

HIGH-END SUBLEASE @ GREENWICH TRAIN STATION

Greenwich Plaza

1 GREENWICH PLAZA | GREENWICH, CT



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Building Highlights

One Greenwich Plaza is part of a 355,000 SF office and retail complex consisting of two buildings with four floors each. Situated in the heart of downtown Greenwich's business district, the property offers unmatched accessibility – just steps from the Greenwich Train Station, directly off I-95 (Exit 3), and within walking distance of Greenwich Avenue.

The complex features a landscaped courtyard with café-style seating, expansive views of Greenwich Harbor and Long Island Sound, a secure two-level parking garage, and a prestigious roster of blue-chip corporate neighbors.

Address	1 Greenwich Plaza, Greenwich CT
Building Class	A
Total Building Size	180,676 SF
Typical Floor Size	45,116 SF
Building Use	Office
Stories	4



Specifications



Premises Size Partial 2nd Floor: 8,109 SF

Possession Immediate

Condition Newly Built

Sublease Term Through 3/31/2029

Asking Rent Upon Request

Parking 22 Spaces | Garage

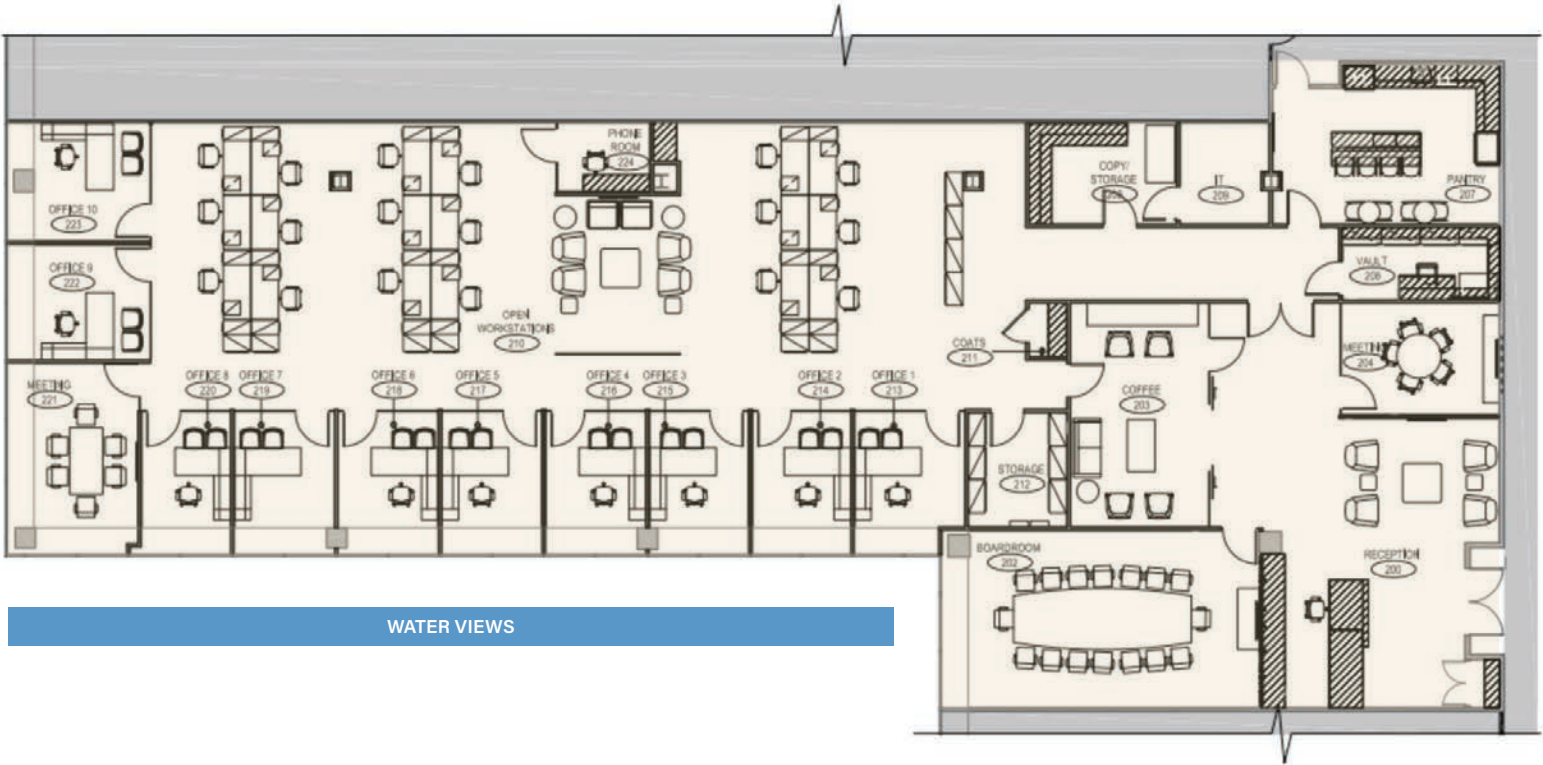
Ownership The Ashforth Company



Floor Plan

Floor	Partial 2 nd Floor
Size	8,106 SF
Condition	Newly Built

WATER VIEWS



WATER VIEWS



Easy to get to,
from and around.
Accessibility at its best.



Next to Greenwich Train Station



Less than a minute drive to I-95 via exit 3



Walking distance to iconic Greenwich Avenue



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The Neighborhood

Greenwich is the pinnacle of Fairfield County's Gold Coast and is home to the iconic Greenwich Avenue. 'The Ave' is home to numerous high-end retailers including Hermès, Tiffany & Co., Restoration Hardware "RH", Saks Fifth Avenue and many others. It also showcases some of the most prominent restaurants in all of Connecticut.



TOTAL POPULATION		ESTIMATED DAYTIME POPULATION		AVERAGE HOUSEHOLD INCOME		TOTAL HOUSEHOLDS	
1 mile	9,692	1 mile	21,170	1 mile	\$188,835	1 mile	4,418
3 miles	70,497	3 miles	75,053	3 miles	\$203,291	3 miles	19,997
5 miles	161,569	5 miles	199,461	5 miles	\$191,598	5 miles	31,252





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