Waypointe
NORWALK · CONNECTICUT

A DYNAMIC URBAN DISTRICT
IN SOUGHT-AFTER
FAIRFIELD COUNTY
Explore the Benefits

- At the center of lucrative Fairfield County
- Direct access and visibility from I-95 and Route 7 expressway
- 1,500 ft of frontage on West Avenue
- Part of a district-wide revitalization

At a Major Intersection

Waypointe enjoys an outstanding location at the center of Fairfield County with easy access from the area’s primary arteries. Located in Norwalk, the mixed-use development will serve as an ideal destination drawing local and regional visitors seeking an enjoyable day out or entertaining evening experience.

Easy Access from the Entire Region

Merritt Parkway/Route 15 only 3 miles North

Norwalk, CT
In a Lucrative Market

Waypointe is bordered by some of America’s wealthiest zip codes and the largest concentration of hedge funds outside of New York City. The area’s rare combination of shoreline, countryside and city energy fuels its great appeal. Waypointe is just 10 minutes away from affluent neighborhoods like New Canaan, Westport, Wilton, Darien and more.

<table>
<thead>
<tr>
<th>TOWN</th>
<th>AVG HH INCOME</th>
<th>ZIP CODE</th>
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<tbody>
<tr>
<td>New Canaan</td>
<td>$238,389</td>
<td>06840</td>
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<td>Darien</td>
<td>$238,181</td>
<td>06820</td>
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<td>Weston</td>
<td>$232,165</td>
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<td>Wilton</td>
<td>$220,768</td>
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<td>Old Greenwich</td>
<td>$215,123</td>
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<td>$207,903</td>
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<td>Westport</td>
<td>$201,765</td>
<td>06870</td>
</tr>
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<td>Riverside</td>
<td>$200,445</td>
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<td>Norwalk</td>
<td>$198,146</td>
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Norwalk's primary trade area ranks 1st in the nation for per household expenditures on women's apparel, according to Women's Wear Daily.
A Neighborhood Emerges

Open your doors to find an in-pouring of professionals who work, residents who live, and visitors who shop, eat, and socialize. As a strategically and tastefully designed mixed-use development covering 6 city blocks, Waypointe is a neighborhood in the making. Lush greenery and inviting walkways will weave around restaurants, shops, and residences in a pedestrian-friendly environment. Waypointe will be a vibrant neighborhood that draws high footfall both day and night.

Spanning 19 Acres

This vibrant “live, work, shop and play” destination will feature:

- **535,000 ft²** of new and existing **retail** space
- **75,000 ft²** of new **office** space
- **350** attractive **housing** units
- **1/4 mile** “two-sided” street experience
- Ample parking evenly dispersed throughout
A Retail Destination

The retail experience at Waypointe will be convenient, comfortable and diverse. It will be anchored by recognized brand name stores and supported by smaller boutiques and specialty shops. The entire district will have a charming and open environment with an authentic character all its own.

Waypointe Promises...

- **RETAILERS**
  - optimal pedestrian traffic and exposure

- **EMPLOYEES**
  - ultimate location convenience

- **VISITORS**
  - easy access to unparalleled shopping, dining & entertainment

- **RESIDENTS**
  - comfortable living amid pleasant, safe surroundings

Waypointe Encompasses Six City Blocks and Nineteen Acres

Ample parking evenly dispersed to provide greater access and convenience while encouraging cross-shopping

350 residential units provide day and night traffic

1,500 ft of frontage on West Ave.

535,000 ft² of new and existing retail space

1/4 mile pedestrian friendly, 2-sided street

75,000 ft² of office space above retail to generate day traffic

Upper and Lower Level Plans Not Shown

Ground Level Diagram
Unifying a City

Waypointe will emerge as the linchpin connecting Norwalk’s city center and burgeoning downtown. Its central location amongst several other major redevelopment projects will unify the greater city of Norwalk. This unprecedented initiative will make Waypointe and the entire city of Norwalk one of the most significant destinations in the Northeast.

The New Norwalk

Several real estate initiatives are under way:

<table>
<thead>
<tr>
<th>Project</th>
<th>Residential</th>
<th>Retail</th>
<th>Office</th>
<th>Hotel</th>
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</thead>
<tbody>
<tr>
<td>Head of The Harbor</td>
<td>180 units</td>
<td>25,000 ft²</td>
<td></td>
<td></td>
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<tr>
<td>Wall Street</td>
<td>684 units</td>
<td>30,000 ft²</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waypointe</td>
<td>350 units</td>
<td>535,000 ft²</td>
<td>75,000 ft²</td>
<td></td>
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<tr>
<td>95/7</td>
<td>300 units</td>
<td>100,000 ft²</td>
<td>550,000 ft²</td>
<td>140 rooms</td>
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<tr>
<td>South Norwalk</td>
<td>400 units</td>
<td>25,000 ft²</td>
<td>100,000 ft²</td>
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</table>

TOTALING

New Residential: 1,914 units
New Retail: 715,000 ft²
New Office: 850,000 ft²
New Hotel: 140 rooms

Waypointe, centrally located, is only a short five minute walk to any of these redevelopment projects in Norwalk.
Waypointe promises to be the new shopping destination of Fairfield County with over 500,000 ft² of new and existing retail space. Anchored by several mass retailers, the streets of Waypointe will be peppered with stylish boutiques, café-styled restaurants, specialty shops as well as neighborhood amenities and services.

350 meticulously-designed residences ensure Waypointe is much more than a shopping district. Mid-rise condominiums step down to three story townhomes with attractive door fronts adding curb appeal. Workforce housing will account for 10% of the residential sector.

What better place to have a retail business than at Waypointe, where a new 75,000 ft² of office space will be established, a substantial concentration of jobs will be created, and an “in-house” daytime population will be guaranteed. The office space set atop retail will include medical space as well as a wellness center serving nearby Norwalk Hospital.

Become a part of this amazing opportunity.

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