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## **Choyce Peterson inks 9,048 s/f in leases on behalf of Corporate Mailing Services and CT Sports Physical Therapy & Wellness**

September 19, 2025 - Connecticut



88 Long Hill Cross Road - Shelton, CT  
Photo courtesy of CoStar

20 Glover Avenue - Norwalk, CT  
???????Photo courtesy of CoStar

Shelton, CT Choyce Peterson, Inc., represented Corporate Mailing Services (CMS) in securing a 6,708 s/f flex space lease at 88 Long Hill Cross Rd. This transaction involved a flexible office and production environment, with CMS leasing space ideal for both administrative and warehousing functions. Choyce Peterson principal John Hannigan represented CMS in this transaction.

CMS was ready to right-size their office and production space, and could not do it in their existing building. Chuck Chesler, president of CMS, reached out to Hannigan, having met him previously through the CEO Roundtable of Fairfield County professional business group of which they are both members. CMS appointed Hannigan as their exclusive broker to handle the search for space and the negotiation of the financial and business terms of their lease. Chesler said they were seeking a flex building along the Rte. 8 corridor to accommodate both office and production space, offering both a loading dock and a drive- in door.

After surveying buildings throughout upper Fairfield County and touring buildings in Shelton & Trumbull, CMS decided on 88 Long Hill Cross Road. This flex property stands out for its rare combination of modern office finishes and production/warehouse features. The site offers parking, exterior signage, and truck access via both dock and drive-in. It also presents an ideal location 1.5 miles from Rte. 8 providing connectivity to I-95, Bridgeport, and the broader Fairfield County industrial market.

“The successful search for CMS’s new space was defined not just by finding the right building, but by also negotiating terms that would better serve their business,” said Hannigan. “This move positions Chuck and his team for future success in a new, more efficient environment.”

“John did an amazing job at leading us through this decision-making process,” said Chesler. “From conducting surveys of alternate buildings in the area and taking us on building tours, to negotiating a

new lease terms, John handled it all professionally and meticulously. We couldn't be happier with our new space."

The landlord, R.D. Scinto, was represented in-house by Rob Scinto, COO of R.D. Scinto.

Choyce Peterson, Inc. has also completed lease negotiations on behalf of CT Sports Physical Therapy & Wellness (CT Sports), a sports medicine company that recently merged with Evolution Physical Therapy and Fitness, to expand their space as well as extend the lease term on their 2,340 s/f treatment facility at 20 Glover Ave. in Norwalk, Conn. Choyce Peterson's president Hannigan with vice president Scott Peterson and associate James Riffice represented CT Sports in this transaction.

The landlord, Stamford-based Building and Land Technology was represented in-house.

Leveraging a personal connection with Hannigan, Michael Sebastian, president of CT Sports arranged a meeting to provide a clear description of the requirements for the CT Sports/Evolution Physical Therapy and Fitness business, as their current lease was approaching expiration. Sebastian explained that he wanted to stay in the Norwalk area for his existing client base but needed a larger, easily accessible location with dedicated parking. The team toured the Norwalk market and reviewed information about available buildings. Ultimately, Sebastian made the decision to expand as well as extend his lease at 20 Glover Ave. Hannigan and Riffice then negotiated new lease terms for CT Sports with an attractive rental rate and free rent.

With their expanded space, CT Sports will continue to provide top-level rehabilitation services, and with their new partnership with Evolution Fitness, they will join forces to offer next level injury prevention, performance, wellness and recovery services with one-on-one personal training and group sessions. 20 Glover Ave. offers a location adjacent to Rte. 7 with easy access to the Merritt Parkway and I-95. With its visitor parking and ground floor space to accommodate mobility-challenged clientele, 20 Glover Ave. represents an ideal space for the CT Sports team to continue to grow their business.

"It was a pleasure working with Mike on this project," said Hannigan. "By touring the market, we were able to reassure Mike and his team that staying in their current space was the best option for their business. With their updated lease terms, CT Sports will be able to enjoy their newly expanded space while growing their clientele. We know several of their physical therapy clients who have told us how thrilled they are with the location and CT Sports' services."

Sebastian said, "Collaborating with John and his team was a valuable experience—they provided expert guidance on all key decisions, helping us successfully finalize a complex lease transaction. With our partnership with Evolution Physical Therapy and Fitness and our expanded space, we are excited to bring new opportunities to our existing clients and attract new clientele."