

BLT LiveWorkPlay

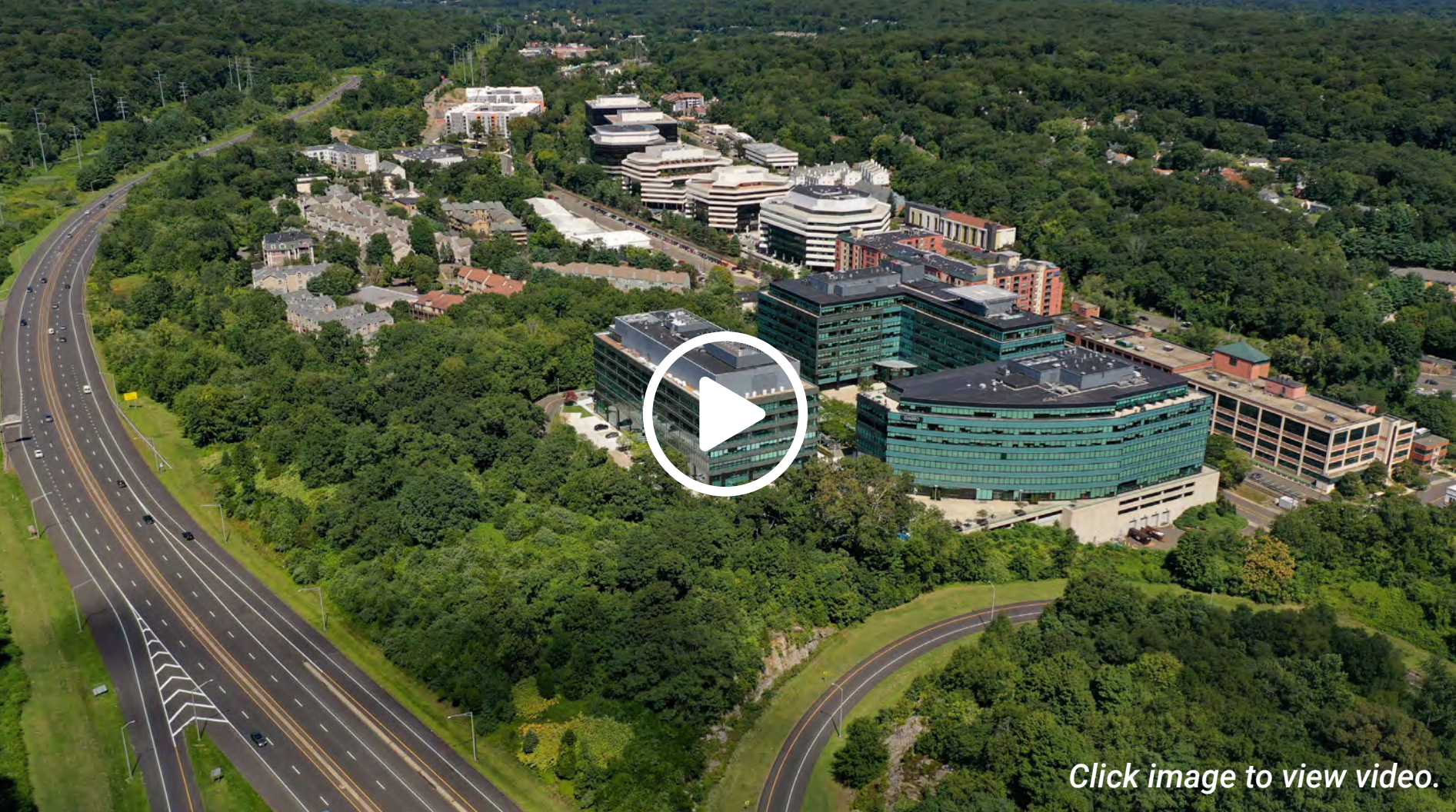


The Towers

YOUR LOGO

# THE TOWERS

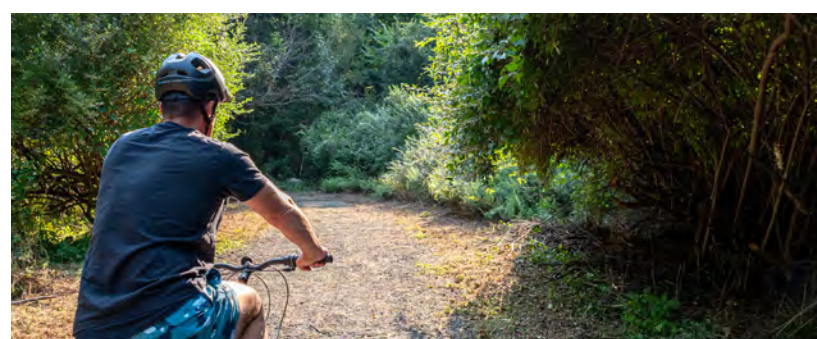
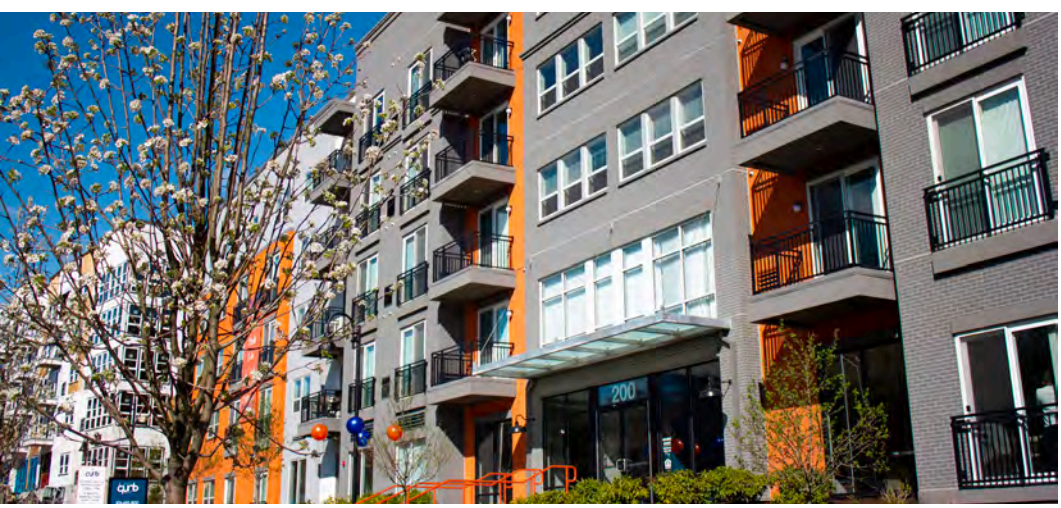
A CLASS A+ OFFICE COMMUNITY



*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 new Metro North 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
  - 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 the new Metro North 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



# 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

*WildRice*

 GLOVER  
APARTMENTS

*Siema*  
RISTORANTE ITALIANO

**10 & 20**  
GLOVER AVENUE

MERRITT ON  
THE RIVER  
APARTMENTS

MERRITT  
CORPORATE  
PARK

**EVEN HOTEL**

 METRO-NORTH

**NORTH  
SEVEN  
DEVELOPMENT**

 FUTURE NORWALK  
RIVER VALLEY TRAIL

RETAIL, RESTAURANTS  
& SERVICES

SILVERMINE  
GOLF CLUB

**DUNKIN'  
DONUTS**

 FUTURE NORWALK  
VALLEY RIVER TRAIL  
EXTENSION

**ROUTE  
7**

**COURTYARD  
BY MARRIOTT**

 *curb*  
apartments

 OAK + ALMOND

# AVAILABILITY SUMMARY



## 45 GLOVER AVENUE

1<sup>st</sup> FLOOR - 6,423 SF

3<sup>rd</sup> FLOOR - 10,257 SF

4<sup>th</sup> FLOOR - 40,718 SF\*



## 801 MAIN AVENUE

1<sup>st</sup> FLOOR - 39,691 SF\*

2<sup>nd</sup> FLOOR - 46,677 SF\*

4<sup>th</sup> FLOOR - 48,848 SF\*

5<sup>th</sup> FLOOR - 21,062 SF\*



## 901 MAIN AVENUE

1<sup>st</sup> FLOOR - 39,691 SF

2<sup>nd</sup> FLOOR - 55,218 SF

3<sup>rd</sup> FLOOR - 55,621 SF

4<sup>th</sup> FLOOR - 55,621 SF

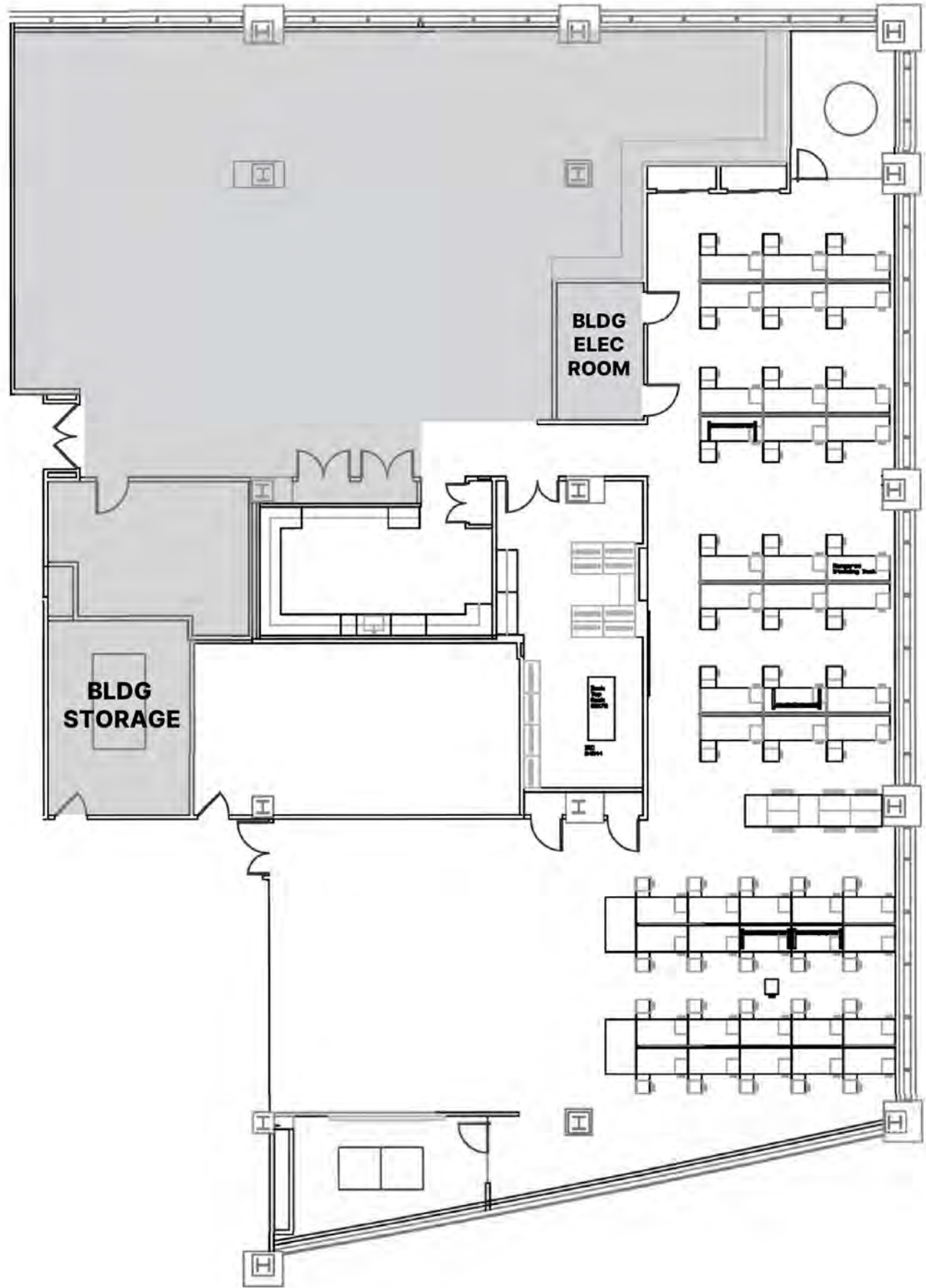
5<sup>th</sup> FLOOR - 55,621 SF

6<sup>th</sup> FLOOR - 55,503 SF

\*CAN BE DIVIDED

# 45 GLOVER AVENUE

1<sup>ST</sup> FLOOR  
6,423 RSF

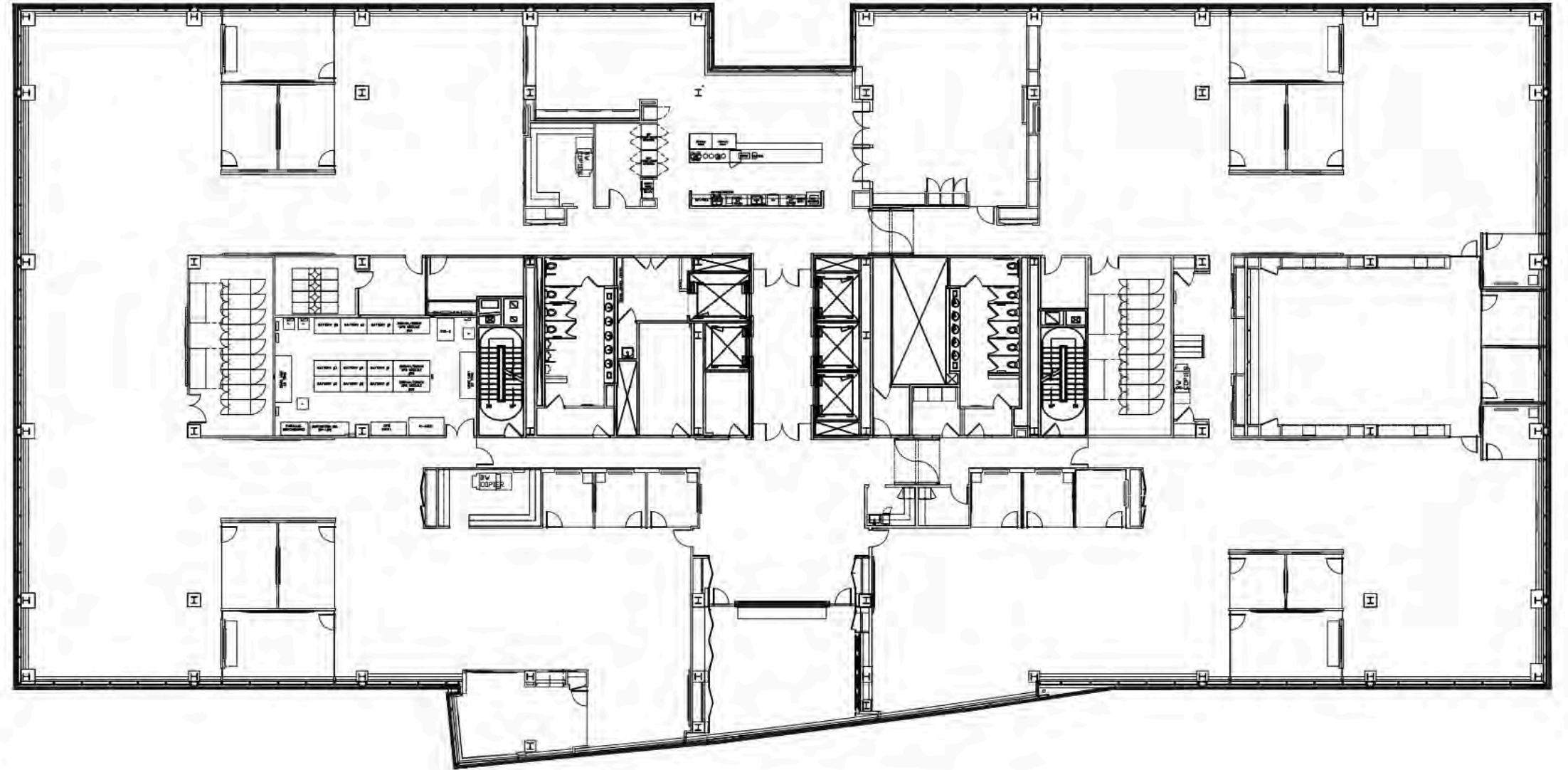


# 45 GLOVER AVENUE



3<sup>RD</sup> FLOOR  
10,257 RSF

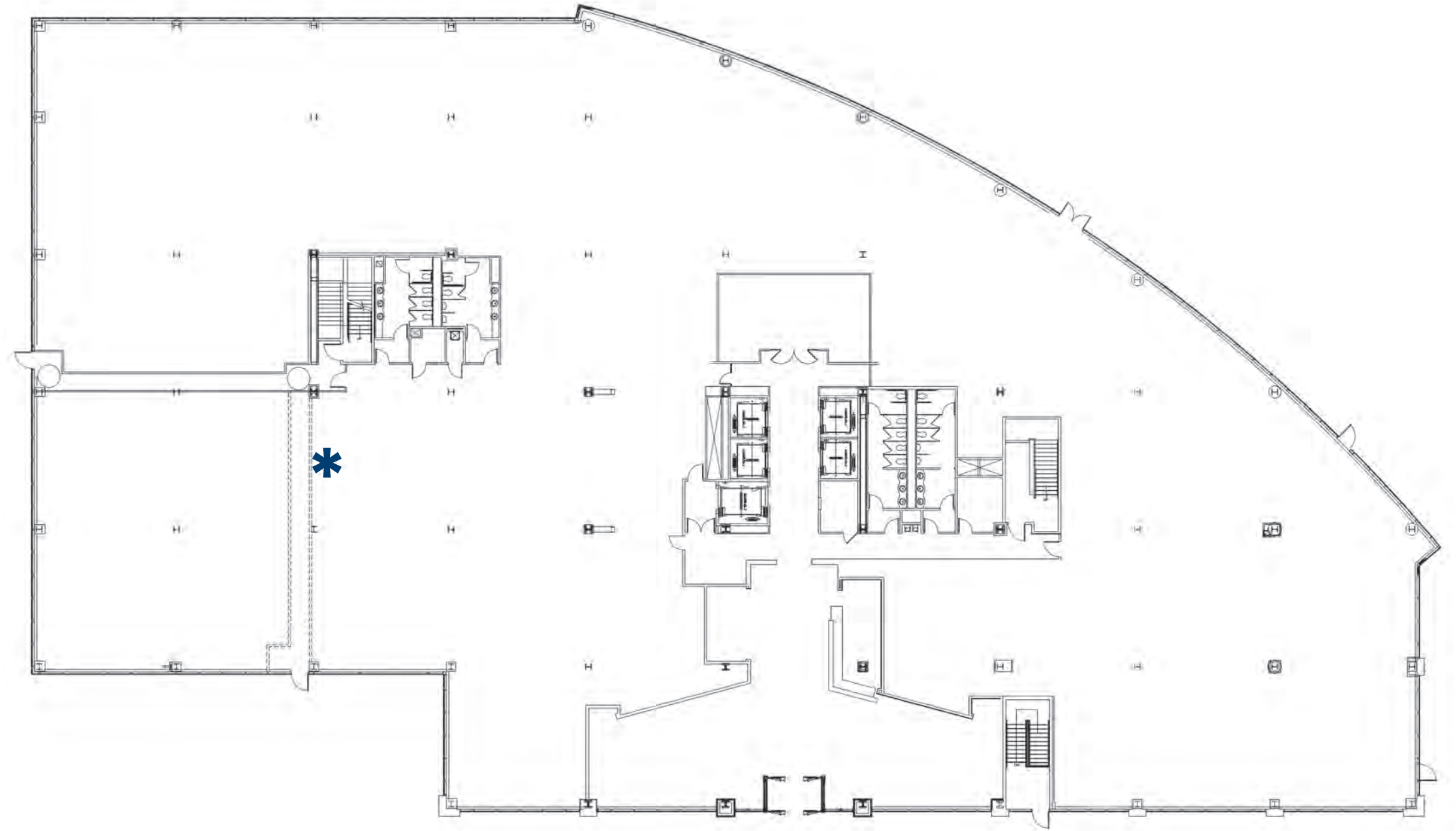
# 45 GLOVER AVENUE



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

\*CAN BE DIVIDED

# 801 MAIN AVENUE

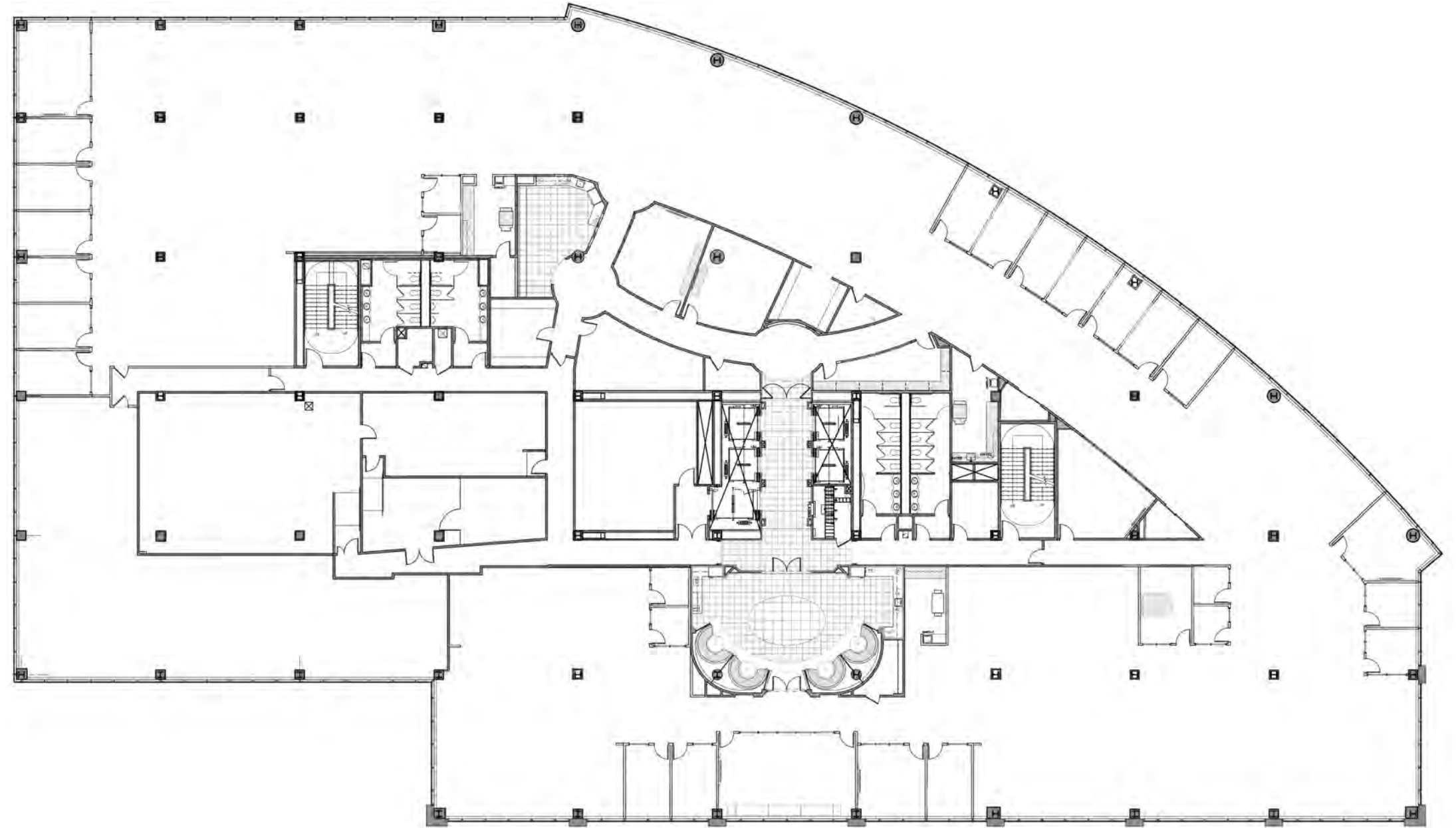


**1<sup>ST</sup> FLOOR**  
**39,691 RSF\***

\*ALTERNATE LOCATION FOR FIRE EGRESS

\*CAN BE DIVIDED

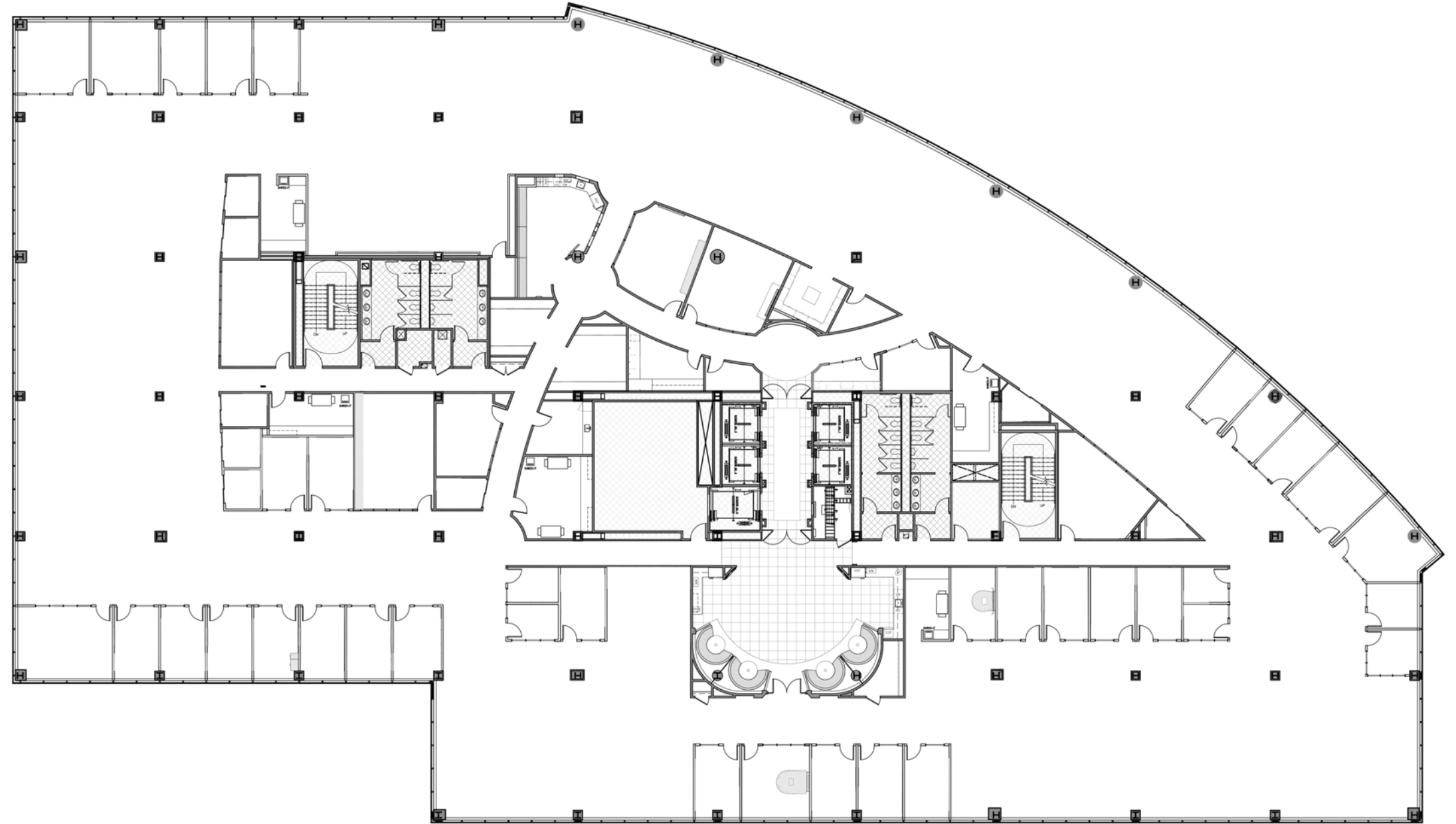
# 801 MAIN AVENUE



**2<sup>ND</sup> FLOOR**  
**46,677 RSF\***

\*CAN BE DIVIDED

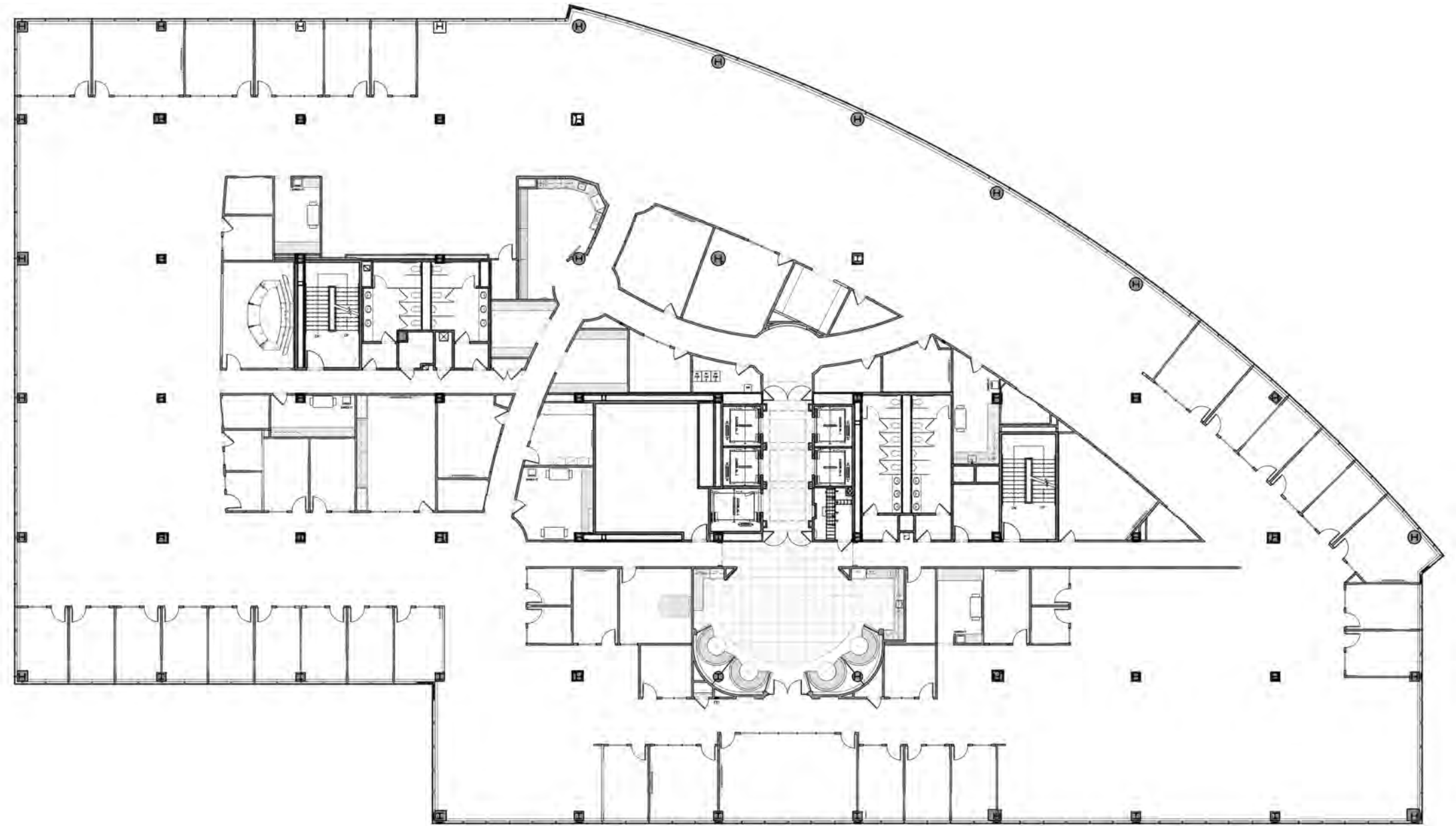
# 801 MAIN AVENUE



**3<sup>RD</sup> FLOOR**  
**46,848 RSF\***

\*CAN BE DIVIDED

# 801 MAIN AVENUE



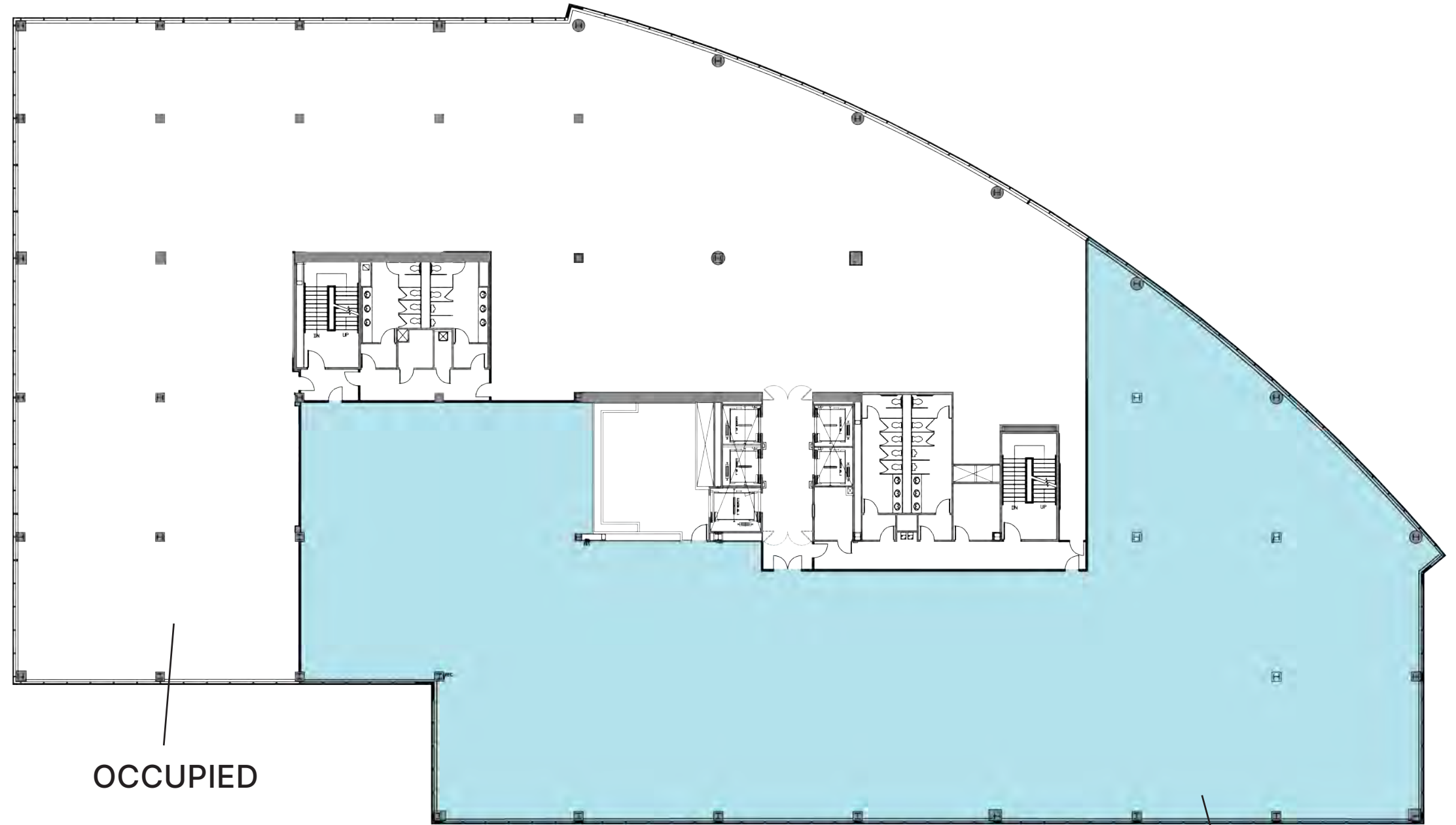
**4<sup>TH</sup> FLOOR**  
**46,848 RSF\***

\*CAN BE DIVIDED

# 801 MAIN AVENUE

5<sup>TH</sup> FLOOR  
21,062 RSF\*

\*CAN BE DIVIDED



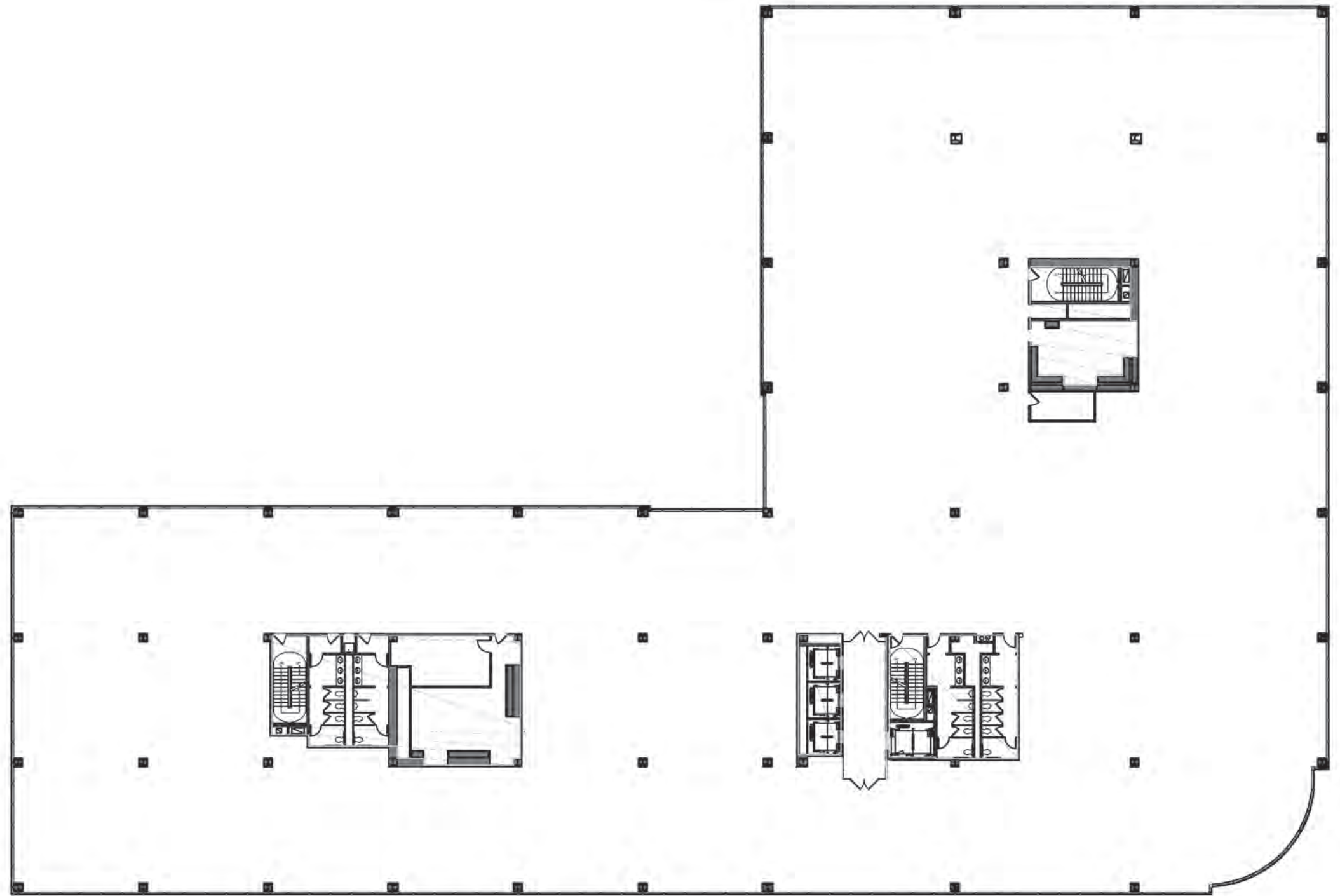
OCCUPIED

AVAILABLE

# 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](#)



# 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.

## 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](mailto:Leasing@north-seven.com)

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



# BLT LiveWorkPlay

**Please direct all inquiries to:**

**Jay Lapham**  
SVP of Commercial Office

(203) 803 8801  
jlapham@bltooffice.com

**Kurt Kuehner**  
SVP of Commercial Office Leasing

(203) 644 1583  
kurt@bltooffice.com