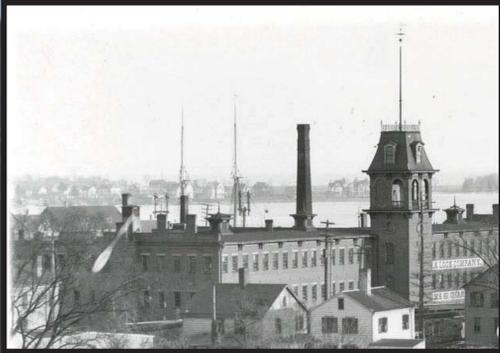
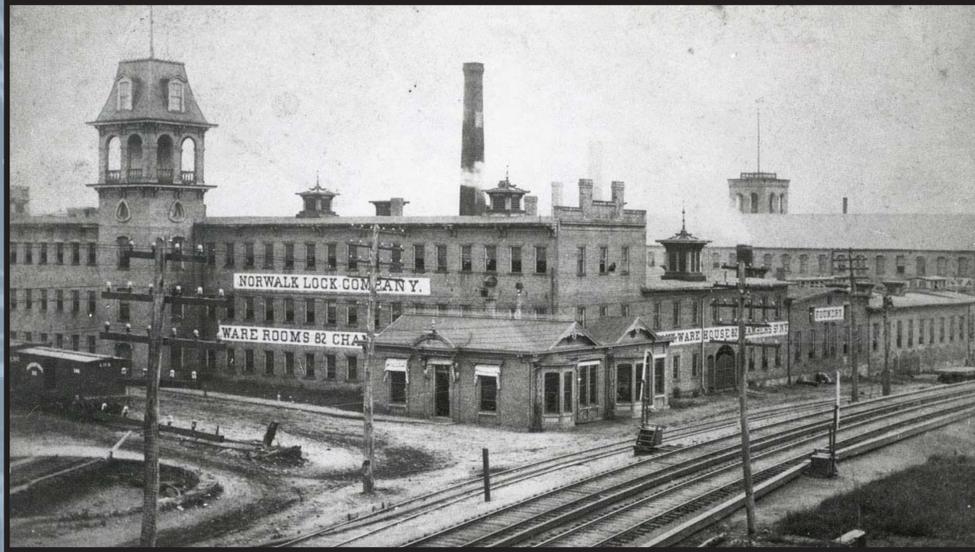


N O R W A L K B R O W N F I E L D S S U C C E S S S T O R Y



The Norwalk Lock Building

The Norwalk Lock Building was originally constructed in 1856 with fourteen building additions being added by 1941. The Norwalk Lock Company, manufacturers of metal locks and various hardware, occupied the property until the 1950s. This facility was a technological wonder in its day and was one of the first large steam-powered factories in America.

From the 1950s until 2000 the building was primarily vacant with the exception of various scattered tenant uses including warehouse, carpentry and plumbing services, and artist studios. The deteriorating condition of the building presented a concern especially due to the presence of asbestos containing building materials and lead based paint associated with the building.

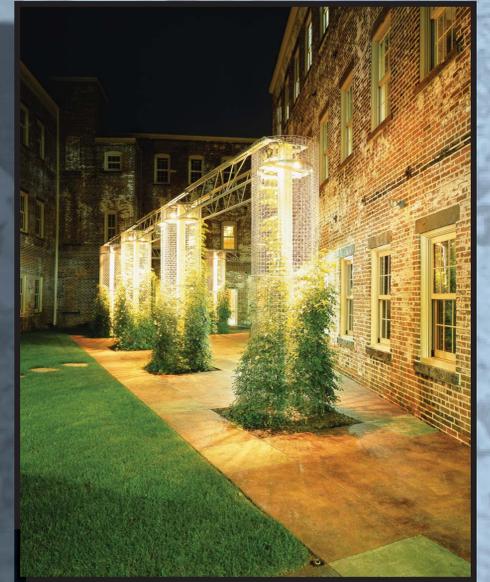
In 1999 the building was slated for demolition. Recognizing the potential in this old historic building and the urban revitalization efforts in the surrounding area, the partnership of Spinnaker Real Estate Partners LLC, Greenfield Partners LLC, and Summit Development was formed and in cooperation with the City of Norwalk the Lock Building was completely rehabilitated. Rehabilitation efforts involved preserving the oldest portion of the building and original materials such as timber frame, masonry construction, and exposed brick interior walls. Abatement of hazardous building materials was conducted throughout the building in support of rehabilitation activities.

In August 2000, with the support of stakeholders and community members, the Norwalk Lock Building was placed on the eligibility list for the National Register of Historic Places. In 2001, the Norwalk Lock Building was officially reopened and today is 100 percent occupied. Tenant uses include financial services, high-tech and apparel companies, and a restaurant. Rehabilitation costs were \$20 million dollars.

The Norwalk Lock building is a cornerstone of Norwalk's culture. It combines the prosperous history of the City with today's smart growth principals to create benefits for the community.

Project Awards:

- American Institute of Architects/Connecticut Award for Design Excellence (2001)
- American Institute of Architects/Connecticut Award for Design Excellence (2002)
- American Institute of Architects/ New England Commendation (2002)
- American Society of Landscape Architects Jury Award of Excellence (2002)
- Norwalk Chamber of Commerce Pride in Norwalk Award (2002)
- The Real Estate Exchange - Connecticut Real Estate Awards (2002)
- American Institute of Architects/New England Commendation (2004)



Information and photographs provided courtesy of Spinnaker Real Estate Partners, LLC.