

# NEW ENGLAND REAL ESTATE JOURNAL

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## HB NITKIN GROUP ACQUIRES 35,843 S/F OFFICE PROPERTY

**CB Richard Ellis arranges \$7.05m sale of 488 Main Ave. in Norwalk**

### NORWALK, CT

The HB Nitkin Group has acquired 488 Main Ave., a 35,843 s/f office property situated on 1.8 acres along the Rte. 7 Corridor for \$7.05 million. CB Richard Ellis' Jeffrey Dunne, vice chairman and Al Mirin, first vice president, represented the seller, 488 Main Avenue Associates.

Located directly off the Merritt Pkwy with access to Super 7 (Rte. 7) and I-95, 488 Main Ave. offers access to Fairfield County's workforce in the center of one of the area's most vibrant office markets.

"488 Main Ave. is a perfect example of why well located office properties continue to have huge interest and sell for premium prices," said Dunne. "The Rte. 7 Corridor has seen



significant growth over the past year with Xerox, Diageo and General Electric expanding their presence within the market."

"488 Main Ave. is in close proximity to major highways, an educated workforce and Class A amenities," said Mirin. "Sharing a neighborhood with some of Fairfield County's most prominent

office addresses, the property is within walking distance to many hotels, restaurants, shopping, fitness clubs, golf courses and recreation areas, making it the perfect investment grade asset."