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## Cushman & Wakefield arranges 11 leases totaling 80,000 s/f across CT

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401 Merritt 7 - Norwalk, CT

Westport, CT Cushman & Wakefield has arranged 11 new leases totaling over 80,000 s/f across Westport, Southport, Stamford and Norwalk.

“The recent surge in tenant activity underscores a dynamic shift in the market, where a diverse range of tenants are eagerly seeking quality spaces for their long-term workplaces,” said Adam Klimek, executive director at Cushman & Wakefield. “It’s been incredibly exciting to facilitate these tenant representation deals, witnessing firsthand the energy and momentum driving the market forward as businesses position themselves for growth and success in today’s evolving landscape.”

Northwestern Mutual Westport signed a new long-term 11,575 s/f lease at 274 Riverside Ave. in Westport. The tenant was represented by Klimek in coordination with Cushman & Wakefield’s Strategic Advisory Group, while the landlord, Lexham Riverside, LLC, was represented by CBRE’s Tom Pajolek.

BeautyQuest, a hair care manufacturer, signed a new long-term 11,035 s/f lease at 680 Washington Blvd. in Stamford. The tenant was represented by Cushman & Wakefield’s Brian Scruton and Klimek, while CBRE’s David Block and Joseph Weaver represented the landlord.

Clinton Investment Management, LLC, a municipal bond manager, signed a new long-term 6,064 s/f sublease in the South Tower of 333 Ludlow St. in Stamford. Cushman & Wakefield's Klimek represented the subtenant, while CBRE's Tom Pajolek, Ned Burns and Rob Crane represented the sublandlord, Marriott International, Inc.

Meister Seelig & Fein PLLC, a New York City-based business law firm, signed a new long-term 5,108 s/f lease at 383 Main Ave. in Norwalk. Cushman & Wakefield's Kathleen Fazio and Klimek represented the tenant. The landlord was represented by CBRE's Tom Pajolek and Ned Burns.

Edgewood Capital Advisors, a manager of real estate debt and equity funds, signed a new long-term, 4,060 s/f lease at 2425 Post Rd. in Southport. Cushman & Wakefield's Klimek represented the tenant, while Rand Real Estate Services' DJ Smith represented the landlord, Tide Mill LLC.

Bedrock Communities relocated their headquarters from Manhattan to downtown Westport, signing a long-term lease at 57 Wilton Rd. Cushman & Wakefield's Klimek represented Bedrock Communities, while the landlord was self-represented by David Waldman.

Maplewood Saugatuck Senior Living signed a new 6,590 s/f lease at 55 Greens Farms Rd. in Westport. The landlord, JEM Holdings, was represented by Cushman & Wakefield's Klimek, while the tenant was represented by William Raevis' Jeff Kaplan.

Energy Efficiency & Consulting Services, LLC signed a new lease at the Offices at Green Farms, located at 57 Greens Farms Rd. in Westport. Cushman & Wakefield's Klimek represented the landlord, JEM Holdings, in the transaction.

R. Walsh Advisors, a boutique hedge fund firm, signed a new lease at 1 Morningside Dr. in Westport, while Greenwich Oral and Maxillofacial Surgery Associates signed a new long-term lease at the same property, bringing the building to 100% leased. The landlord, NO Real Estate LLC, was represented by Cushman & Wakefield's Klimek in both transactions. Greenwich Oral and Maxillofacial Surgery Associates was represented by John Hastings' Chris Maglione.

RELX Group, a British multinational information and analytics company, signed a long-term 28,000 s/f sublease at 401 Merritt 7 in Norwalk. The sublandlord, Tenerity, a marketing firm, was represented by Cushman & Wakefield's Klimek, John Boyle and John Altieri, while the subtenant was represented by Newmark's Pattie Valente and Dina Deutsch.

"In the midst of the ever-evolving market, landlords have skillfully adapted to post-pandemic demands, transforming their properties into prime locations for today's discerning tenants. These leases are a testament to their proactive strategies and commitment to innovation, ensuring their buildings not only meet but exceed current industry standards," said Klimek.

"Looking out at the horizon, we expect this trend to continue as there are many near-complete transactions that will come to a close after the summer winds down and people return to their

routines in early September,” said Klimek.

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