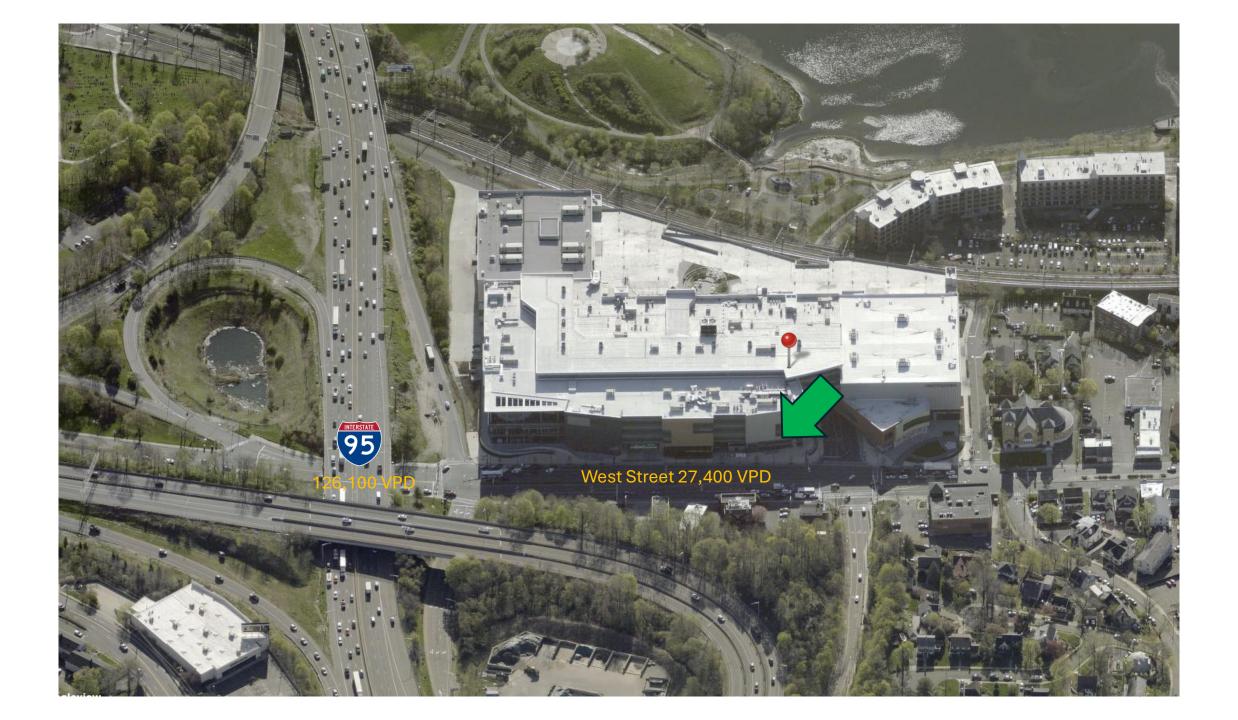


Former Yard House restaurant at Norwalk, Connecticut's SoNo Collection mall available for sublease through April 30, 2031

100 North Water Street, Norwalk, CT 8,660 square feet with large bar and fixtured kitchen with patio approved for 74 seats



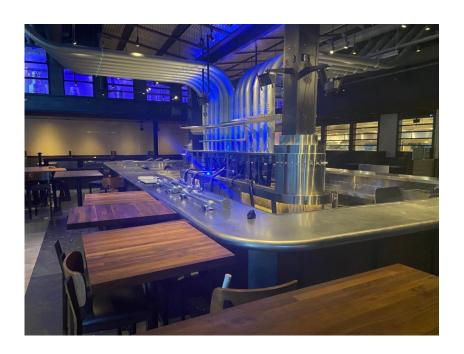
Lease abstract

100 North Water Street, Norwalk, CT 8,660 square feet

Start Date	End Date	Annual Rent	Rent psf	Monthly Rent	CAM Annual	CAM psf	CAM Monthly	Water/Sewer Annual	Water/Sewer Monthly	Utilities Annual	Utilities Monthly	Total Annual	Total Monthly
05/01/25	04/30/26	416,632.56	48.11	34,719.38	63,354.84	7.32	5,279.57	8,700.00	725.00	182,364.00	15,197.00	671,051.40	55,920.95
05/01/26	04/30/27	458,295.82	52.92	38,191.32	65,255.52	7.54	5,437.96	8,700.00	725.00	182,364.00	15,197.00	714,615.34	59,551.28
05/01/27	04/30/28	458,295.82	52.92	38,191.32	67,213.20	7.76	5,601.10	8,700.00	725.00	182,364.00	15,197.00	716,573.02	59,714.42
05/01/28	04/30/29	458,295.82	52.92	38,191.32	69,229.56	7.99	5,769.13	8,700.00	725.00	182,364.00	15,197.00	718,589.38	59,882.45
05/01/29	04/30/30	458,295.82	52.92	38,191.32	71,306.40	8.23	5,942.20	8,700.00	725.00	182,364.00	15,197.00	720,666.22	60,055.52
05/01/30	04/30/31	458,295.82	52.92	38,191.32	73,445.64	8.48	6,120.47	8,700.00	725.00	182,364.00	15,197.00	722,805.46	60,233.79
Option 1	04/30/32	E04 12E 40	EQ 21	42 010 45	75 649 06	0.74	6 204 08	9 700 00	725.00	182 264 00	15 107 00	770 020 26	64 226 52
		504,125.40	58.21	i and in the second	75,648.96			8,700.00		182,364.00	15,197.00		1357
05/01/32		504,125.40	58.21		77,918.52			8,700.00	725.00	182,364.00	15,197.00	the state of the s	64,425.66
05/01/33		504,125.40	58.21		80,256.00	CV.Tqt-251/T-6Q	6,688.00	8,700.00	725.00	182,364.00	15,197.00	ELIGINES CAUSE AND TRANSCI	64,620.45
05/01/34		504,125.40	58.21		82,663.68		6,888.64	8,700.00	725.00	182,364.00	15,197.00		64,821.09
05/01/35	04/30/36	504,125.40	58.21	42,010.45	85,143.60	9.83	7,095.30	8,700.00	725.00	182,364.00	15,197.00	780,333.00	65,027.75
Option 2													
05/01/36	04/30/37	554,537.94	64.03	46,211.50	87,697.92	10.13	7,308.16	8,700.00	725.00	182,364.00	15,197.00	833,299.86	69,441.66
05/01/37	04/30/38	554,537.94	64.03	46,211.50	90,328.92	10.43	7,527.41	8,700.00	725.00	182,364.00	15,197.00	835,930.86	69,660.91
05/01/38	04/30/03	554,537.94	64.03	46,211.50	93,038.76	10.74	7,753.23	8,700.00	725.00	182,364.00	15,197.00	838,640.70	69,886.73
05/01/39	04/30/40	554,537.94	64.03	46,211.50	95,829.84	11.07	7,985.82	8,700.00	725.00	182,364.00	15,197.00	841,431.78	70,119.32
05/01/40	04/30/41	554,537.94	64.03	46,211.50	98,704.80	11.40	8,225.40	8,700.00	725.00	182,364.00	15,197.00	844,306.74	70,358.90















Three Mile Demographics

Population 91,668 Median Household Income \$100,733 Median Age 40.1



For additional terms, please contact Steve Patten, CCIM The Proto Group 203-234-6371 patten@theprotogroup.com