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Nuveen Real Estate enhances Fairfield County office building with flexible hospitality and sustainability-focused amenities

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Wilton, CT Nuveen Real Estate, one of the largest real estate managers globally with approximately \$134 billion of assets under management, has launched a sustainable lifestyle and hospitality-centric improvement program at 20 Westport Rd., a 340,000 s/f class A office building located within the Wilton Woods Corporate Campus.

The enhancements include a bicycle-sharing system and electric vehicle chargers for the 60-acre wooded property. In addition, an on-site manager will focus on creating an active community by planning events and leading content on a new tenant mobile application, scheduled to launch in 2022. The tenant app will feature a variety of concierge services including placing catering orders from the cafeteria, scheduling dry cleaning deliveries and pick-ups, signing up for fitness classes, as well as access to building directories, maintenance requests, building event notifications, and more.

“Hospitality has become a key component of modern office life, especially as companies consider returning to the workplace,” said Ines Olesen, director of New York Investments at Nuveen Real Estate. “The sustainability, community, and service-minded improvements at 20 Westport Rd. showcase the strengths of Nuveen’s institutional ownership and our commitment to forward-thinking environments that can be tailored to any tenant’s needs.”

The building, which comprises two 167,500 s/f wings connected by bridges on three levels, features floor-to-ceiling glass workspaces with abundant natural light, configurable HVAC systems, key card access terminals at all entrances, an on-site fitness center, conference rooms with video teleconferencing, a training room with audio and video capabilities, 24/7 security, an octagonal full-service cafeteria, and an outdoor patio. The campus is also surrounded by lush, wooded landscapes featuring easy access to a private pond and multiple walking trails.

Convenient to shopping, banking, and restaurants, 20 Westport Rd. is in close proximity to the Norwalk River Valley Trail system and major highways, including Rtw. 7, Merritt Parkway, and I-95. There is shuttle service to the South Norwalk Metro-North train station, with additional drop-offs available upon request.

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