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GameChange Solar leases 14,000 s/f at Spinnaker's Brim & Crown

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Norwalk, CT To meet the needs of its global expansion, GameChange Solar will relocate its U.S. corporate headquarters from Manhattan to Brim & Crown at the Metro North train station, a mixed-use, redevelopment project of Spinnaker Real Estate Partners. Brim & Crown is a joint venture of Spinnaker and The Fieber Group.

GameChange Solar, whose mission is to repower the planet with clean solar energy, will bring a growing team of 100 employees to 14,000 s/f of commercial space at the Brim Building at 230 East Ave. Brad Soules of Newmark represented GameChange Solar in the negotiations.

With offices already in Ireland, Switzerland, Spain, China and India, GameChange Solar wanted a location with the characteristics of a trendy Manhattan office and lifestyle blended with larger

workspaces for employees, plus space for additional training, network operating center assets, and room for facilitating testing and prototyping, all critical requirements for nurturing an environment of design and innovation for an expanding team of creative thinkers, according to Andrew Barron Worden, CEO, founder and visionary of GameChange Solar. “We chose Brim & Crown because of its urban, modern, and hip industrial chic glam design with New York City street graffiti-inspired graphics, convenient location to the train station, lifestyle amenities, and proximity to the historic and trendy SoNo,” said Worden.

Brim & Crown features architecture by Beinfield Architecture, interior design by Carol Beinfield and graffiti art by Art of Jahmane, all Norwalk-based.

“Both apartment seekers and companies have been drawn to the innovative architecture, extensive amenities, hip vibe and of course, the easy access to transportation,” said Matthew Edvardsen, director of asset management & acquisitions and principal of Spinnaker.

Amenities for both commercial tenants and residents include a roof deck with Long Island Sound views offering games, hammocks, a water feature with an industrial fountain, grills and club room; gym and studio fitness space; private conference rooms; and a lobby with a big screen TV, overstuffed chairs and café tables.

In the Brim Building, the 42 apartments on the second and third floors are 100% leased, and there is over 50,000 square feet of commercial space consisting of new and existing tenants. The Pooch Hotel, an award-winning pet hotel, has been a tenant in an existing building at the site, and HealthPrize Technologies, the leading provider of patient engagement, education and adherence technology for life science companies, was the first new commercial tenant.

Brim & Crown was originally an industrial facility that was converted into an outlet mall and then office buildings. Spinnaker, in conjunction with the Fieber Group, purchased the buildings and surrounding land in 2018 to convert the site into a true mixed-use redevelopment and a vibrant community with apartments, retail, offices, event space, parking and recreational space. The project involved renovating two existing buildings and the construction of a new building. The Crown Building, a new five-story, 147-unit apartment building, is expected to be completed by the end of the year. Leasing is already underway. Luxury studios and one and two-bedroom loft-style apartments feature oversized windows, open floor plans, 14-foot ceilings, LED lighting, energy efficient stainless appliances, keyless entry and large closets.