



25 Valley Drive

Greenwich, Connecticut

Medical Office Space for Lease:

AVAILABILITY: Part 2nd Floor: 3,336 SF (move in / can divide)
Part 2nd Floor: 576 SF (move in ready)

POSSESSION: Immediate

RENT: \$39.00 SF + Tenant Electric (3,336 SF Suite)
\$1,872/month + Tenant Electric (576 SF Suite)

TERM: 5 - 10 Years

PROPERTY INFORMATION:

- Two-story 15,600 square-foot medical office building
- Ample on-site parking (4/1,000 SF) with covered parking
- Suitable for all uses
- Zoned medical and office use
- Private setting
- Backup generator

For leasing information:

Thomas Ashforth
Senior Vice President
203.869.9001 x 320
tashforth@lpc.com

Nat Barnum
Senior Vice President
203.869.9001 x 310
nbarnum@lpc.com

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Location Overview

25 Valley Drive, Greenwich, CT 06831



- Convenient location off of West Putnam Ave (Route 1)
- Located within 5 miles of I-95 and Merritt Parkway
- Close proximity to I-684, Hutchinson River Parkway & Route 120A
- Five minutes from both Greenwich and Port Chester train stations
- Five minutes to Greenwich Hospital
- Ten minutes from Westchester County Airport
- Close proximity to downtown Greenwich and Port Chester's shopping and restaurants
- New neighborhood amenities such as Citarella, CVS, and Cross Fit, Chase Bank

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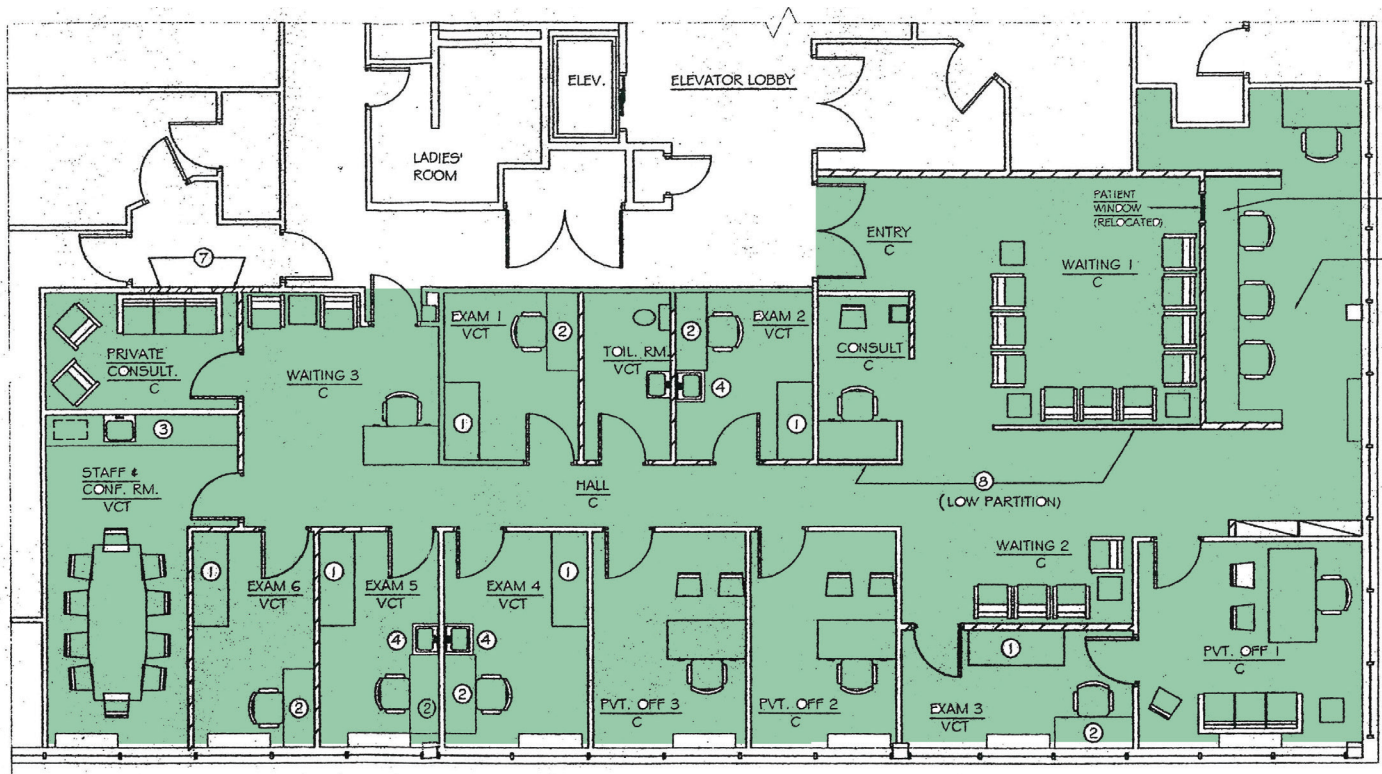
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Floor Plan

25 Valley Drive, Greenwich, CT 06831

2nd Floor Plan: 3,336 RSF



* Plan not to scale. May not reflect exact layout.

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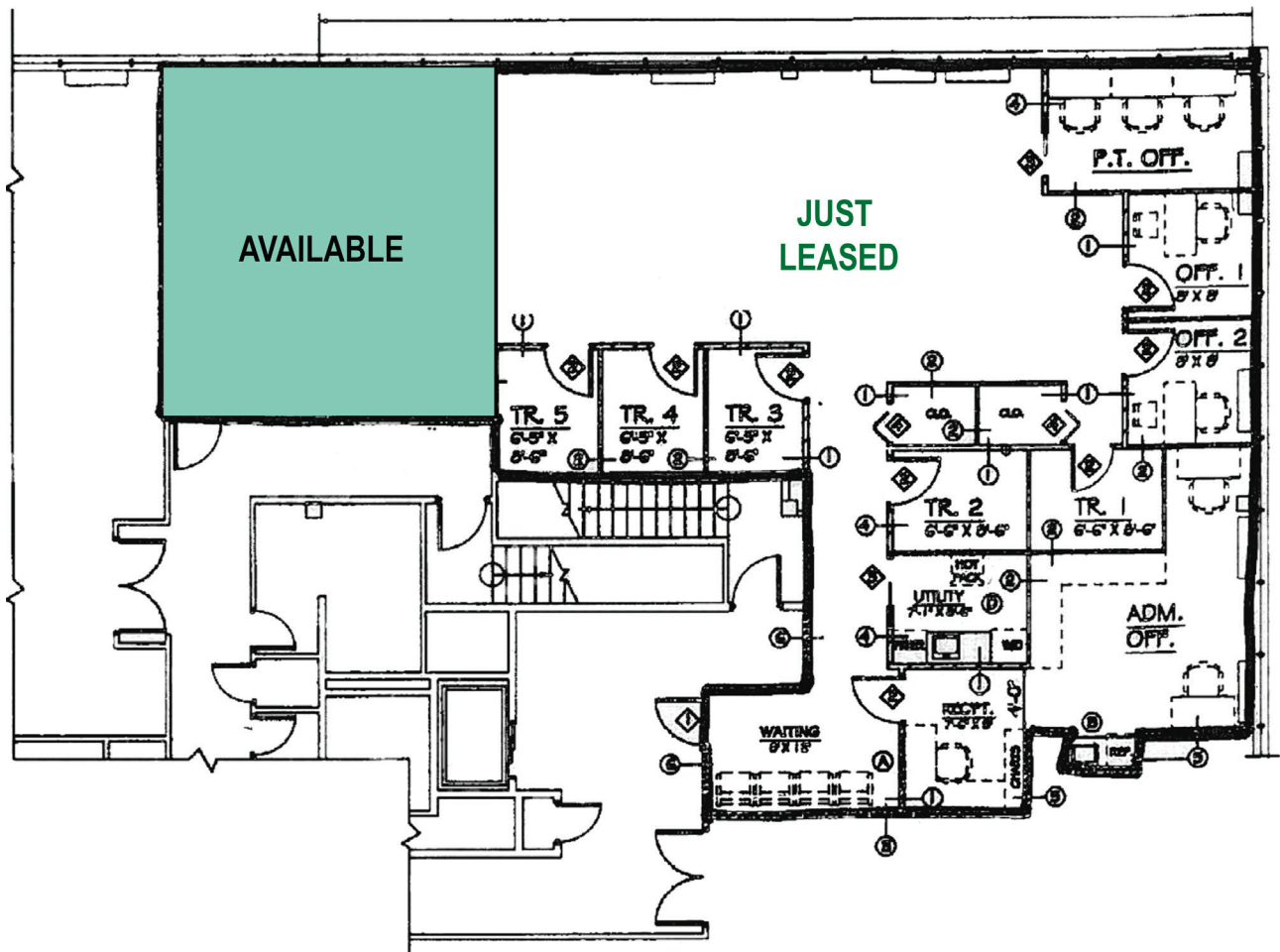
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2nd Floor Plan: 576 RSF



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