

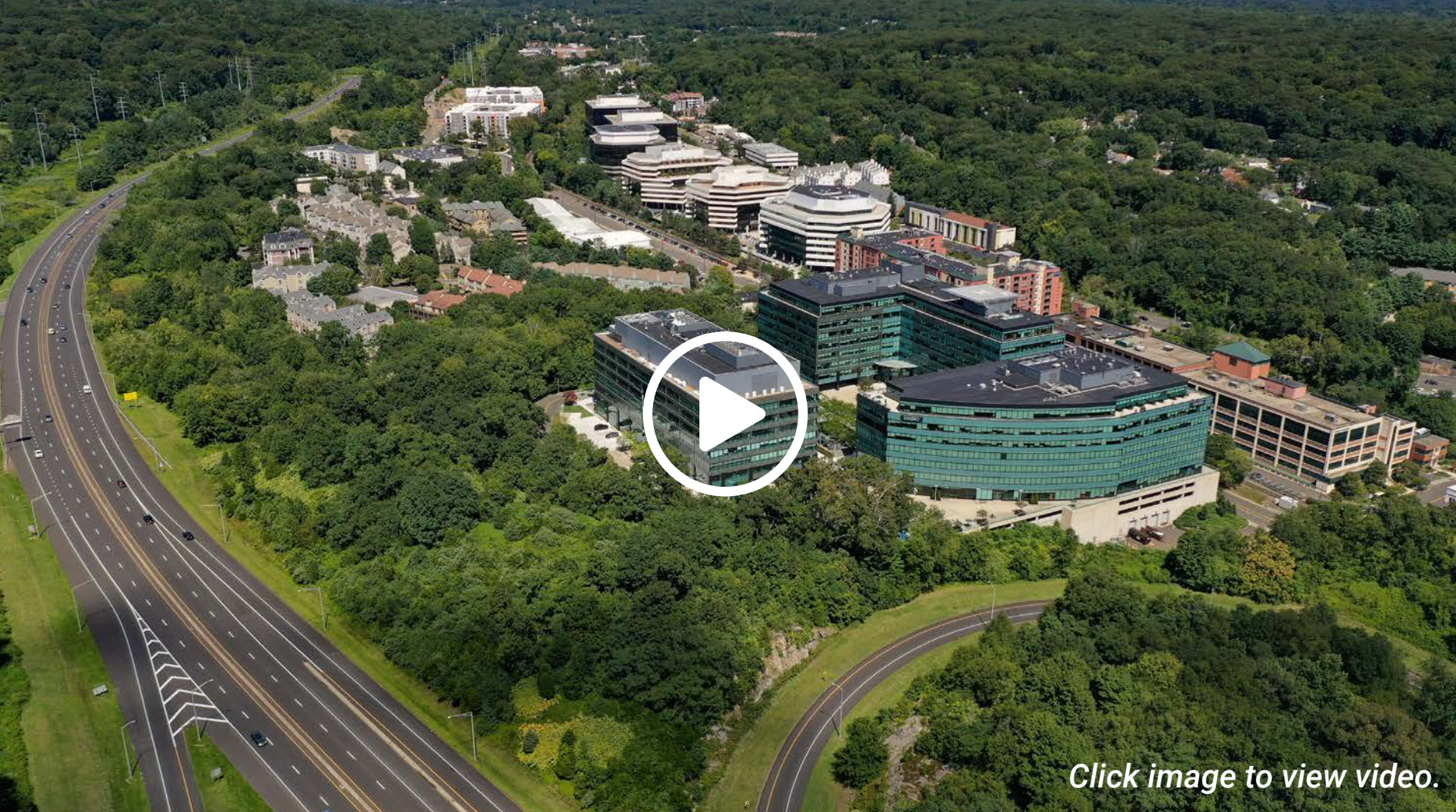
BLT LiveWorkPlay



THE TOWERS

A THREE BUILDING CLASS A OFFICE COMMUNITY

YOUR LOGO



Click image to view video.

CLASS A IN EVERY DETAIL

The Towers at North Seven is a three-building Class A office park conveniently located within the developing North Seven Live-Work-Play community. The three buildings, 801 Main, 901 Main, and 45 Glover, total over 900k SF of the best available space in Norwalk, Connecticut. Featuring top-of-market amenities, unparalleled access, and state-of-the-art infrastructure, the Towers is the premier destination for Fairfield County's highest performing companies. The Towers is proudly owned and operated by Building and Land Technology (BLT), the largest commercial landlord in Fairfield County. BLT has invested, developed, owned, and managed over 24mm SF of commercial space, more than 75 hotels, and over 10,000 residential units.



- Located within the developing North Seven Live-Work-Play community
- Immediate access to the Merritt 7 train station and all major Connecticut highways facilities
- Best-in-class amenities including a cafeteria, fitness center, and conferencing
- High performance infrastructure and building systems

HIGH PERFORMANCE HEADQUARTERS OPPORTUNITY



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

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





INFRASTRUCTURE

- All Buildings Equipped with Life Safety Generators and Access to Additional Generator Capacity for Tenant Demand
 - 801 Main Avenue and 45 Glover Avenue: 2× 1MW Generators for Backup Power
 - 901 Main Avenue: 450 KW Life Safety, 1 MW Generator
 - 45 Glover Avenue: 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
- Rooftop Space Available for Tenant HVAC Equipment
- All Buildings Are Powered by a Single Substation with Circuits That Switch Between Transformers within the Substation in the Event of an Interruption
- On-site Covered Parking Available at 3 per 1,000 SF



IT & TELECOM

- Campus Wi-Fi Available to All Tenants
- 901 Main Avenue: Frontier, Crown Castle, Optimum/Altice
- 801 Main Avenue: Crown Castle, Nitel, Optimum/Altice
- 45 Glover Avenue: Crown Castle, Optimum/Altice



SECURITY

- 24-hour Manned Security Command Center with Security Camera System and Roving Patrol Vehicle
- Building Access Control System (BACS)

UNLIMITED ACCESS



HELICOPTER

One of A Kind Fully Operational
Rooftop Pad Location



TRAIN

Immediate Proximity to Metro
North's New Merritt 7 Station



BUS

Direct Access to Two Norwalk
Bus Stops



CAR

Seamless Access to Route 7,
I-95, and The Merritt Parkway



BICYCLE

Bicycle Friendly Community
with Nearby Bike Paths



WALKING

Walkable Community with
Numerous Retailers Nearby



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

WILD RICE

GLOVER
1
APARTMENTS

Signa
RISTORANTE ITALIANO

10 & 20
GLOVER AVENUE

MERRITT
ON THE RIVER
APARTMENTS

MERRITT
CORPORATE
PARK

EVEN HOTEL

MERRITT 7
METRO-NORTH

RETAIL, RESTAURANTS
& SERVICES

DUNKIN'
DONUTS

COURTYARD
BY MARRIOTT

FUTURE NORWALK
VALLEY RIVER TRAIL
EXTENSION

curb
apartments

OAK+ALMOND

NORTH
SEVEN
DEVELOPMENT

ROUTE
7

FUTURE NORWALK
RIVER VALLEY TRAIL

SILVERMINE
GOLF CLUB

The Towers

AVAILABILITY SUMMARY



45 GLOVER AVENUE

1st FLOOR - 9,854 SF

3rd FLOOR - 10,257 SF

4th FLOOR - 40,718 SF*



801 MAIN AVENUE

1st FLOOR - 39,691 SF*

2nd FLOOR - 46,677 SF*

4th FLOOR - 48,848 SF*

5th FLOOR - 21,062 SF*



901 MAIN AVENUE

1st FLOOR - 39,691 SF

2nd FLOOR - 55,218 SF

3rd FLOOR - 55,621 SF

4th FLOOR - 55,621 SF

5th FLOOR - 55,621 SF

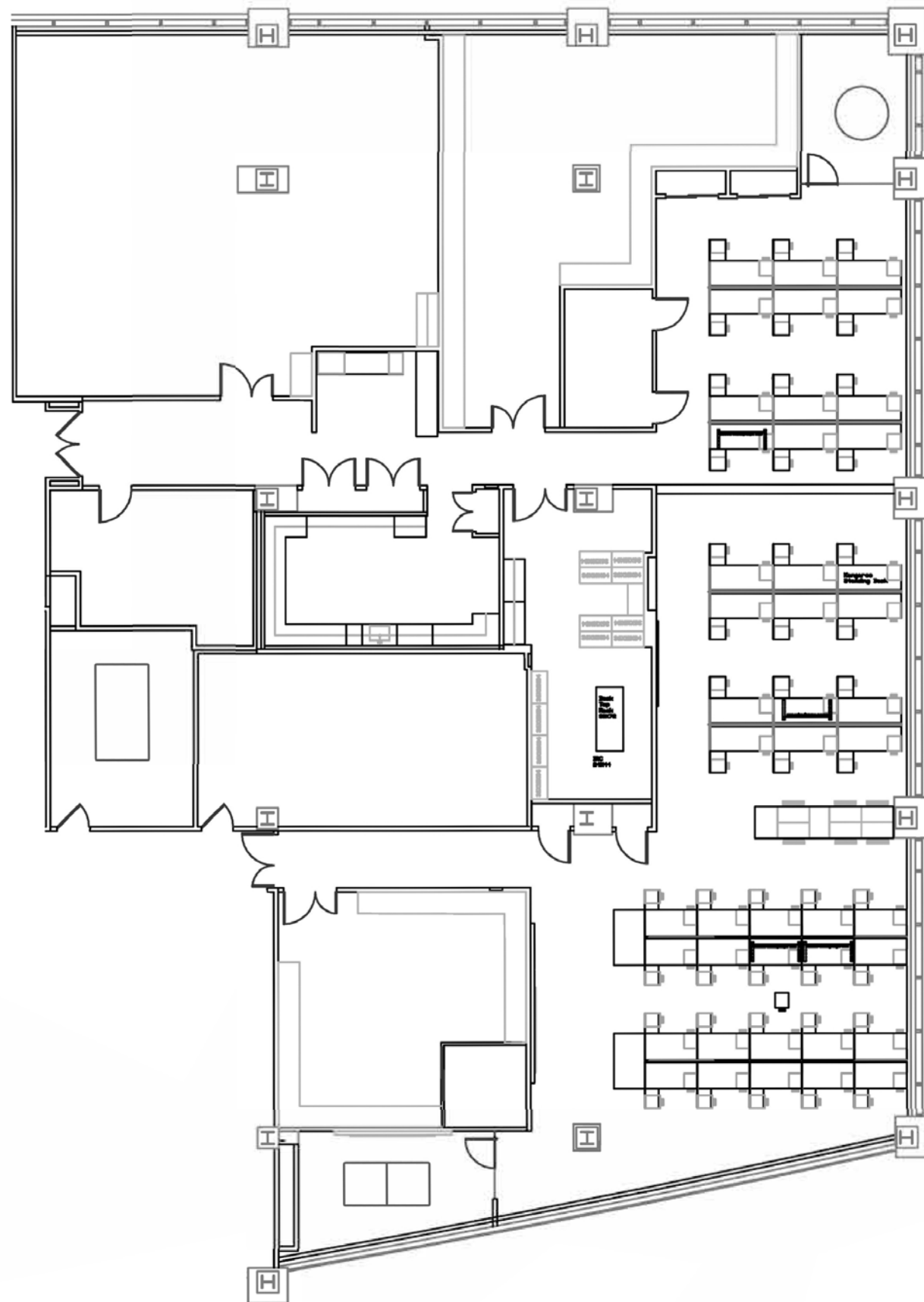
6th FLOOR - 55,503 SF

***CAN BE DIVIDED**

45

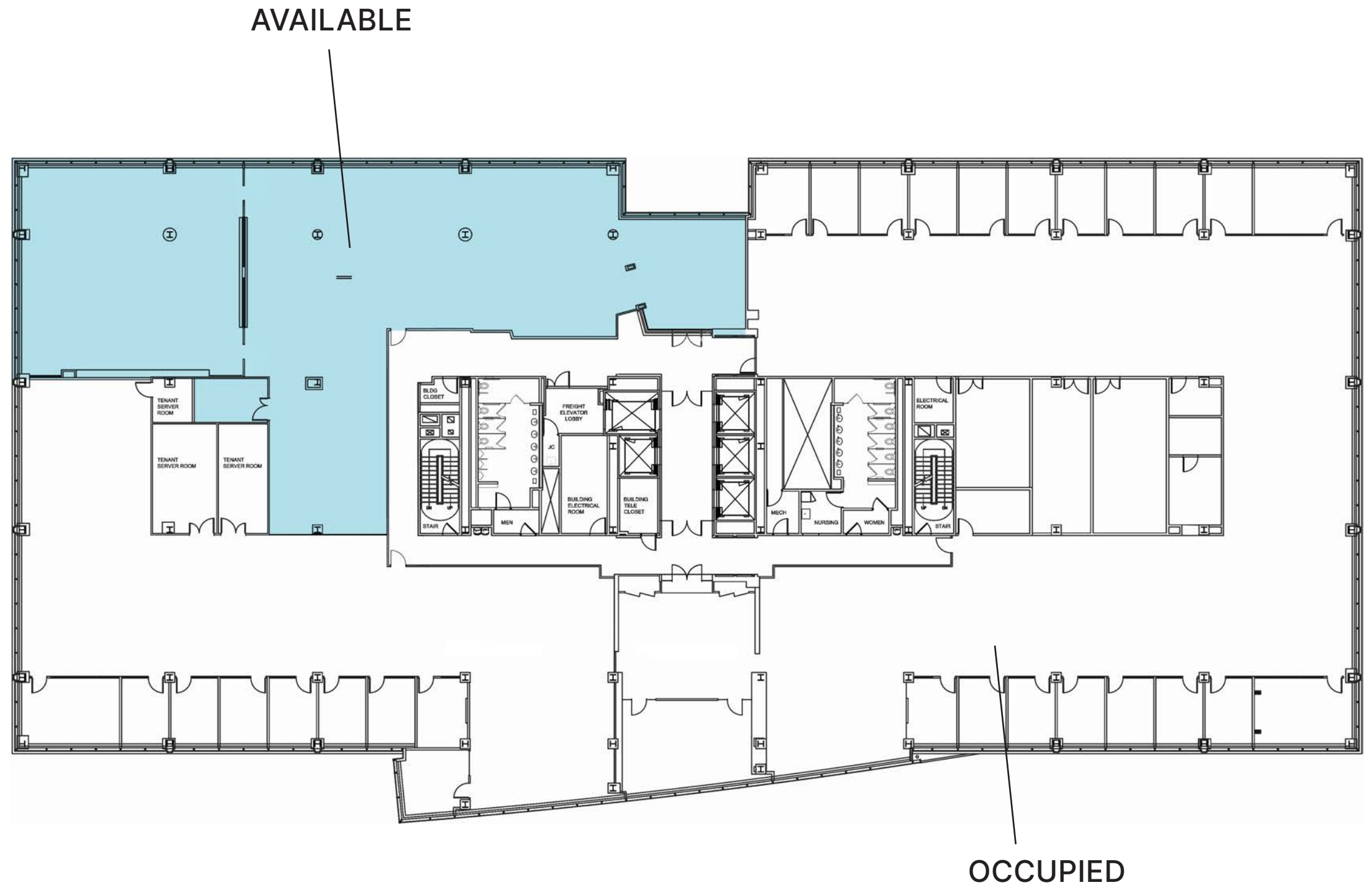
GLOVER AVENUE

1ST FLOOR
9,854 RSF



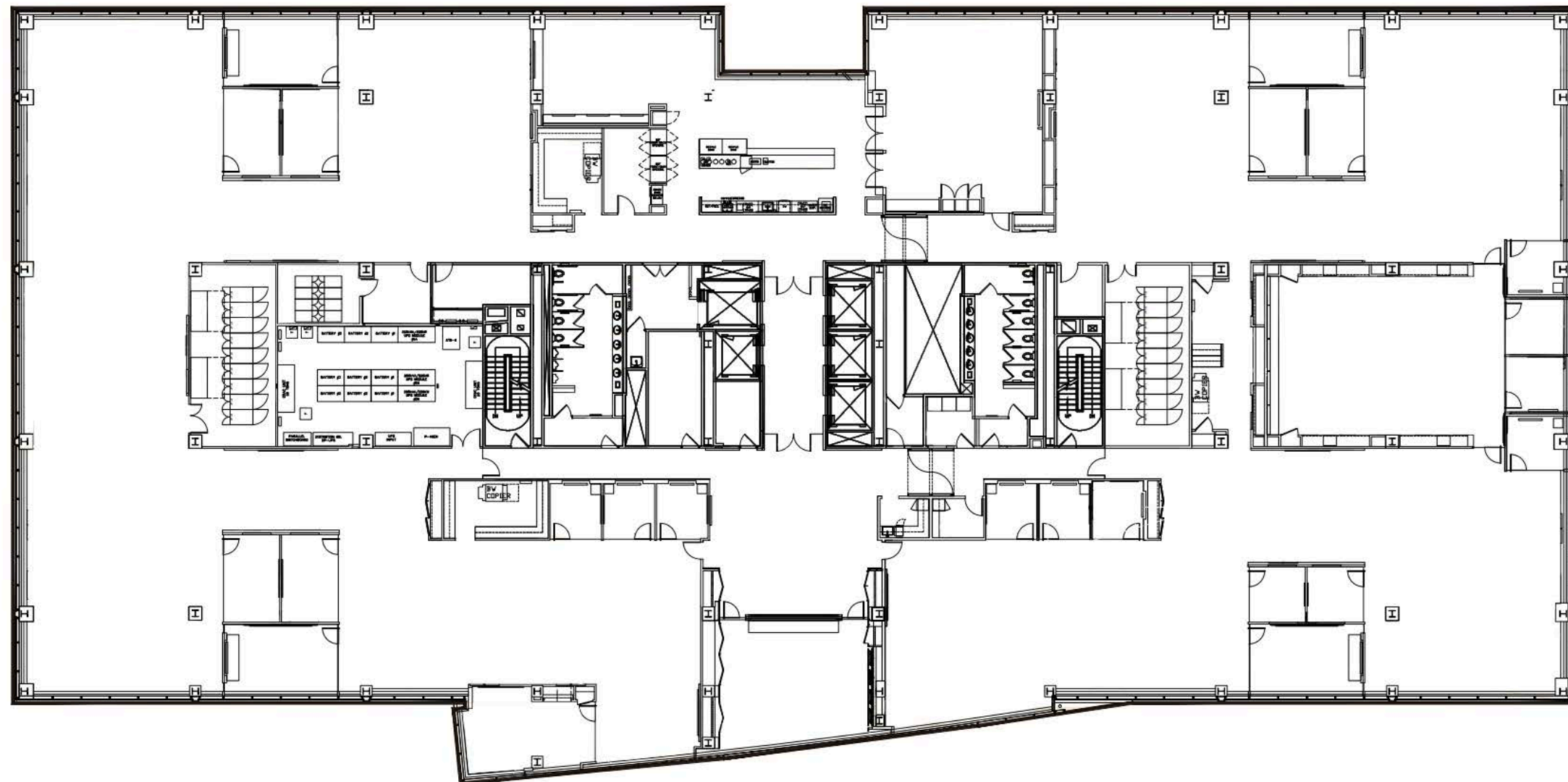
45 GLOVER AVENUE

3RD FLOOR
10,257 RSF



45

GLOVER AVENUE



4TH FLOOR
40,718 RSF*

*CAN BE DIVIDED

801 MAIN AVENUE

1ST FLOOR
39,691 RSF*

*ALTERNATE LOCATION FOR FIRE EGRESS

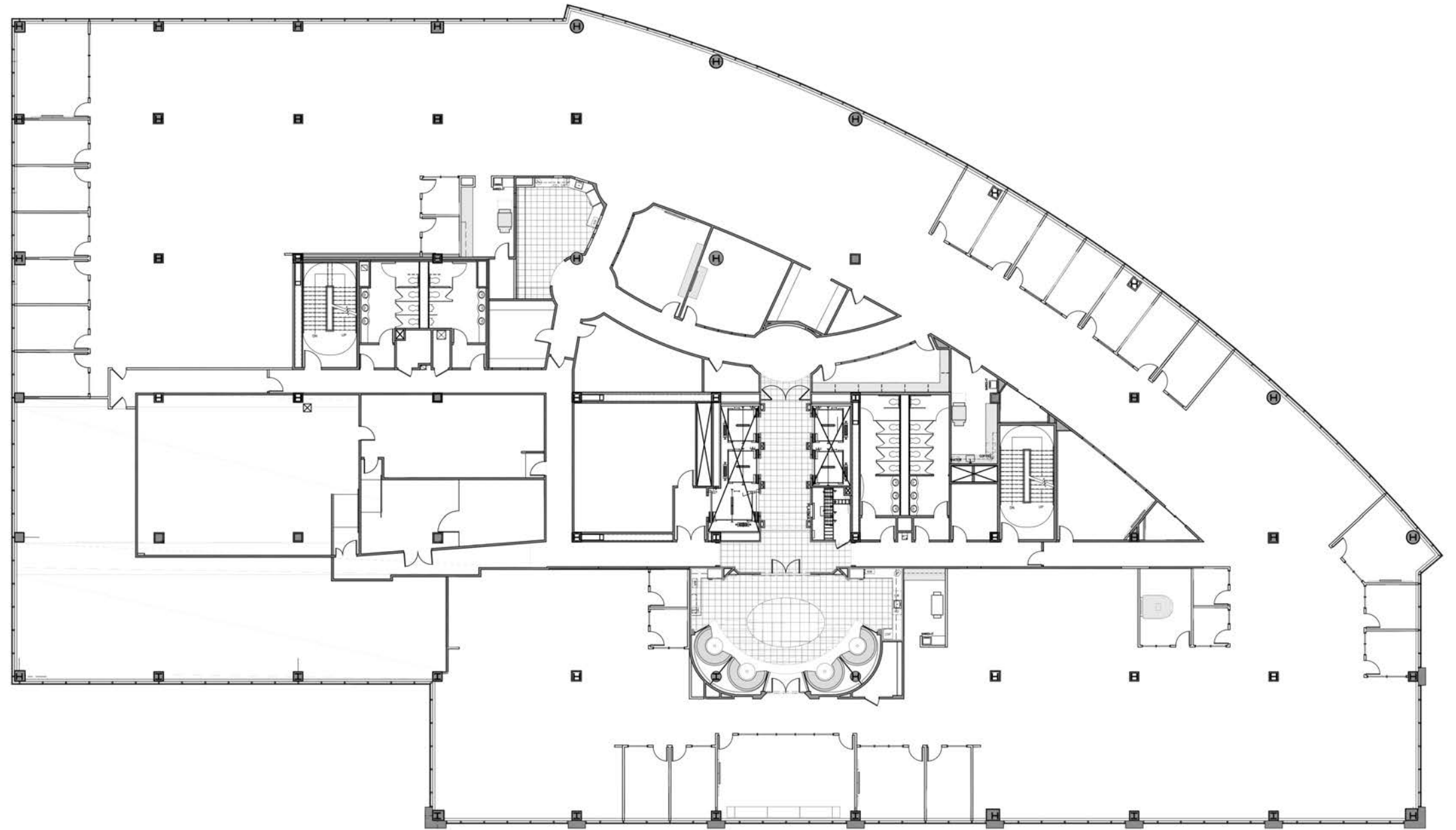
*CAN BE DIVIDED



801 MAIN AVENUE

2ND FLOOR
46,677 RSF*

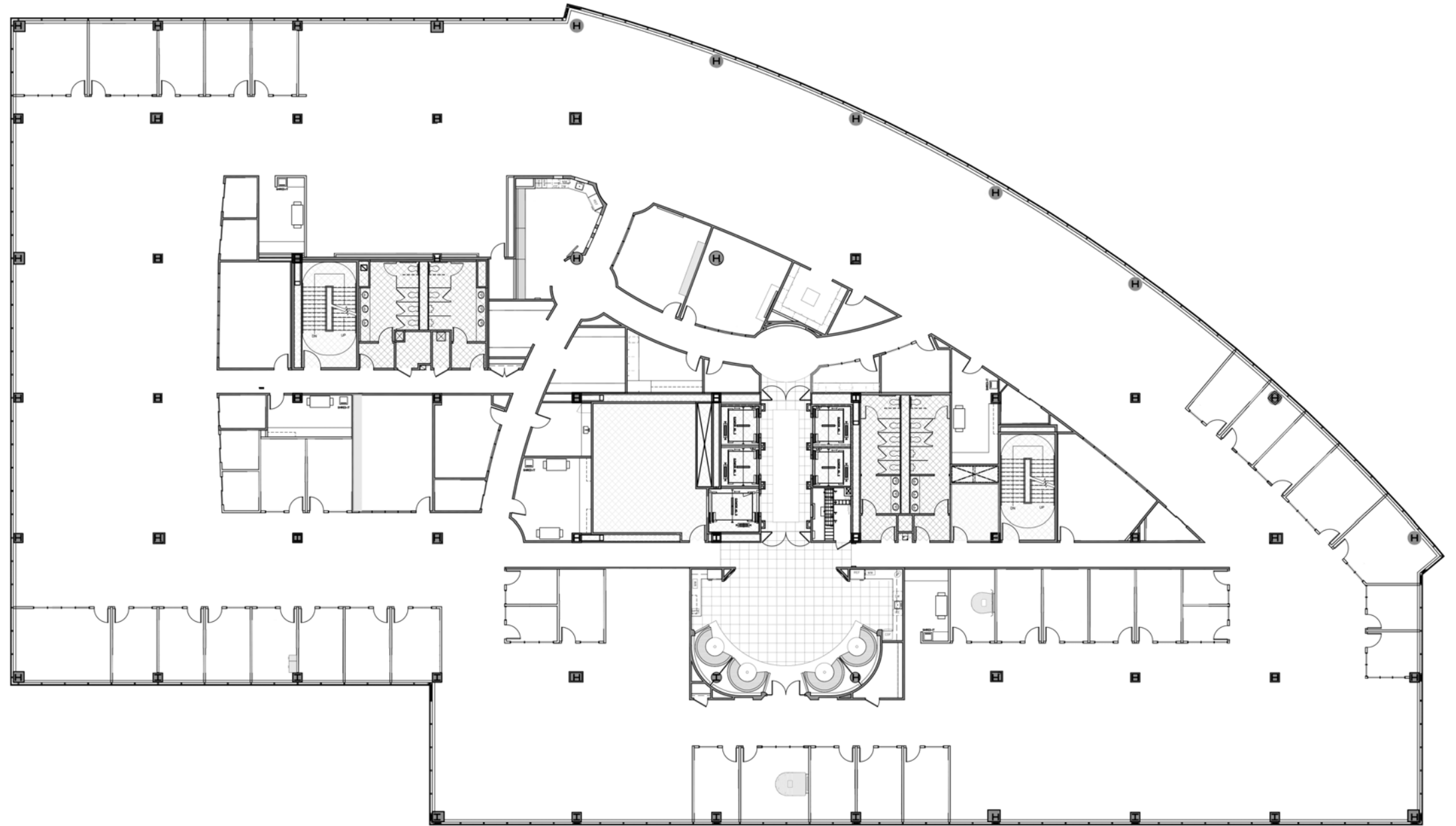
*CAN BE DIVIDED



801 MAIN AVENUE

3RD FLOOR
46,848 RSF*

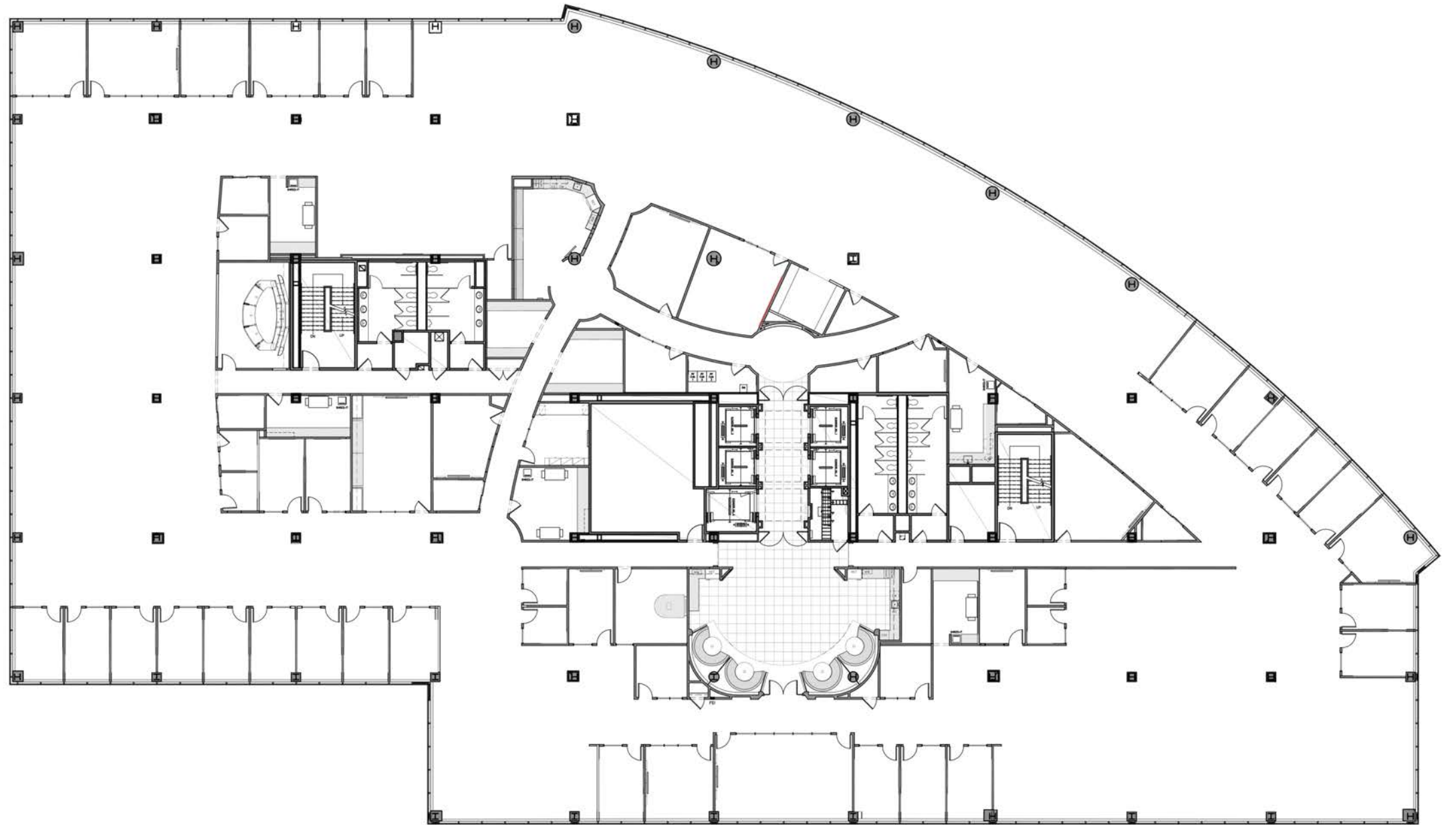
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801 MAIN AVENUE

4TH FLOOR
46,848 RSF*

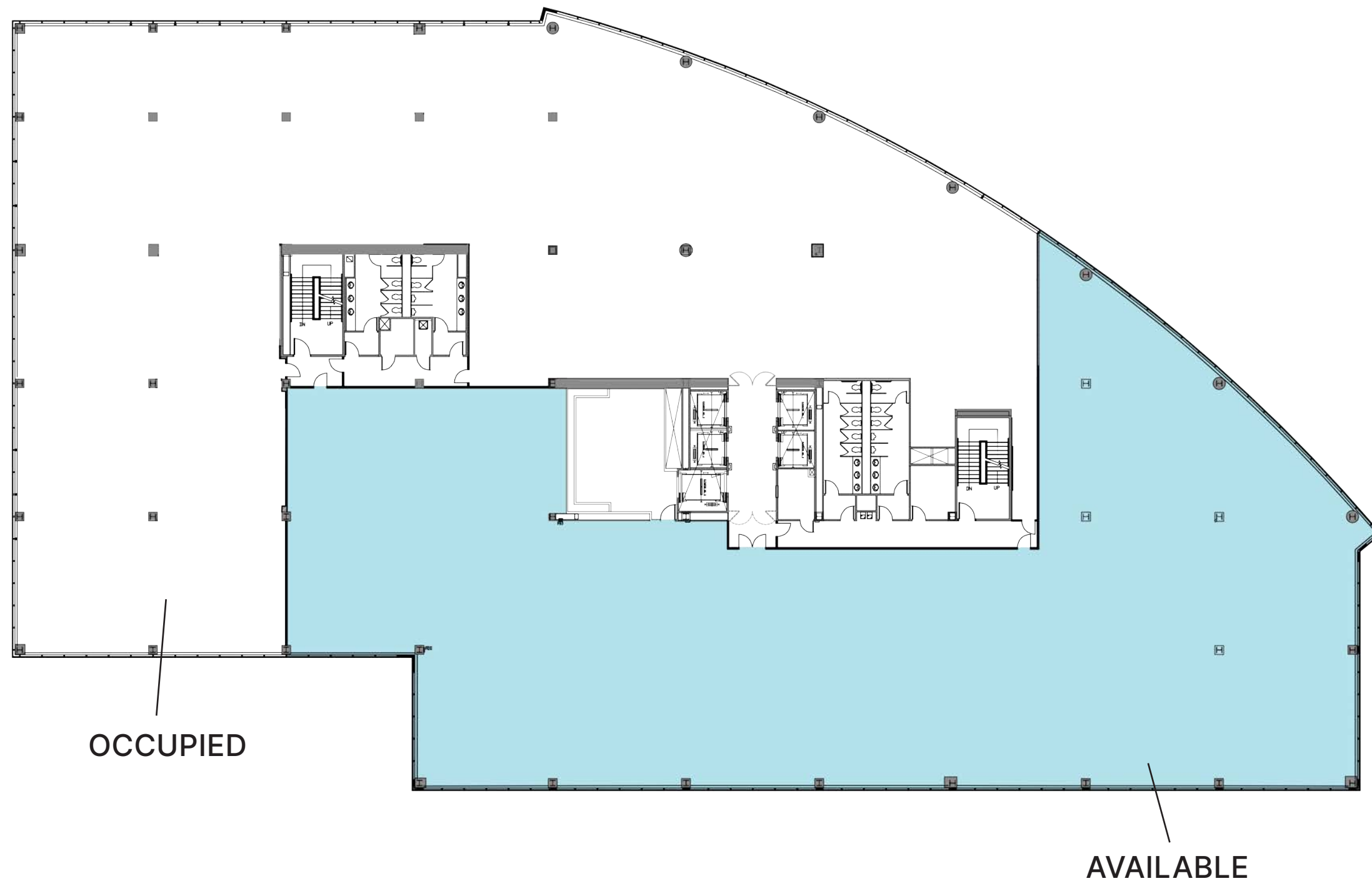
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801 MAIN AVENUE

5TH FLOOR
21,062 RSF*

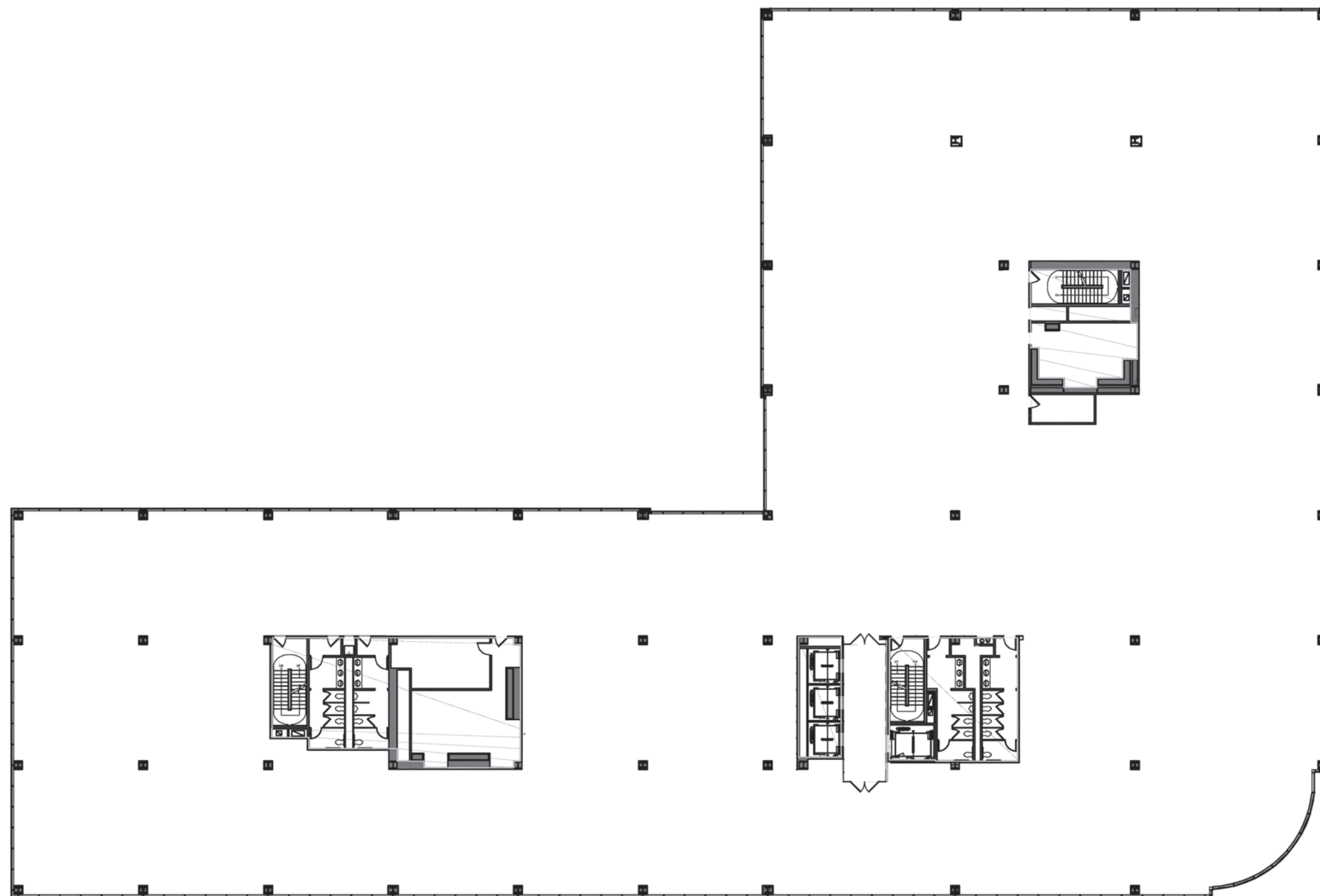
*CAN BE DIVIDED



901 MAIN AVENUE

**TOTAL
AVAILABILITY
277,584 RSF***

*TYPICAL FLOOR PLAN



**2ND FLOOR
55,218 RSF**

**3RD FLOOR
55,621 RSF**

**4TH FLOOR
55,621 RSF**

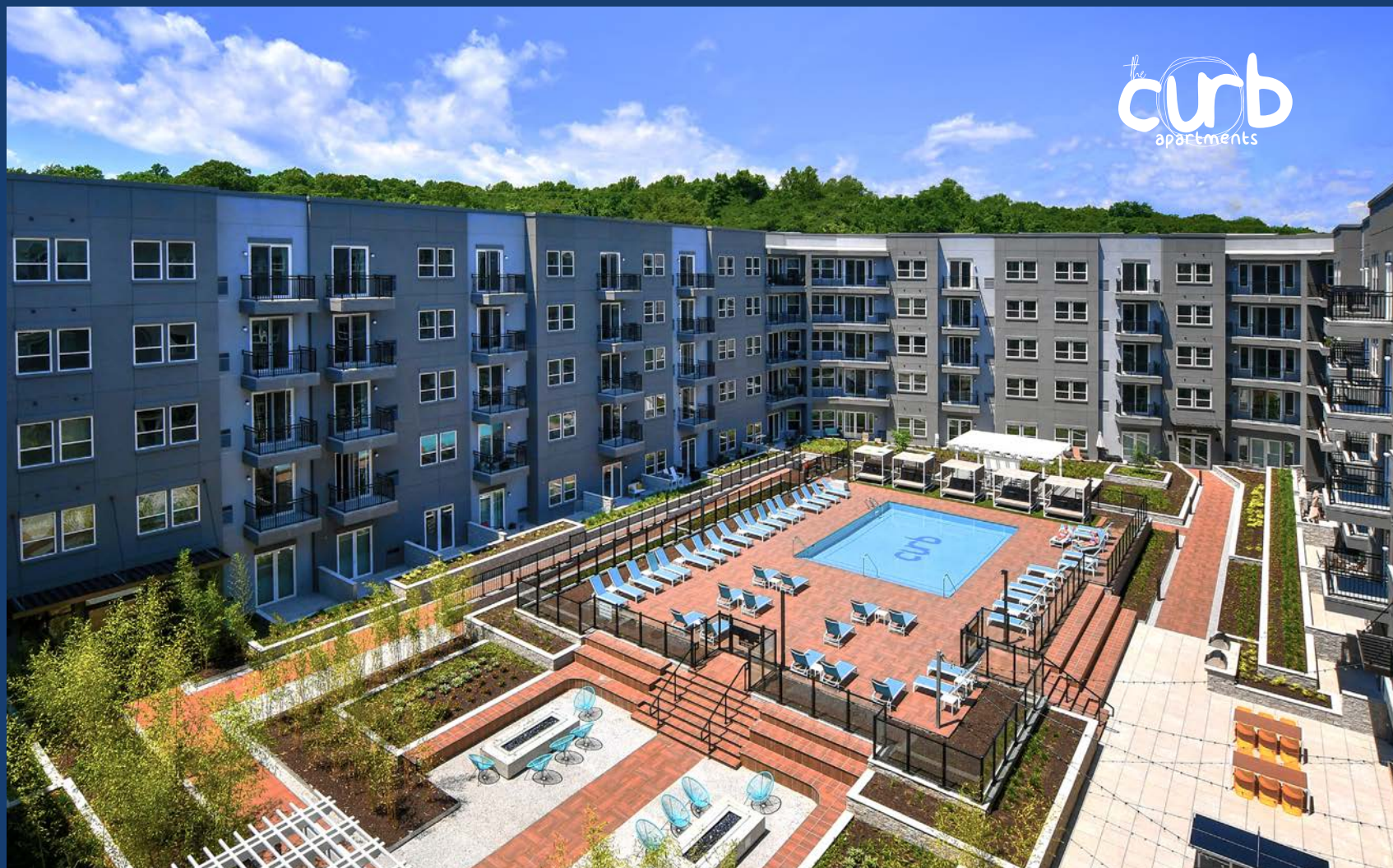
**5TH FLOOR
55,621 RSF**

**6TH FLOOR
55,503 RSF**

45 GLOVER 1ST AMENITY PLAN



[VIEW TOUR](#)



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

The Curb Apartments and One Glover Apartments offer studio, 1-bedroom, and 2-bedroom apartments with flexible lease terms, furnished or non-furnished options, and all complemented by resort-style amenities and activated outdoor spaces.

For more information:

(203) 855-1500

Leasing@north-seven.com

Visit BLTLiveWorkPlay.com for availability

THE TOWERS / NORTH SEVEN / NORWALK, CT

PREFERRED EMPLOYER PROGRAM

As a BLT office tenant, your employees can take advantage of the Preferred Employer Program for reduced fees and security deposits when leasing a BLT apartment. BLT also offers a turnkey unit option for your company to have peace of mind when entertaining executives or housing temporary employees. Furnished corporate units provide your visitors with a luxury housing experience including access to all the amenities, programs, and services North Seven has to offer.



BLT LiveWorkPlay

Please direct all inquiries to:

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