



CELEBRATING
55 YEARS

nerej

Choyce Peterson brokers 3,000 s/f office condo. sale - \$900,000

October 24, 2025 - Connecticut



Norwalk, CT A 3,000 s/f office condominium at 85 Washington St., Unit 1F, has been sold for \$900,000. The transaction was handled by Scott Peterson and Charlene O'Connell, both vice presidents at Choyce Peterson, Inc. Hondo Holdings acquired the property from Orange Spaces, LLC.

After being appointed by Orange Spaces, LLC as the exclusive agent to sell or lease this condo, Peterson and O'Connell launched a targeted marketing campaign aimed at both owners and tenants throughout Fairfield County. The promotion material emphasized the property's prime downtown

location (less than a 1/2 mile from exit 14 of I-95 and a six-minute walk to the South Norwalk train station) and highlighted the condo's private parking, as well as a dedicated entrance. The office condo space was appealing to small business owner-occupants who appreciated the renovated glass enclosed offices, updated kitchen, and polished concrete floors.

and executive conference room constructed in a former bank vault, making it an attractive and functional space.

"Following the launch of this thoughtful and strategic targeted campaign, we quickly heard from multiple interested parties seeking to purchase the unit as owner-occupants rather than lease," said Peterson and O'Connell. "We then worked expeditiously to reach the most competitive offer for our client."

Greg Stewart, founder and executive creative director at Orange Spaces, LLC said, "We really appreciated Charlene and Scott's guidance, responsiveness, and commitment, which made the entire process very smooth. As they said in the beginning, it was a great space—but only for the right person at the right time. We are happy for the early hustle to promote our listing and get our space well known in the market. Working with Charlene and Scott made a big difference."

New owner Shawn Matthews, CEO of Hondo Holdings said, "We are looking forward to this next chapter in our company's growth as we relocate from Stamford to the exciting neighborhood of South Norwalk. This space is perfect for our financial services company, and we appreciate the smooth sales process that Choyce Peterson facilitated."

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540