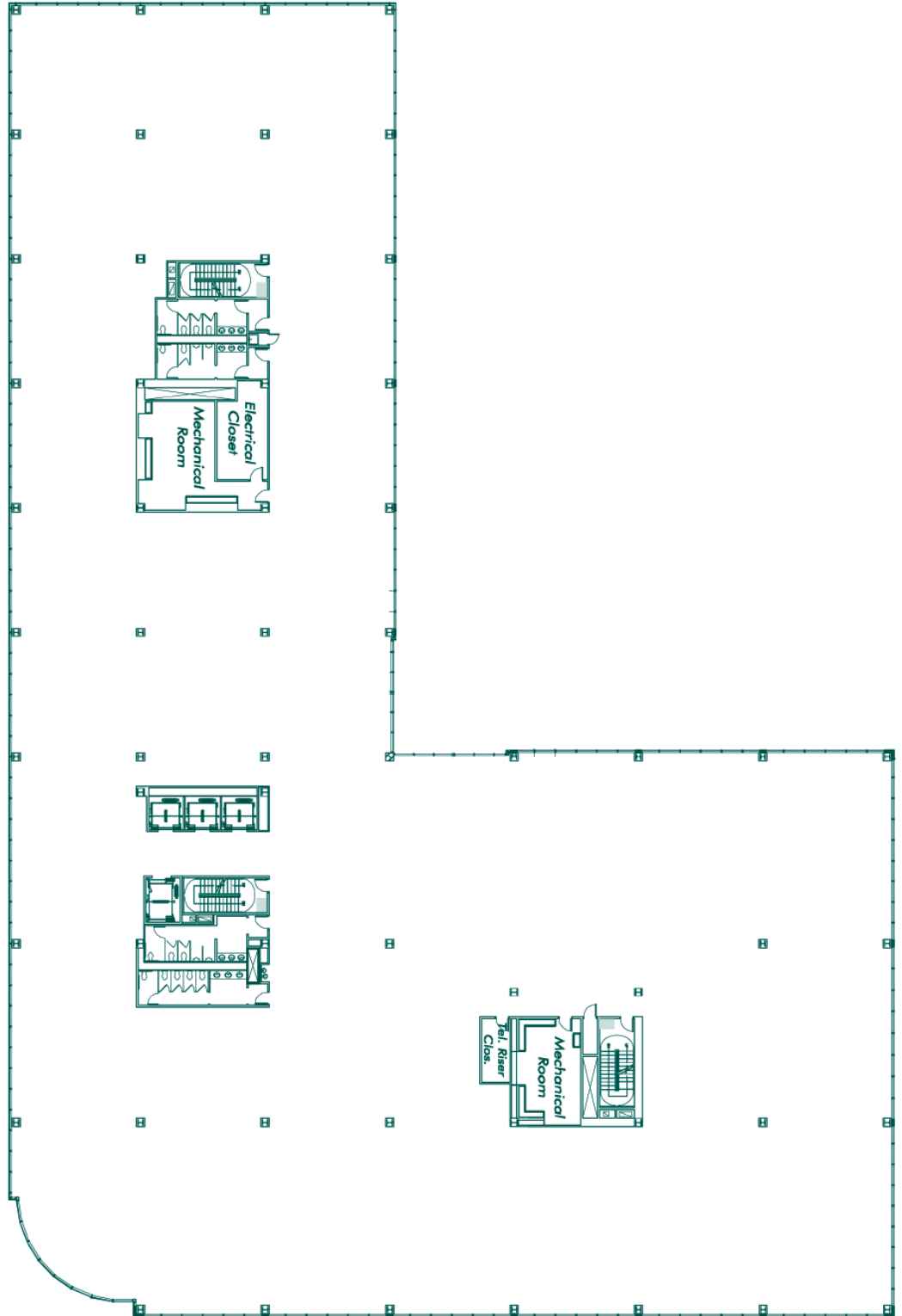


# 901

Main Avenue  
THE TOWERS

## TYPICAL FULL FLOOR PLAN 3RD-7TH FLOORS

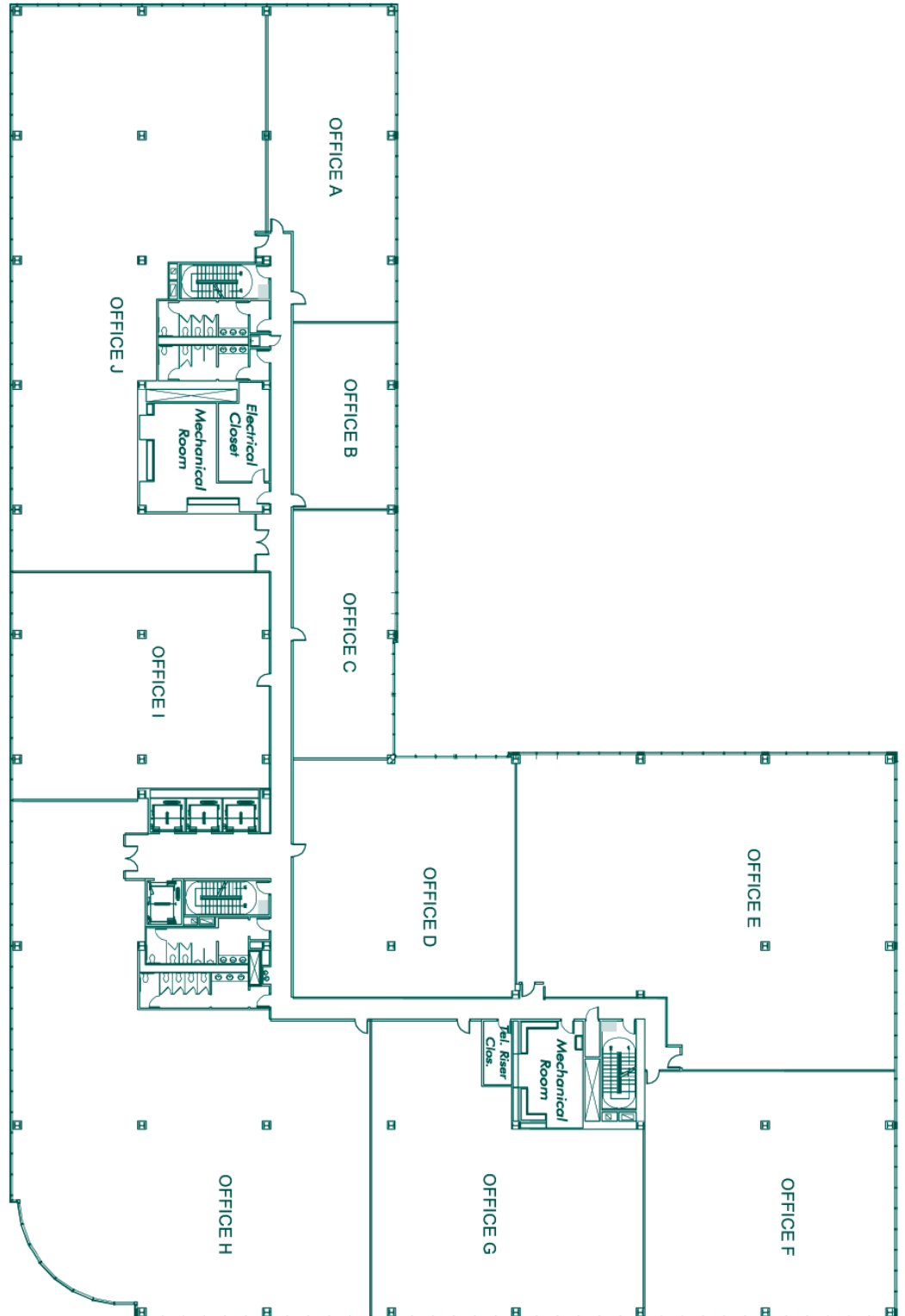
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# 901

Main Avenue  
THE TOWERS

## TYPICAL MULTI-TENANT FLOOR PLAN 3RD-7TH FLOORS

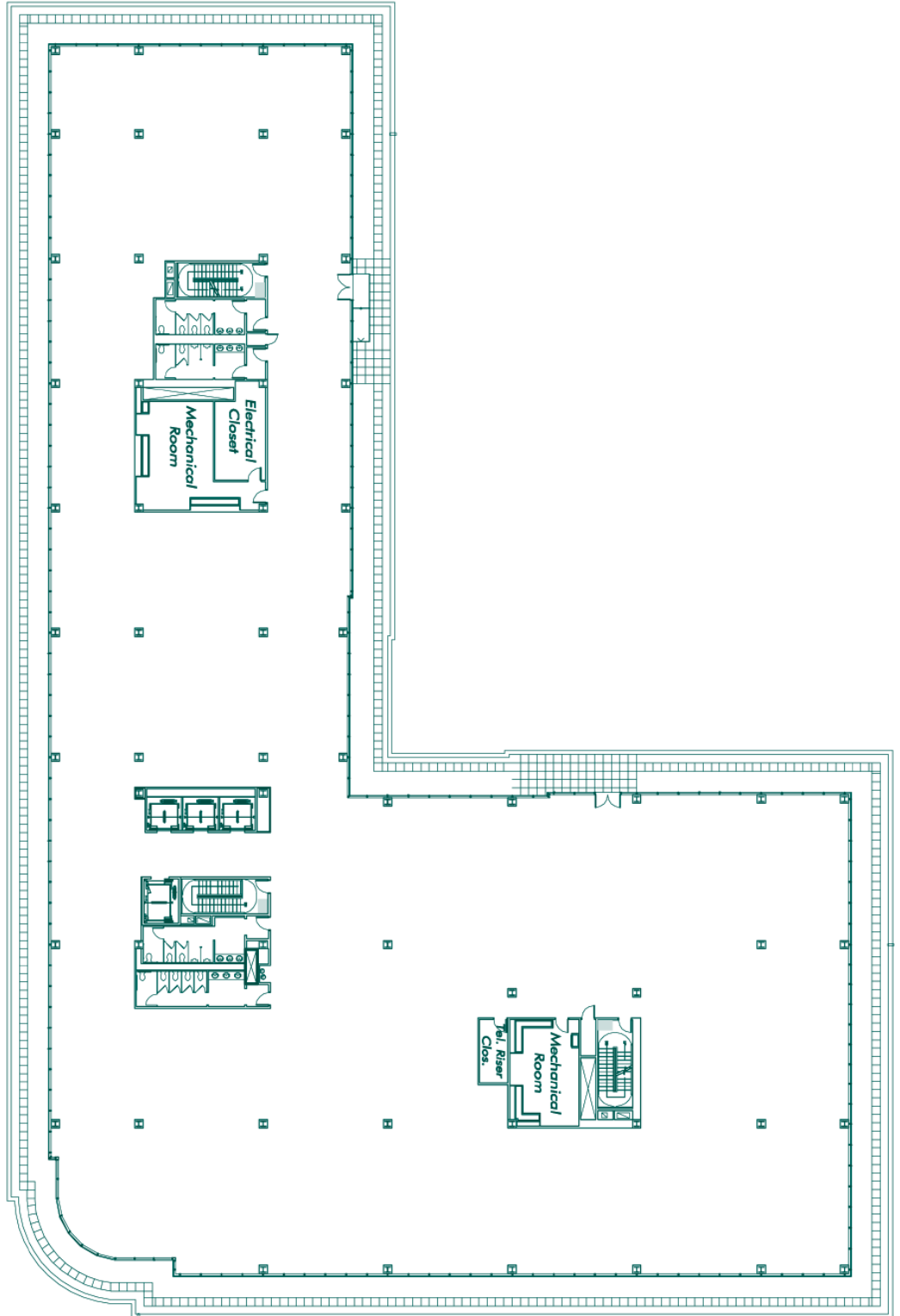


# 901

Main Avenue  
THE TOWERS

## PENTHOUSE LEVEL 8TH FLOOR

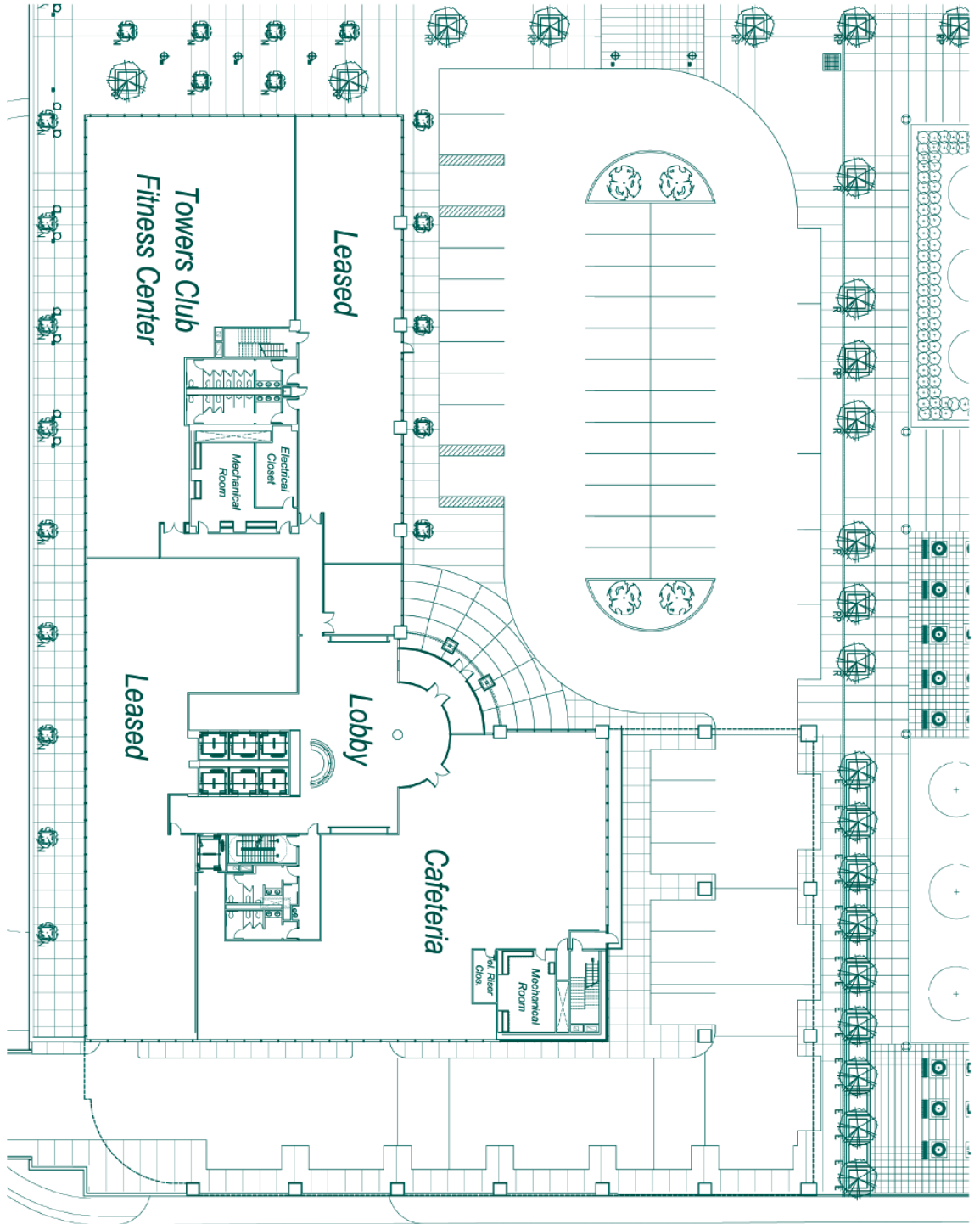
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# 901

Main Avenue  
THE TOWERS

## PLAZA LEVEL



# 901

Main Avenue

THE TOWERS AT  
MERRITT RIVER

## SITE PLAN

Hewitt Associates  
45 Glover Ave.

The Towers  
at Merritt River

Diageo  
801 Main Ave.

901 MAIN AVENUE

Glover Avenue

Metro North Railroad Station →

Merritt On The River - Commercial  
20 Glover Ave.

Merritt On The River - Residential  
399 Main Ave.

10 Glover  
Ave.

Norwalk River

Main Avenue



# THE TOWERS FACT SHEET



- **901 Main Avenue:** 348,000 square feet on 7 floors + Penthouse in one of the most prestigious corporate campuses in Connecticut. Located immediately below the Office Tower is a five-level parking garage which utilizes a SmartPass Quick Entry System. Executive and Visitor parking plus a drop-off area are located at the Plaza Level adjacent to the main building entrance.
- **Access:** Immediate access to Route 7, the Merritt Parkway and Interstate 95, The Towers is 60 minutes to LaGuardia and JFK Airports and only 30 minutes to Westchester County Airport. Additionally, there is a Metro North Train Station adjacent to the property that provides service to New York City and municipal shuttle bus service to the South Norwalk Train Station.
- **Floor Layout:** Typical Floor: 49,500 square feet  
Penthouse: 37,500 square feet
- **Security:** 24/7/365 on-site security with key card access to the building and parking garage.
- **Maintenance:** Full staff of day porters, cleaning and maintenance professionals.
- **Facade:** Thermally Enhanced Unitized Curtainwall System incorporating Low-E glass with granite / spandrel glass accents.
- **Floor Height:** 12' 6" from top of floor slab to the top of ceiling slab capable of accommodating a ceiling height of 9'0".
- **Telecom:** All major telecom networks are available or have been provided access to the central core of the tower.
- **Electricity:** 6 watts per usable square foot of electrical power has been provided via transformers and panels on each floor for the Tenant's immediate connected load requirement. An additional 2 watts per usable square foot of electrical power is available in the base building electrical buss riser as a tenant reserve.
- **HVAC/Sprinkler:** Centralized chilled / hot water distribution system to air handlers on each floor is installed to heat and cool the individual floors. A hot water radiant heating system is provided at the perimeter of each floor to heat the exterior wall. The building is designed to be fully sprinkled with an automatic fire alarm / smoke detection system. Emergency lighting and a state-of-the-art building control system has been incorporated.
- **Elevators:** The office tower is served by four passenger elevators that are conveniently located at the main lobby. One of the passenger cars is rated at 4,500 lbs. and doubles as a freight elevator when needed. Each of The Tower elevators has a Captivate Media Screen offering up-to-the-minute news, weather, stock reports and important building information updates. The five lower levels of the parking garage are served by three shuttle elevators that transfer at the Main Lobby for security. All seven elevators are part of the Otis Elevator "Gen2" series which includes the latest cutting edge technology. This is the first installation of its kind in the Northeast and is lauded as being quieter, smoother and faster than any other elevator in the marketplace.
- **Laboratories:** Each floor has been designed with two distinct core areas. Each core includes a separate men and women's restroom which is appointed in a quality consistent with a Class A+ building.
- **Core:** Each multi-tenant floor will be delivered with building standard elevator lobbies, acoustical / drywall ceilings, lighting fixtures, painting and carpeting. Style and materials will be in a quality consistent with a Class A+ building.
- **Park Amenities:** Heliport, cafeteria, state-of-the-art full service fitness center, sundry shop, 100% covered parking, on-site property management, an ATM machine, bicycle rack and shoe shine. There is an adjacent luxury rental apartment complex for employees, hotels, extended stay facilities, a day care center, dry cleaners, shopping and several full-service restaurants serving lunch and dinner within one mile of the building.