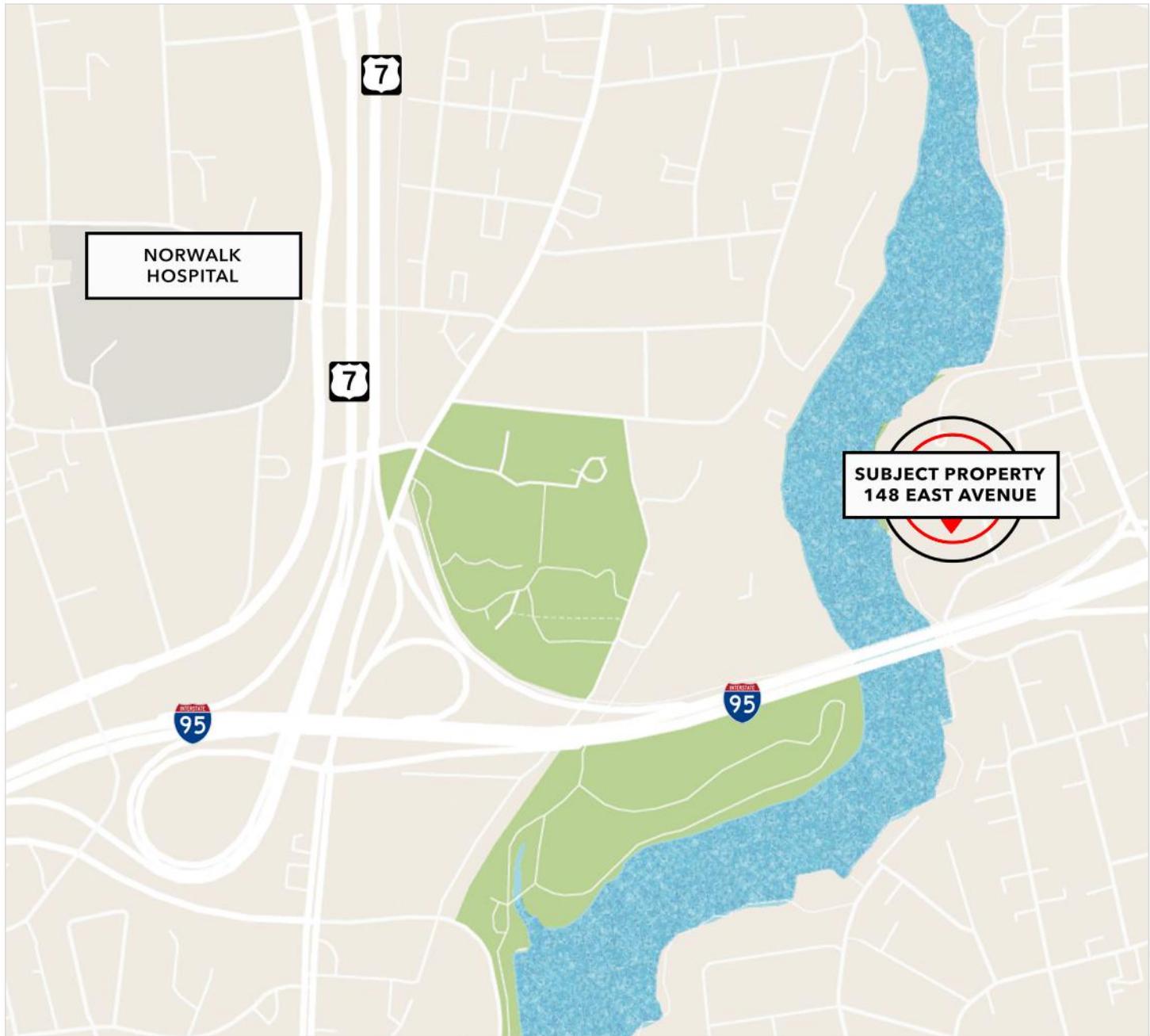
Major Health System

- A non-profit, independent health system serving portions of Connecticut
- Physician-led, multi-specialty medical group with more than 40 offices offering primary and specialty care
- BBB+ long-term credit rating from S&P Global Ratings
- Recognitions
 - High-Performing Hospital from U.S. News & World Report
 - "A" for patient safety from the Leapfrog Group
 - Magnet Status from the American Nurses Credentialing Center
 - Planetree Gold-Certification for Excellence in Person-Centered Care
 - Certified Great Place to Work

Fully Leased Medical Office Portfolio

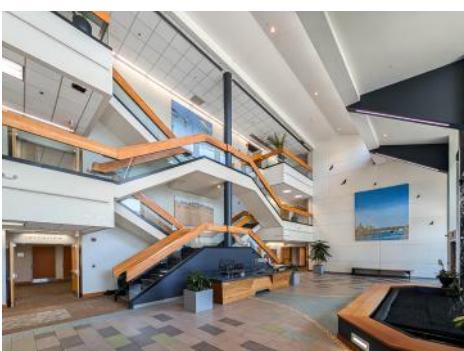
Unit/Tenant	RSF	SPECIALTY	DESCRIPTION
1E	2,213	Urogynecology	Medical Office
1HIJK	10,556	Imaging Center	Medical Office
1MN	5,138	Radiology	Medical Office
2LP	3,486	Cardiology	Medical Office
TOTAL PORTFOLIO	21,393		

OFFERING PRICE *INQUIRE*

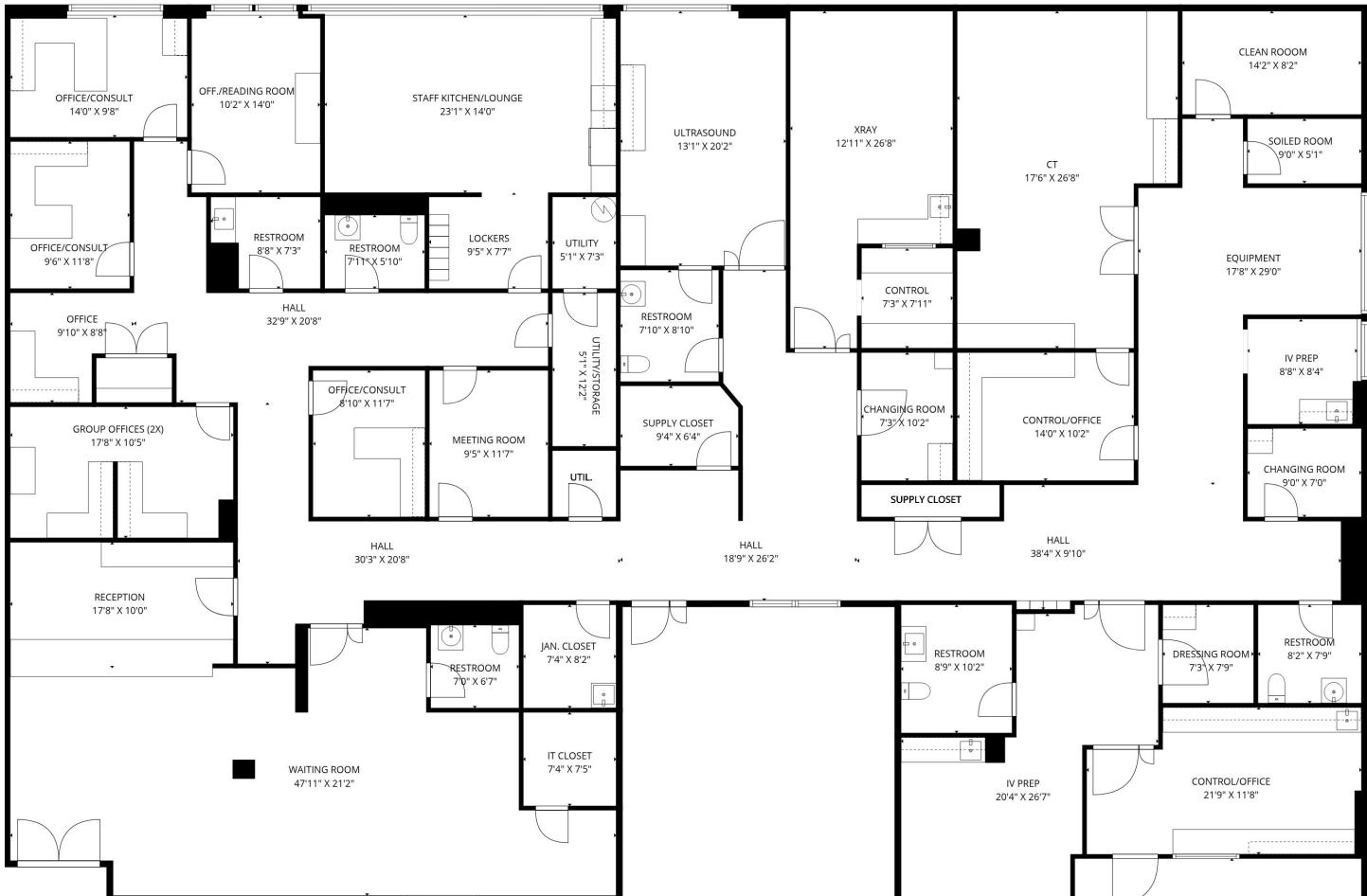


Norwalk, Connecticut

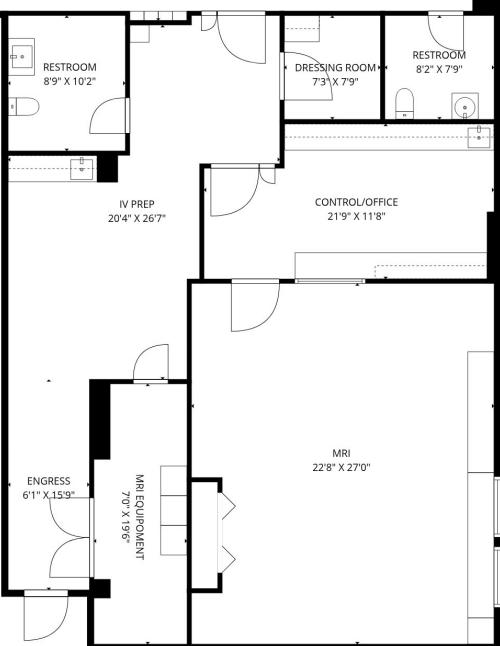
- Less than 2 miles from Norwalk Hospital
- Close to Route 7
- Easy I-95 access
- Convenient to East Norwalk Train Station (Metro-North Railroad, New Haven Line) with service to Grand Central and New Haven
- Numerous nearby bus routes: Route 11, Route 341, Route 04, Route 07 (to East Norwalk R/R Station)







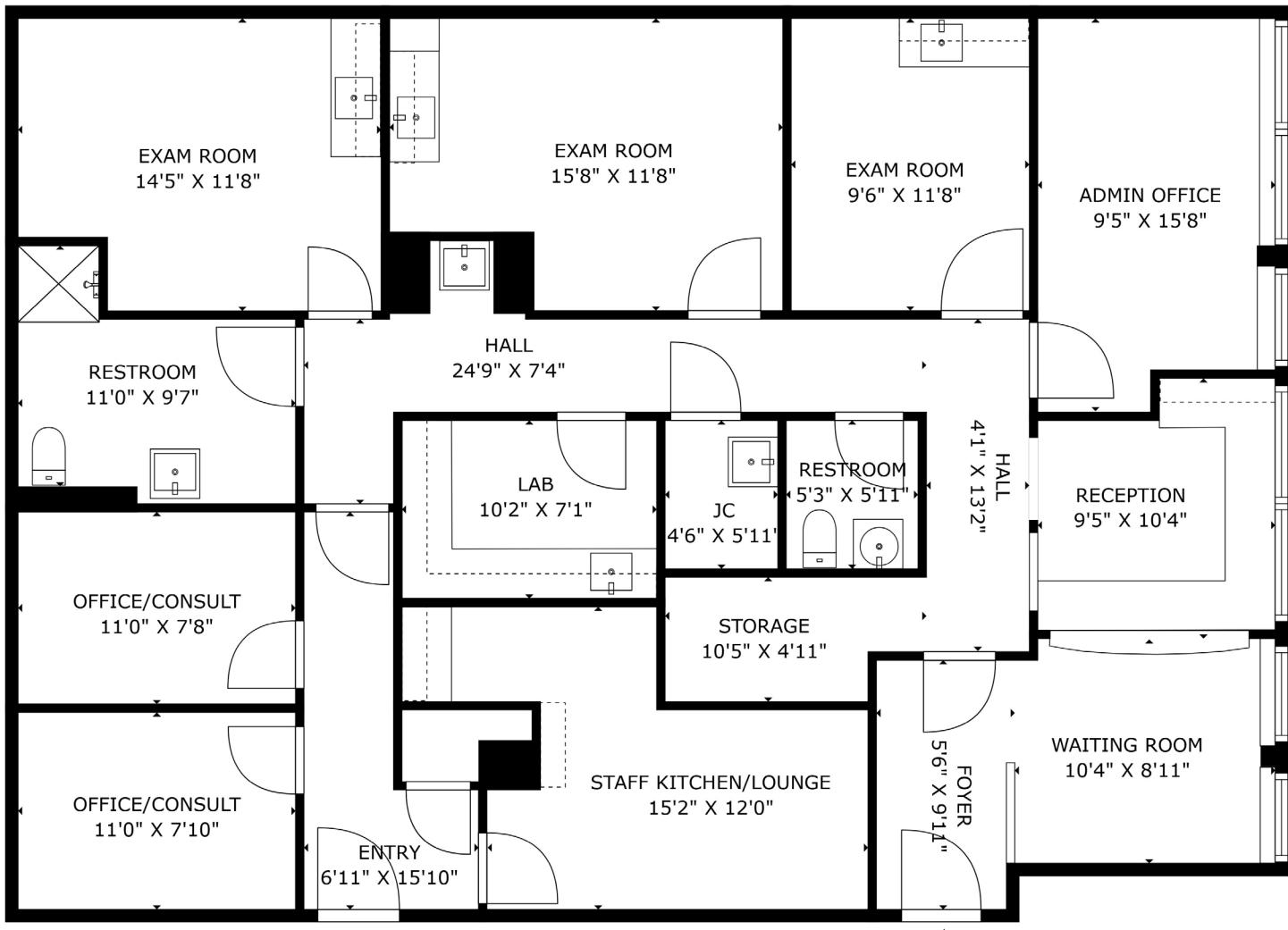
3D PLANS & VIDEO



Layout

- Waiting Room
- Reception
- Admin Space
- Admin & Records Rooms
- Manager Office
- Medical Directory
- Ultrasound Room
- X-Ray Room
- CT Scan Room
- MRI Room
- Soiled Room
- Clean Room
- IV Prep Room
- Two Changing Rooms
- Lactation Room
- Staff Kitchen/Lounge
- Three Storage/Supplies Closets
- Three Restrooms
- E.V.S.
- Electric/Utility Room
- IT Closet





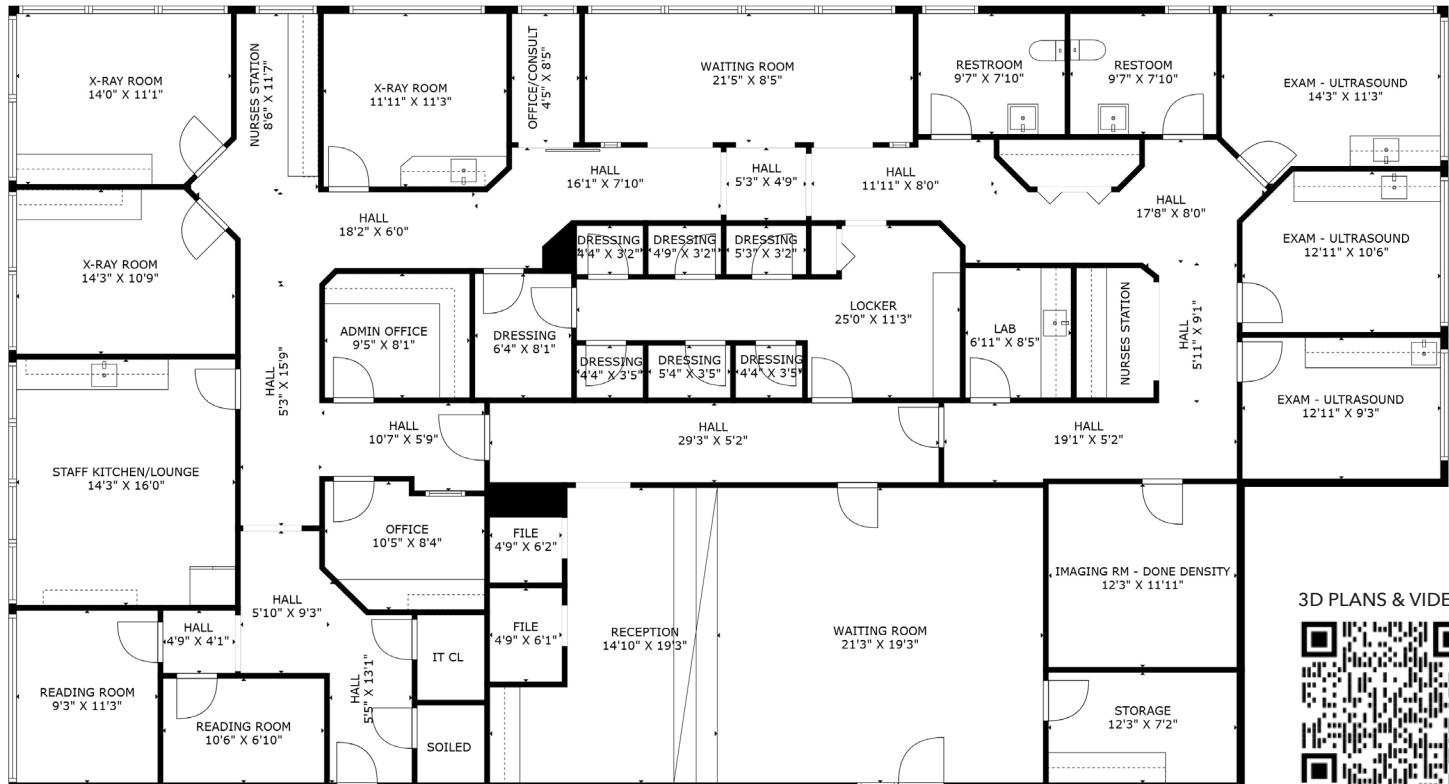
3D PLANS & VIDEO



Layout

- Waiting Room
- Reception
- Three Exam Rooms
- Lab
- Two Offices/Consults
- Admin Office
- Two Restrooms
- Staff Kitchen/Lounge
- Storage Area
- Janitor's Closet





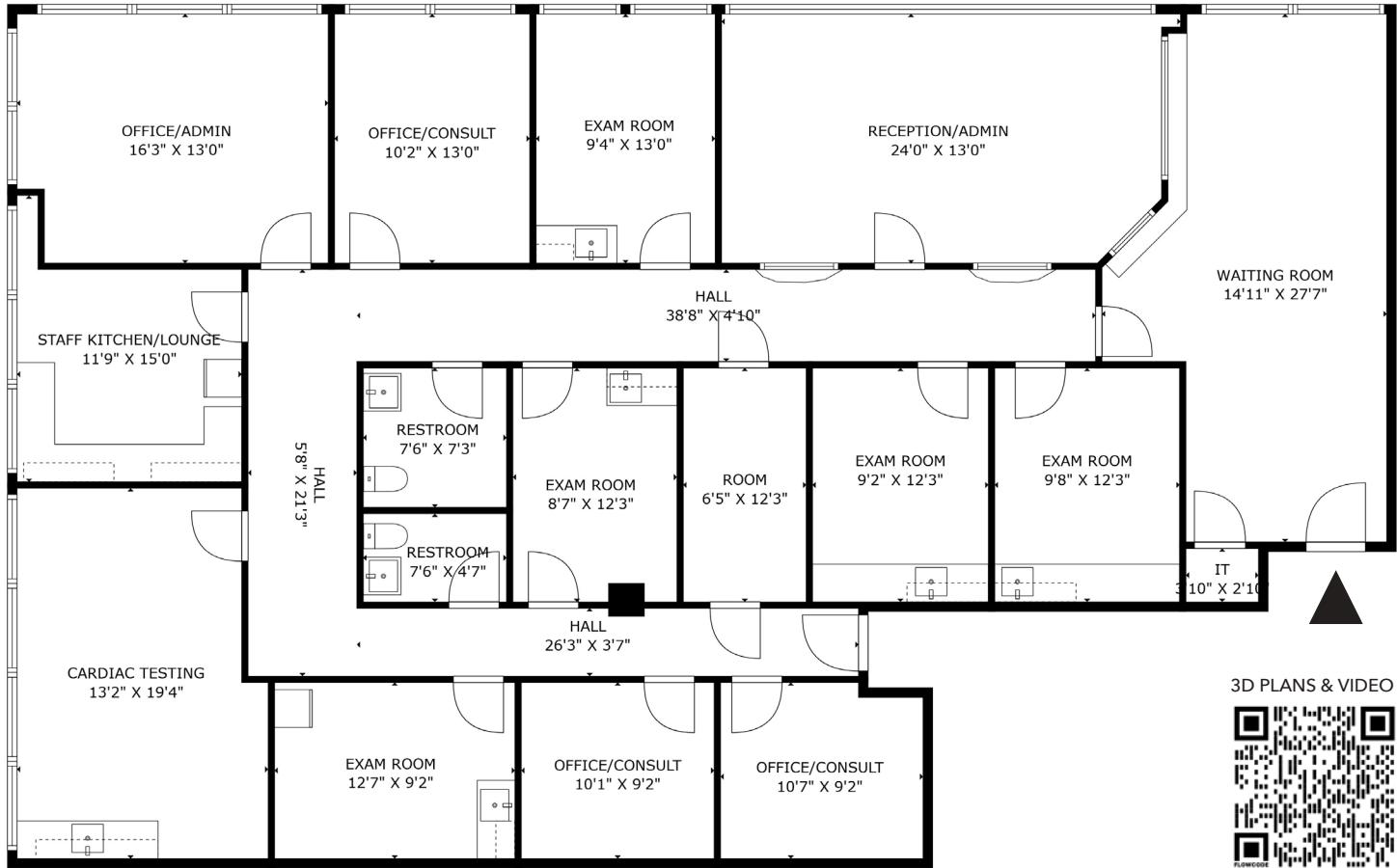
3D PLANS & VIDEO



Layout

- Waiting Room
- Reception
- Three Exam/Ultrasound Rooms
- Nurses Station
- Two Restrooms
- Office/Consult
- Six Dressing Rooms
- Locker Room
- Secondary Waiting Room
- Three X-Ray Rooms
- Imaging/Bone Density Room
- Two Reading Rooms
- Staff Kitchen/Lounge
- Storage Room
- Soiled Room
- IT Closet





Layout

- Waiting Room
- Reception
- Four Exam Rooms
- Office/Consult
- Office/Admin
- Cardiac Testing Room
- Soiled Room
- Staff Kitchen/Lounge
- Two Restrooms

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