



45 GLOVER AVENUE

HIGH PERFORMANCE HEADQUARTERS OPPORTUNITY



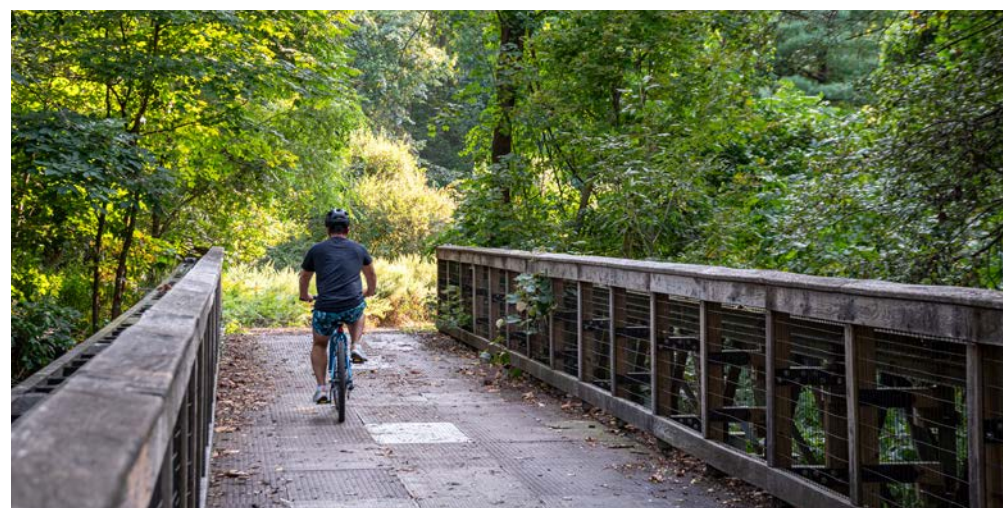
BLT LiveWorkPlay

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

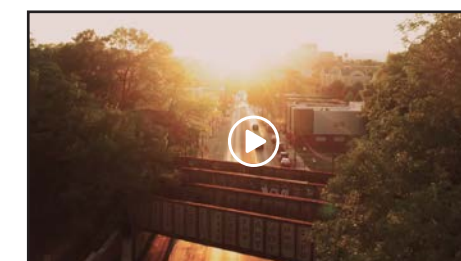
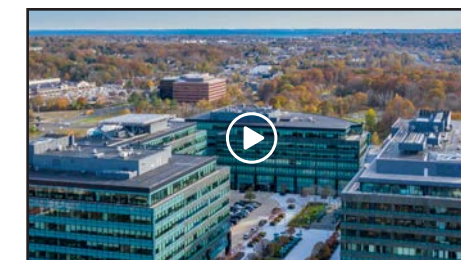


North Seven is a vibrant community that truly embodies the concept of LIVE, WORK & PLAY. Designed for those who want a little bit of everything in their lives, whether it's shopping, hiking, working, celebrating, and relaxing, North Seven offers an elevated quality of life all in one place, with everything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

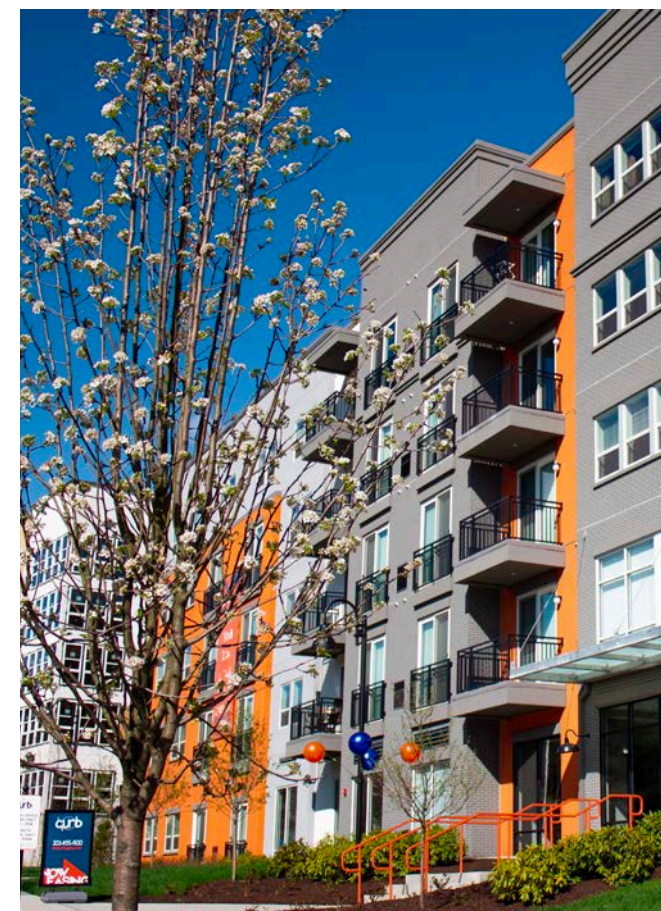
Building and Land Technology strives to create vibrant and thriving communities for our partners. As a vertically integrated developer with an entrepreneurial spirit, BLT enhances and connects your experiences as you live, work, and play within our communities.

To learn more about North Seven visit: north-seven.com

SEE THE TOWERS AND NORTH SEVEN IN ACTION!



Check out our channels!





Hotel Zero Degrees

STOP & SHOP & TOTAL WINE

LESS THAN 10 MINUTES TO THE SONO COLLECTION AND I-95

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

WildRice

GLOVER APARTMENTS

Sienna RISTORANTE ITALIANO

10 & 20 GLOVER AVENUE

The Towers

MERRITT CORPORATE PARK

MERRITT ON THE RIVER APARTMENTS

EVEN HOTEL

MERRITT 7 METRO-NORTH

NORTH SEVEN DEVELOPMENT

FUTURE NORWALK RIVER VALLEY TRAIL

RETAIL, RESTAURANTS & SERVICES

FUTURE NORWALK VALLEY RIVER TRAIL EXTENSION

ROUTE 7

SILVERMINE GOLF CLUB

COURTYARD BY MARRIOTT

the curb apartments

OAK + ALMOND



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

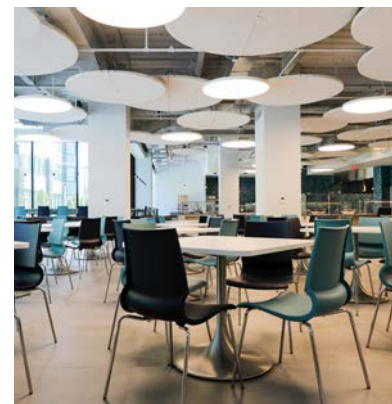
95

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
- Auto Detailing Services Available On-Site

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

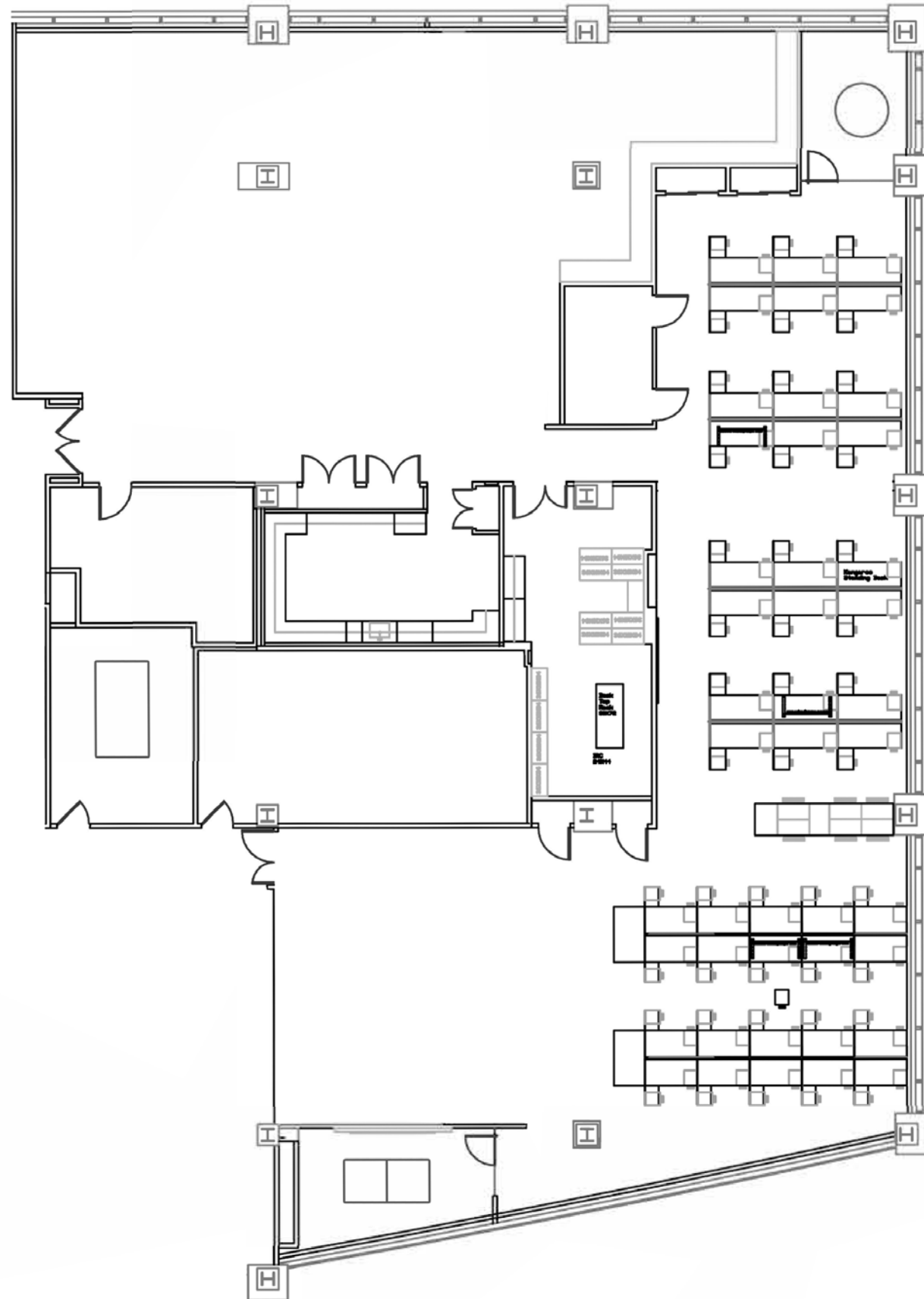
45 GLOVER AVENUE 1ST FLOOR AMENITY PLAN



[VIEW TOUR](#)

45 GLOVER AVENUE

1ST FLOOR
9,854 RSF



45 GLOVER AVENUE

3RD FLOOR

20,209 RSF*

**Can be divided*

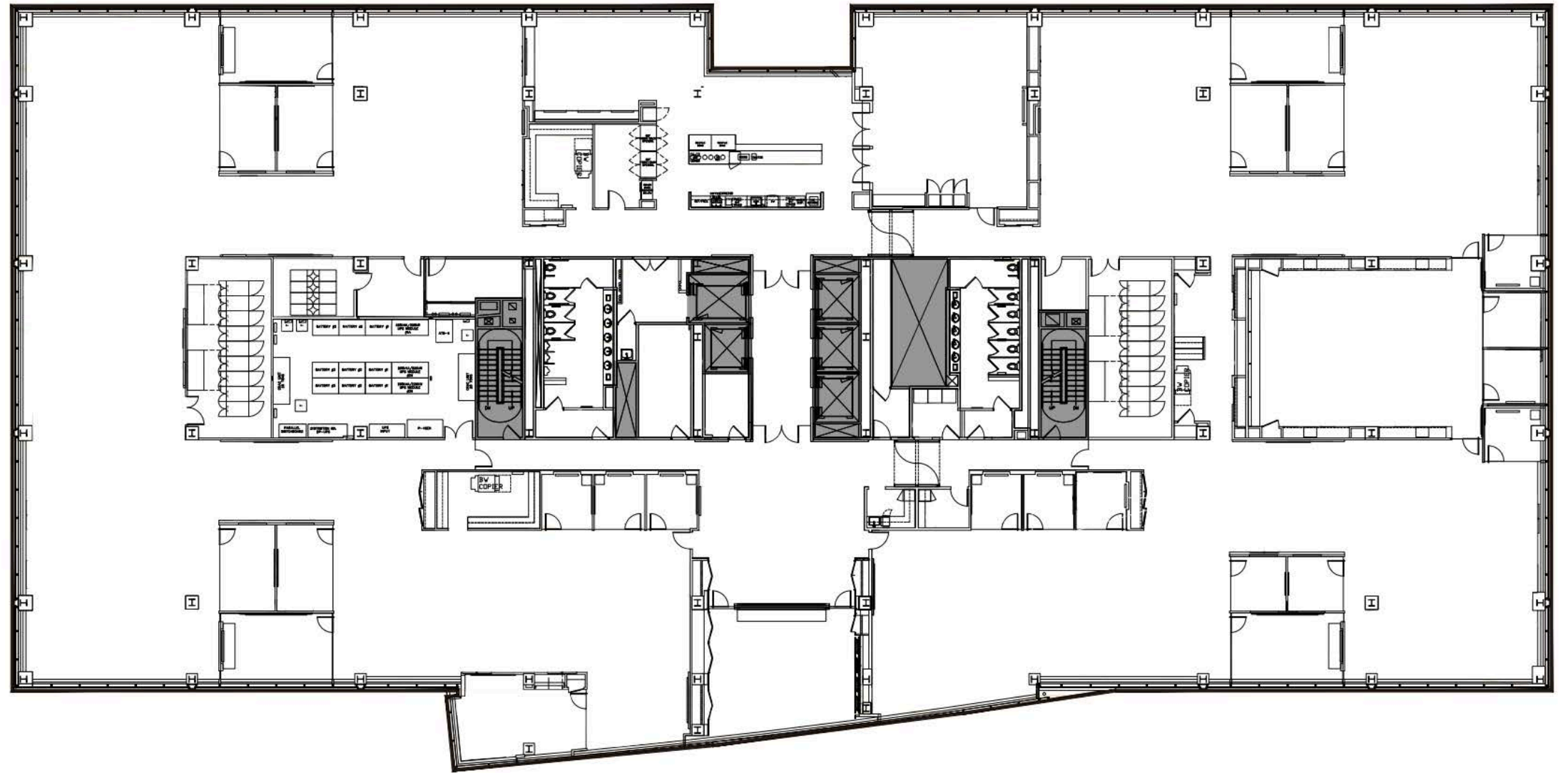


AVAILABLE

OCCUPIED

45 GLOVER AVENUE

4TH 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 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 :

JANE MCWILLIAMS

VP Business Development & Relocation

973.650.2445

jmcwilliams@williampitt.com

For more information visit: 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

Visit BLTLiveWorkPlay.com for more information.



BLT LiveWorkPlay

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