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Seligson Properties breaks ground on \$50m healthcare redevelopment

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Norwalk, CT Seligson Properties broke ground on the second phase of the new \$50 million healthcare hub to be built at 32 Knight St., allowing Hartford HealthCare to expand access to affordable care in Fairfield County. The adaptive reuse of the one-story commercial building, formerly occupied by home furnishing business Lillian August, at the intersection of US-1 and Knight St. is being redeveloped into a 47,000 s/f medical office building.

Located on a 4.16-acre property, Hartford HealthCare's new flagship building will feature all new modern glass and metal exteriors, a large rotunda on the northwest corner, and front and rear entrances with architectural glass canopies leading to a gracious galleria-style lobby. What was formerly a 100,000 s/f retail and warehouse building that became vacant during the pandemic is being upgraded with a safe and accessible patient drop-off area, continuous networks of

pedestrian-friendly sidewalks, landscaped greenspaces and a garden terrace, as well as 121 additional parking spaces.

The move to 32 Knight St. builds upon Hartford HealthCare's recent expansion of access in Fairfield County. Since 2021, Hartford HealthCare opened more than 50 new locations, hired more than 250 clinicians, and improved existing facilities all within Fairfield County.

Hartford HealthCare's anchor practice group, Cardiology Associates of Fairfield County, recently opened the doors of its 21,500 s/f medical office within a portion of the building that was fully renovated in advance of the construction of the current phase. The entire project is expected to be completed in the second quarter of 2024. The project architect and consulting teams are: MBH Architecture, Pustola & Associates, Long Consulting, Redniss & Mead, and Eric Rains Landscape Architecture. The project contractors include Pustola & Associates and FIP Construction. Financing for the project was provided by Seligson Properties' lending partner Liberty Bank.

"In Norwalk, our residents are fortunate to have a wide variety of top-notch healthcare options," said mayor Harry Rilling. "I want to thank Norwalk-based Seligson Properties, a highly respected local developer, for their contributions to our community over the years."

"We are thrilled to support Hartford HealthCare's continued expansion in southern Connecticut through the innovative adaptive reuse project at 32 Knight St. in Norwalk," said Stanley Seligson, founder, chairman and chief executive officer of Seligson Properties. "Medical office space has always been a key component of our firm's growing portfolio, and we're excited to continue to invest in the health and vibrancy of our community."

"Hartford HealthCare is committed to improving the health of our communities, and a significant driver of that strategy is expanding access to our renowned providers and services in Fairfield County," said Karen Goyette, executive vice president, chief strategy and transformation officer, Hartford HealthCare. "Our partnership with Seligson Properties and our new 32 Knight St. location, with easy access to US-1, will ensure patients receive the quality, affordable healthcare they deserve with greater convenience and reliability."

"Given recent market conditions, we saw a clear opportunity to strategically redevelop the underutilized site at 32 Knight St. into a new medical facility for one of the state's leading healthcare providers," said Michael Serrao, COO of Seligson Properties. "This groundbreaking is a testament to the partnership we've established with Hartford HealthCare, the great work done by our project design team, and the support the project has received from the community and City of Norwalk."

Operating in Connecticut for more than four decades, Seligson Properties has built an extensive track record of successful developments and investments encompassing over 2.7 million square feet of vibrant office, medical, retail, industrial, multifamily and mixed-use real estate. In addition to Hartford HealthCare, some of Seligson Properties' most notable medical clients include Nuvance Health, Stamford Health, and the American Cancer Society.

Seligson Properties also owns a 2.5 acre development site located directly across from Hartford HealthCare's signature building at 32 Knight St., and is actively exploring synergistic development opportunities.

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