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Sherman of Angel Commercial sells 16-18 Ann Street for \$999,000

April 19, 2012 - Connecticut

Angel Commercial LLC brokered the sale of a 6,000 s/f office space within the industrial condominium building located at 16-18 Ann St. to Inspira Marketing for \$999,000.

Brett Sherman, CCIM, senior vice president of Angel Commercial, represented the purchaser. RHYS Commercial represented the seller, Q Sono II LLC. The transaction was completed with the co-operation from First Niagara Bank.

"Location was paramount to Inspira Marketing who wanted to stay in the trendy SONO area of Norwalk. It was challenging to find such a large space in this part of town," Sherman said.

Inspira Marketing specializes in event marketing, from program development to activation and measurement.

Jeff Snyder, president/CEO of Inspira Marketing, said, "It was refreshing to work with a commercial real estate company whose main focus was finding a solution to meet our needs. Brett truly understood our requirements and I am confident our new headquarters will sustain us as we continue to grow."

Jon Angel, president of Angel Commercial LLC, leased 9,566 s/f at 120 Allen St. in Stratford to ARI, bringing the 19,036 s/f industrial building to full occupancy.

"The tenant, ARI, was looking for additional storage space and 120 Allen St. matched their space and location requirements," said Angel who represented both the landlord, Lamp Realty LLC, and the tenant in the lease negotiation. ARI joins existing tenants, Last Minute Racing and N&S Electric, Inc.