



# 45 GLOVER AVENUE



# HIGH PERFORMANCE HEADQUARTERS OPPORTUNITY



BLT LiveWorkPlay

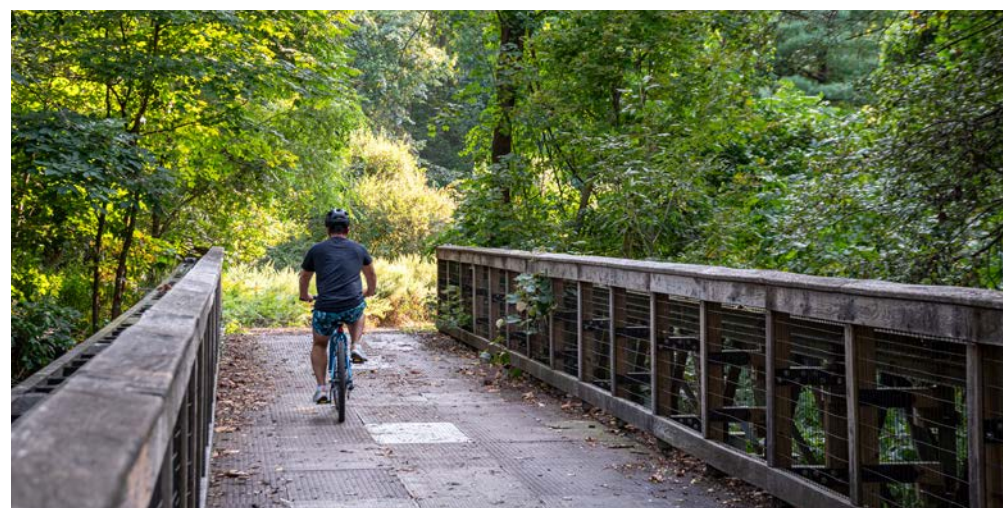
# THE TOWERS

NORTH  
SEVEN



# INSPIRING INTRINSIC MOTIVATION

- BEST IN CLASS AMENITIES, PROGRAMS, & SERVICES
- PRIME LOCATION, SEAMLESS ACCESSIBILITY
- CUTTING-EDGE TECHNOLOGY INFRASTRUCTURE
- STATE OF THE ART CONSTRUCTION DESIGN AND DEVELOPMENT







# LIVE, WORK & PLAY

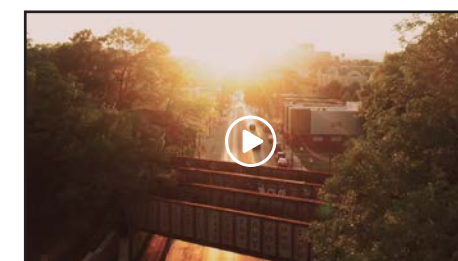
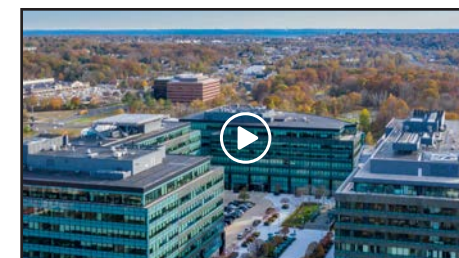


North Seven is a vibrant community that truly embodies the concept of LIVE, WORK & PLAY. Designed for those who want a little bit of everything in their lives, whether it's shopping, hiking, working, celebrating, and relaxing, North Seven offers an elevated quality of life all in one place, with everything within reach.

Building and Land Technology strives to create vibrant and thriving communities for our partners. As a vertically integrated developer with an entrepreneurial spirit, BLT enhances and connects your experiences as you live, work, and play within our communities.

To learn more about North Seven visit: [north-seven.com](http://north-seven.com)

SEE THE TOWERS AND NORTH SEVEN IN ACTION!



Check out our channels!







# THE TOWERS

LGA, JFK & WESTCHESTER COUNTY AIRPORTS  
LESS THAN ONE HOUR DRIVE  
TO NEW YORK CITY

LESS THAN 10 MINUTES TO  
THE **SONO**  
COLLECTION  
AND 

 Hotel Zero Degrees

STOP & SHOP  
& TOTAL WINE

 GLOVER  
APARTMENTS

**10 & 20**  
GLOVER AVENUE

MERRITT ON  
THE RIVER  
APARTMENTS

MERRITT  
CORPORATE  
PARK

EVEN HOTEL

 MERRITT 7  
METRO-NORTH

NORTH  
SEVEN  
DEVELOPMENT

 FUTURE NORWALK  
RIVER VALLEY TRAIL

RETAIL, RESTAURANTS  
& SERVICES

 FUTURE NORWALK  
VALLEY RIVER TRAIL  
EXTENSION

ROUTE  


SILVERMINE  
GOLF CLUB

COURTYARD  
BY MARRIOTT

 **curb**  
apartments





**The Towers**

30min  
Danbury

25min  
Ridgefield

10min  
Wilton

15min  
Weston

33min  
Shelton

45min  
New Haven

27min  
Trumbull

27min  
Bridgeport

13min  
New Canaan

18min  
Westport

22min  
Fairfield

14min  
Darien

10min  
South Norwalk

30min  
White Plains

27min  
Greenwich

20min  
Stamford

95

7

7

95

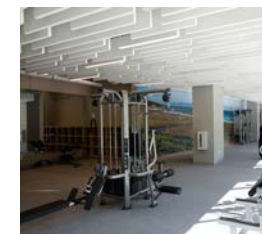
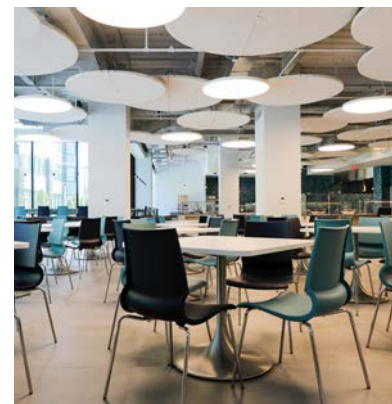


# PRIME COMMERCIAL SPACE AVAILABLE

- Located within a developing Live-Work-Play community
- Walking distance to the Merritt 7 train station
- Built spaces available
- Outstanding views
- Access to Norwalk River Valley Trail
- EV Chargers
- Accessible to Route 7, CT-15, and I-95
- Class-A property management
- Security on site
- Covered and secure parking
- Robust technology infrastructure
- Flexible floor plates for diverse requirements



[Click image to view video.](#)





# UNLIMITED ACCESS



## HELICOPTER

One of A Kind Fully Operational Rooftop Pad Location

Seamless Executive Travel

Within 30 Minutes of Major Airports



## TRAIN

Immediate Proximity to New Merritt 7 Station

Seamless Access for Daily Commuting

Direct Access to Grand Central Station and Fairfield County Locations



## NORWALK TRANSIT

Direct Access to Norwalk's Public Transit Network

Two Norwalk Bus Stops on Property

Access to Point of Interest Locations



## CAR

Route 7 and Merritt Parkway Access

Less Than 5 Minutes From I-95

Less Than 1 Hour from New York City

On-site Covered Parking Available at 3 per 1,000 sq ft



## BICYCLE

Access for Environmentally Conscious Community

Storage Available Within the Garage

Bike Paths on the NRVT are Located Minutes from the Property



## WALKING

.3 Mile Walk to the Merritt 7 Station

Half-Mile Proximity to Retail, Dining, and Entertainment

Nestled Within the Dynamic North 7 Live-Work-Play Ecosystem

The NRVT is Just Minutes from the Property



# UNMATCHED AMENITIES

- Activated Courtyard with Work and Community Space
- High Performance Fitness Center
- Resort Quality Locker Rooms and Showers
- Multi-Purpose Conference Centers
- Locally Sourced Food Hall
- Food Hall Hanger Doors with Indoor Outdoor Dining
- Helicopter Pad
- Zen Garden

# UNPARALLELED PROGRAMS

- Weekly Free Fitness Classes
- Seasonal Pop-Ups and Food Trucks
- Daily Diverse Dining Options
- Seamless Access to the Norwalk River Valley Trail
- Seasonal Farmers Markets







## INFRASTRUCTURE

- Rooftop Helicopter Pad Available for Exclusive Tenant Use
- Building Management System (BMS) to Monitor Fresh Air Intake, Temperature, and Humidity
- Rooftop Space Available for Tenant HVAC Equipment
- All Buildings Equipped with Life Safety Generators and Access to Additional Generator Capacity for Tenant Demand
  - 801 Main Avenue and 45 Glover: 1MW Generator
  - 901 Glover: 450 KW Life Safety, 500 KW Generator
  - 45 Glover: 400KW Life Safety Generator
  - 801 Main Avenue: 350 KW Life Safety Generator
- Electrical Services for All 3 of the Buildings: 6,000 AMP 277/480v 3 Phase
- All Buildings Are Powered by a Single Substation with Circuits That Switch Between Transformers within the Substation in the Event of an Interruption



## IT & TELECOM

- 901 Main Avenue: Altice Lightpath, Crown Castle
- 801 Main Avenue: Frontier, Altice Lightpath, Cablevision
- 45 Glover Avenue: Altice Lightpath, Cablevision, Crown Castle



## SECURITY

- 24-hour Manned Security Command Center and Roving Patrol Vehicle
- Smart Pass Control System in Structured Garage
- 24/7/365 Tenant Card Access



# 45 GLOVER AVENUE 1<sup>ST</sup> FLOOR AMENITY PLAN

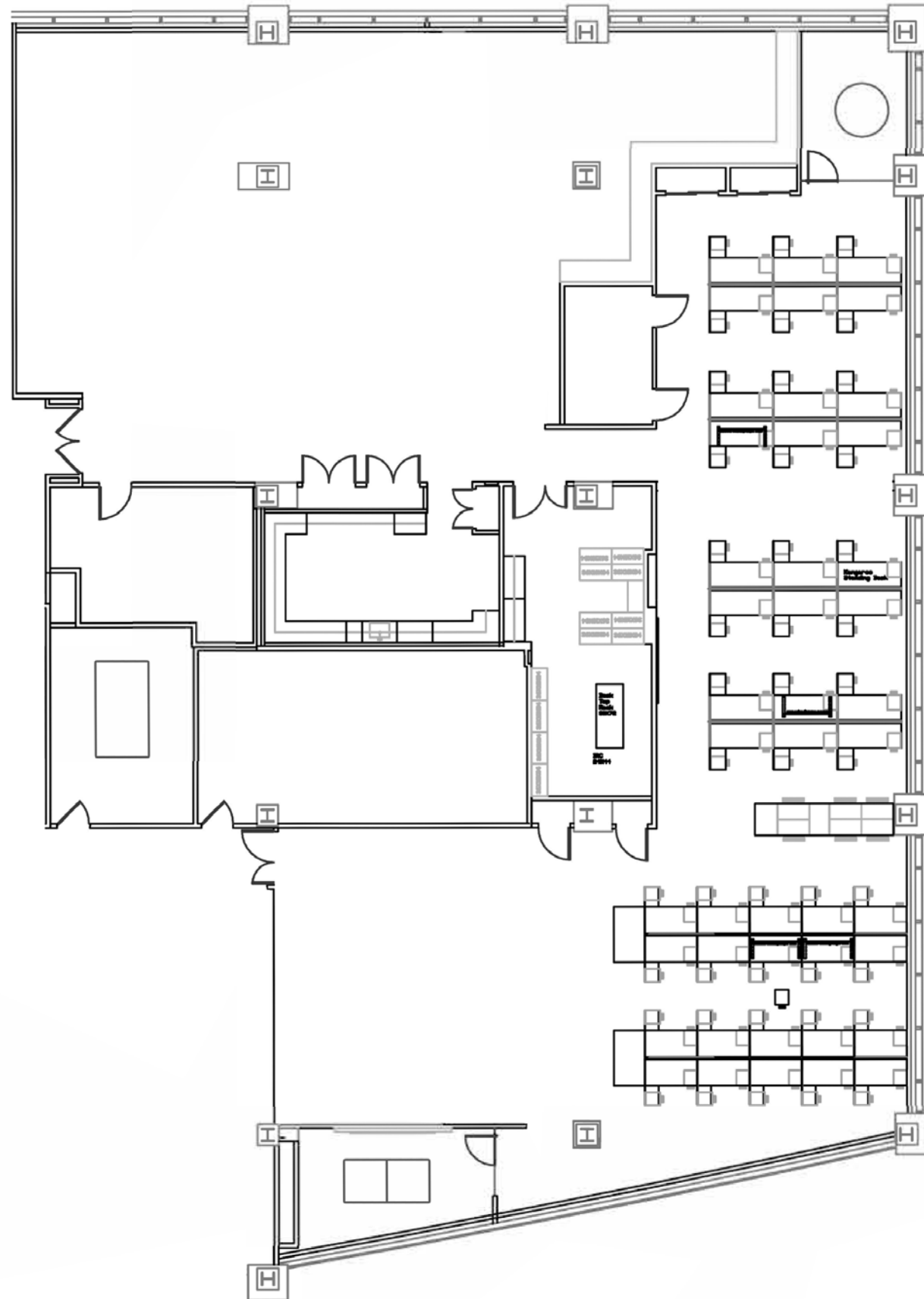


[VIEW TOUR](#)



# 45 GLOVER AVENUE

1<sup>ST</sup> FLOOR  
9,854 RSF





# 45 GLOVER AVENUE

3<sup>RD</sup> FLOOR

20,209 RSF\*

*\*Can be divided*



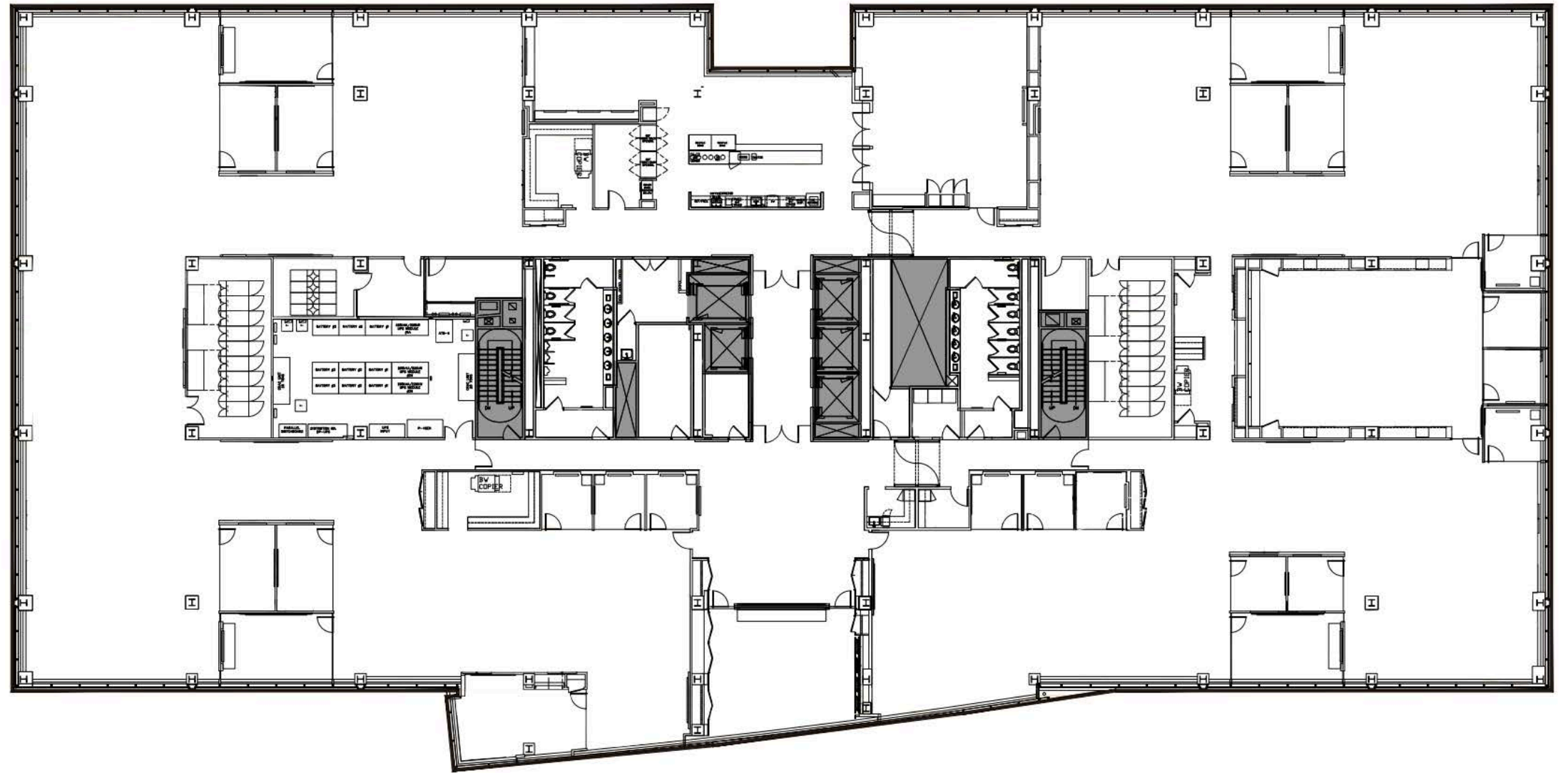
AVAILABLE

OCCUPIED



# 45 GLOVER AVENUE

4<sup>TH</sup> FLOOR  
40,718 RSF







# FIND YOURSELF AT HOME & LIVE STEPS AWAY FROM WHERE YOU WORK!

The Curb Apartments , and One Glover Apartments offer Studio, 1, and 2 Bedroom apartments, flexible lease terms with furnished or non-furnished options, all complemented by resort-style amenities and ample outdoor space.

For more information :  
(203) 855-1500  
Leasing@north-seven.com



Visit [BLTLiveWorkPlay.com](http://BLTLiveWorkPlay.com) for availability



# CORPORATE REBATE PROGRAM

Your home at every stage! With a partnership between BLT and William Pitt-Julia B. Fee Sotheby's International Realty, you always find your home with us. For more information, please contact our corporate leasing representative below.

For more information :

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For more information visit: [williampitt.com/fairfield](http://williampitt.com/fairfield)



# PREFERRED EMPLOYER PROGRAM

As a partner in the Preferred Employer Program, your employees can take advantage of exclusive perks, including discounts throughout Harbor Point. For more information, please contact our corporate leasing representative below.

For more information :

203.961.5000

[Leasing@BLTLiveWorkPlay.com](mailto:Leasing@BLTLiveWorkPlay.com)

Visit [BLTLiveWorkPlay.com](http://BLTLiveWorkPlay.com) for more information.





# BLT LiveWorkPlay

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