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## **Grundy and Searl of Avison Young brokers 9,860 s/f lease to CBP**

June 28, 2019 - Front Section

535 Connecticut Avenue - Norwalk, CT

Norwalk, CT According to Sean Cahill, principal and managing director of Avison Young's Fairfield/Westchester office, a new tenant has agreed to a long-term lease at 535 Connecticut Ave. CBP will relocate from Stamford to a 9,860 s/f space on the 5th floor. Cahill, Christopher Grundy and James Searl represented Avison Young in the transaction, and Steve Baker of Cushman & Wakefield negotiated the 8-year lease on behalf of CBP.

CBP sought to expand its office space and looked at several properties in Fairfield County before reaching agreement to lease space at the Connecticut Ave. location.

Hanover Norwalk Investors LLC, an affiliate of Hanover Real Estate Partners, purchased the building in November 2018.

and has undertaken a remodeling and improvement program to make the building one of the premier office locations in Fairfield County.

We're excited and happy to welcome CBP and Alera Group to the building," said Reed Miller of Hanover Real EstatePartners. "They liked the numerous amenities that 535 Connecticut Avenue has to offer such as easy access to Interstate 95, an on-site full-service cafeteria, fitness center, conference center, covered parking and uniformed concierge services. These are building features that appeal not only to CBP but many other businesses."

Avison Young is the exclusive leasing agent for 535 Connecticut Avenue. The building contains 170,000 rentable square feet of Class A office space, and its tenants include Crius, UBM, Northwestern Mutual and Belvoir.

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