

AVAILABLE FOR LEASE



ONE HUNDRED
WEST PUTNAM
GREENWICH, CONNECTICUT

Greenwich's Finest

100 West Putnam is a prominent focal point of the Greenwich landscape. The property consists of two multi-tenant office towers connected by a beautiful glass atrium lobby and combines state-of-the-art building systems with white glove concierge services. The entire building totals 150,000 square feet of rentable space.



Newly renovated Trophy building



Total available 43,925 RSF over two floors



One block from Greenwich Avenue



Walking distance to train



Full-time private shuttle

Space Features

Available Space:	Full 2nd Floor - Round - 15,430 RSF Full 4th Floor - Rectangle - 28,495 RSF - Divisible
Lease Rate:	Available upon request
Parking:	2.5 per 1,000 RSF

Building Features

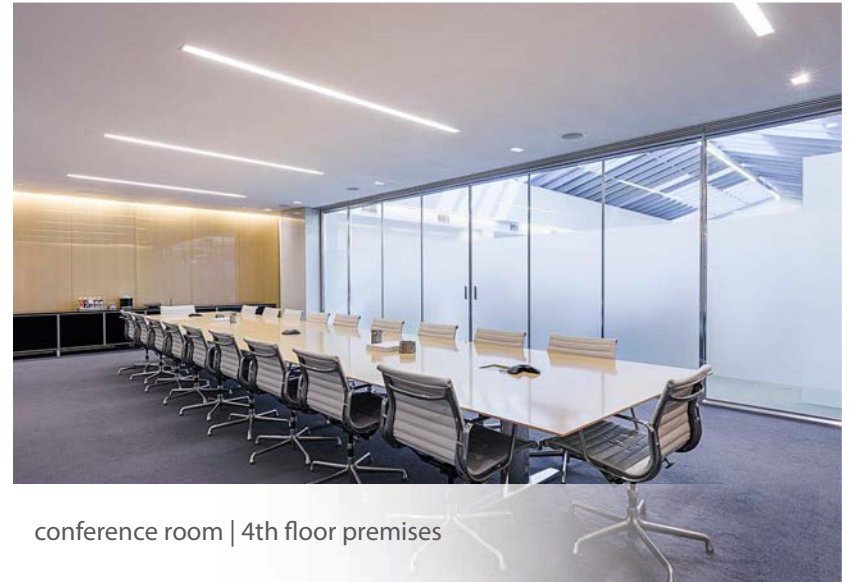
- New energy efficient clear glass windows throughout
- Sky bridges connecting both wings of the building
- Newly created four-story glass atrium
- Generator available for tenant use
- Lobby concierge and security
- Fully furnished high-end installations
- State-of-the-art fitness center
- On-site management
- Tenants include: JP Morgan, AXA, Strategic Value Partners, and Alinda Capital



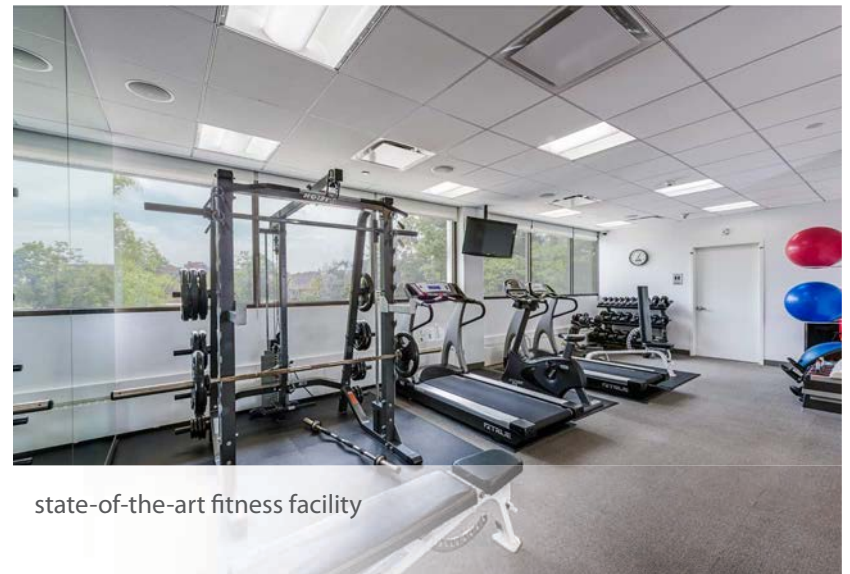
WORLD-CLASS AMENITIES AND CONCIERGE SERVICES



redesigned with a sinuous glass façade, atrium and lobby with reception desk and conference room



conference room | 4th floor premises



state-of-the-art fitness facility

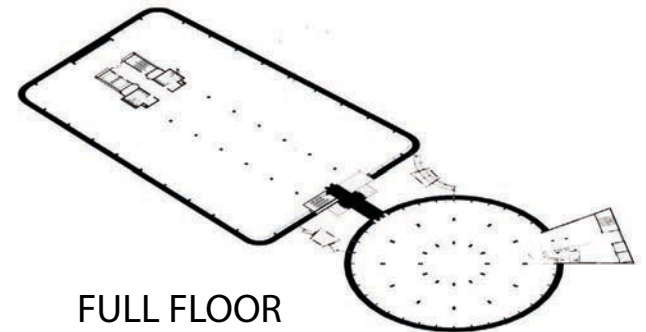
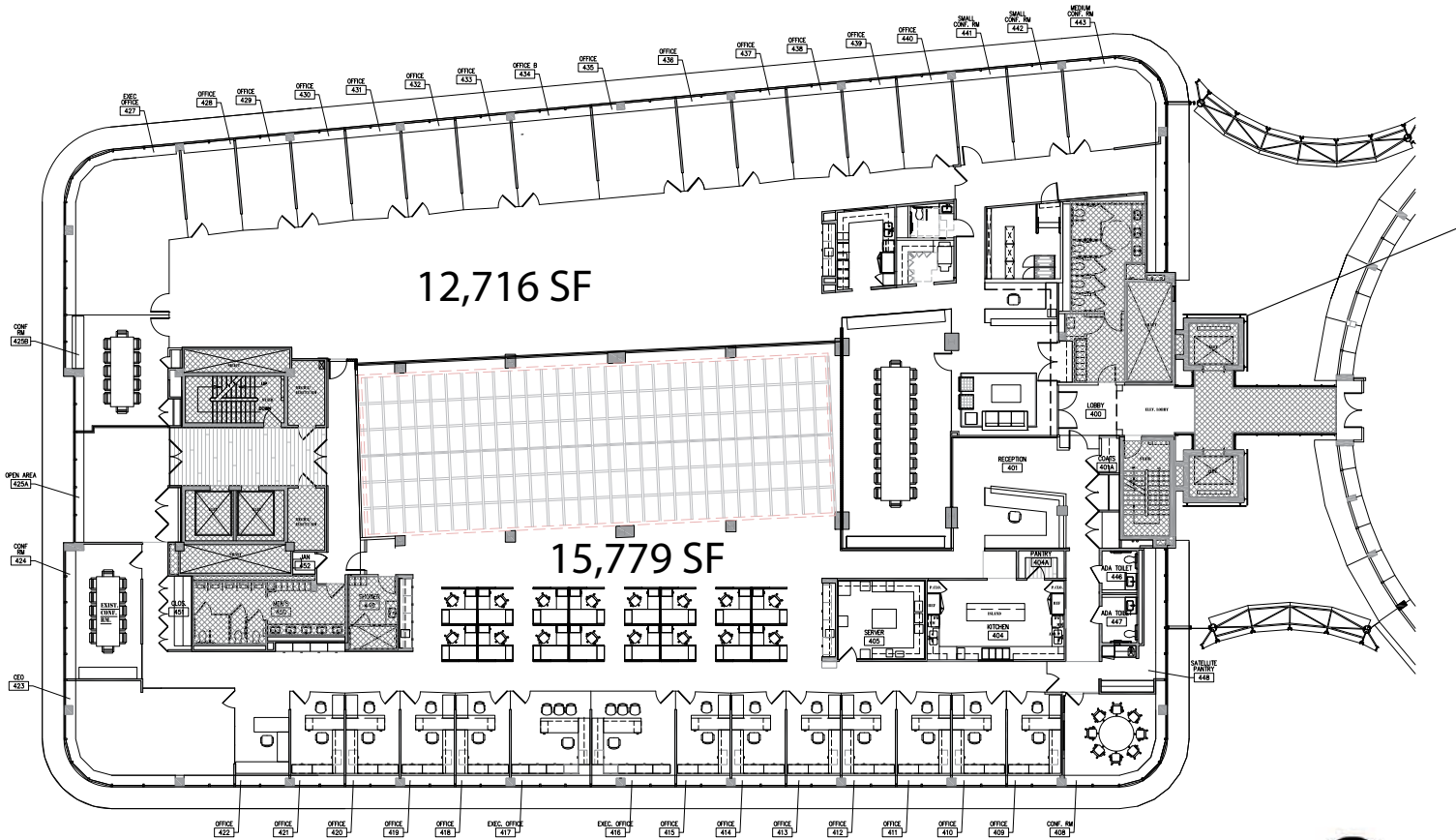


reception area | 4th floor premises

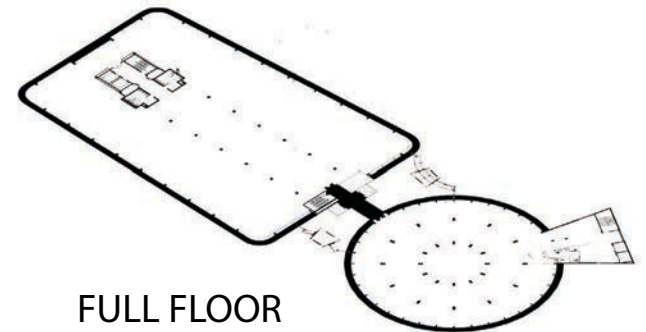
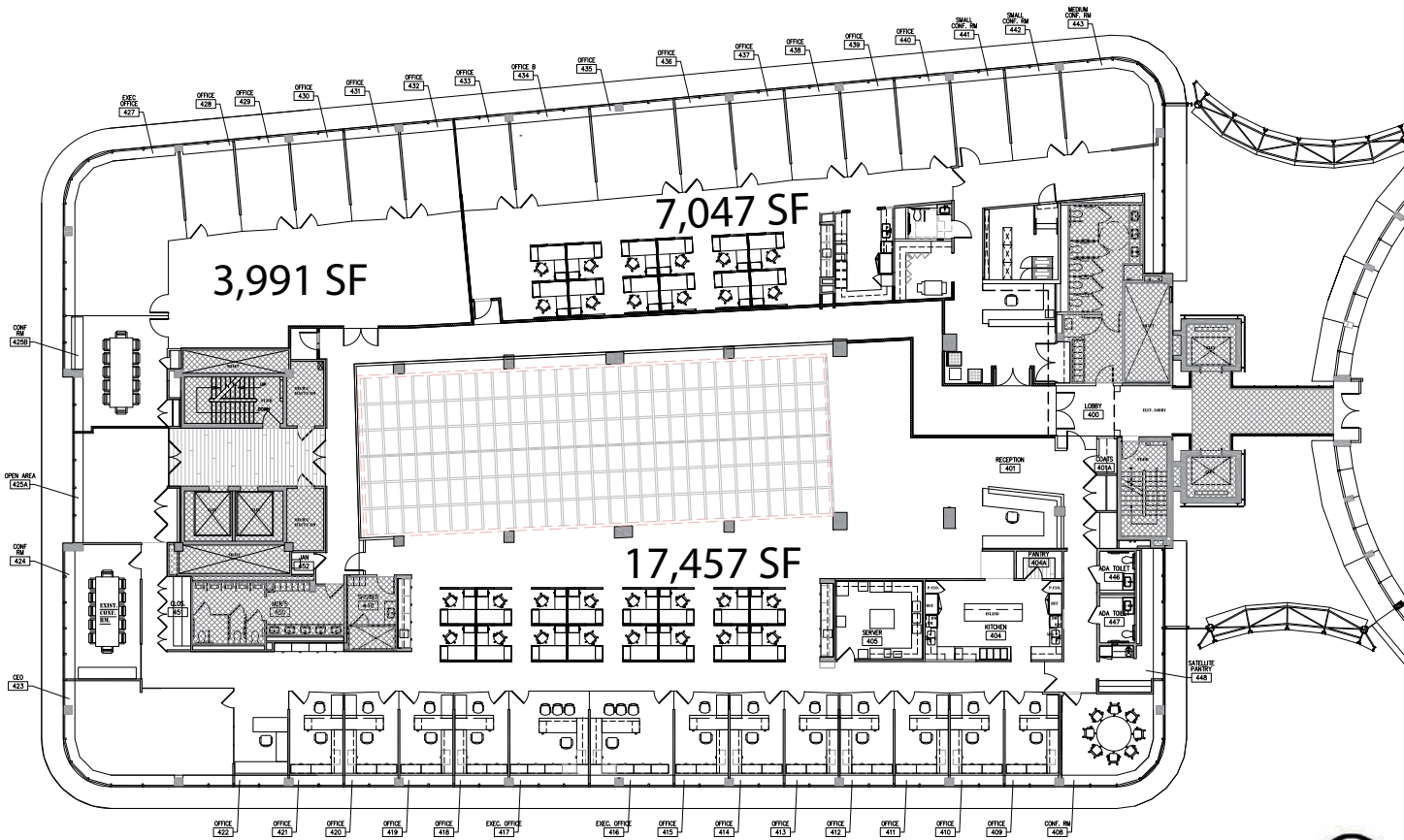


bright open floor plan with furniture | 2nd floor round

4TH FLOOR PLAN | FULL FLOOR | 28,495 RSF POTENTIAL DIVISIONS

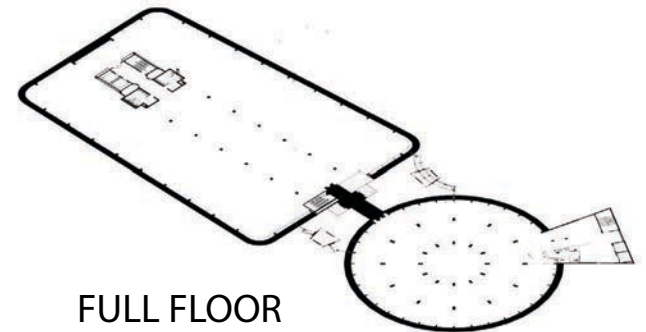
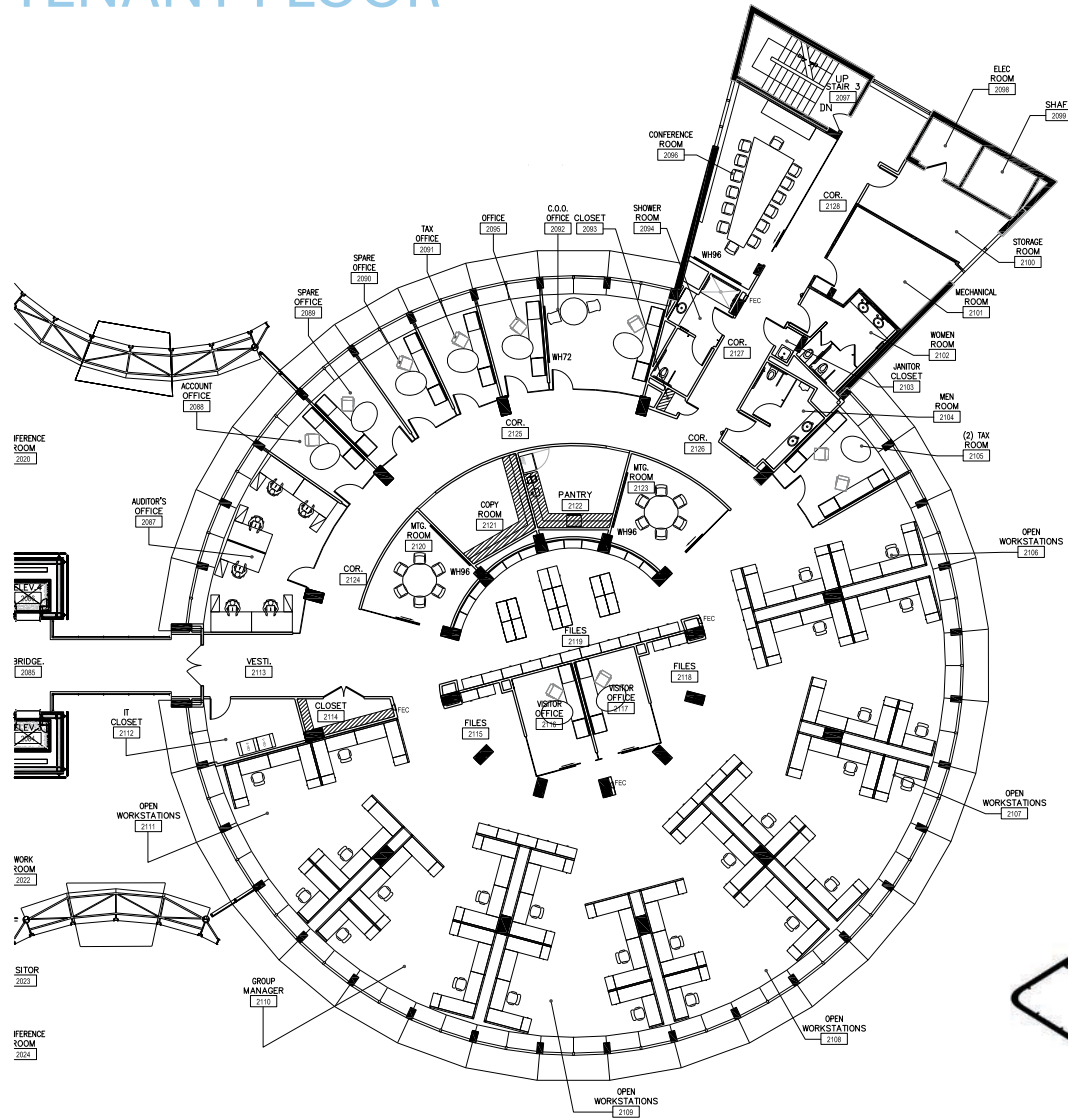


4TH FLOOR PLAN | FULL FLOOR | 28,495 RSF POTENTIAL DIVISIONS



FULL FLOOR

FULL FLOOR | 2ND FLOOR ROUND | 15,430 RSF SINGLE TENANT FLOOR



FULL FLOOR

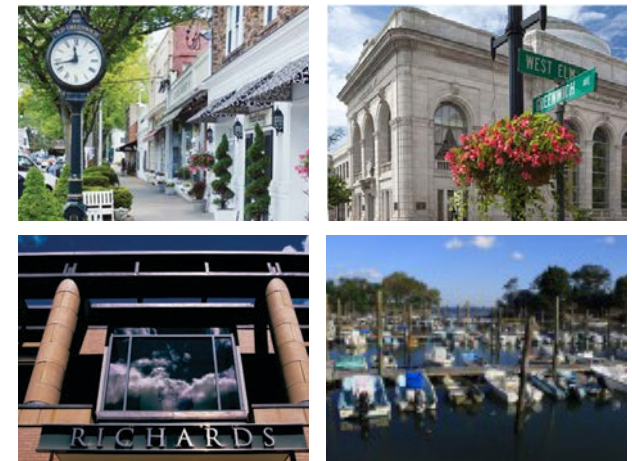
PRIME GREENWICH ADDRESS

CENTRAL BUSINESS DISTRICT

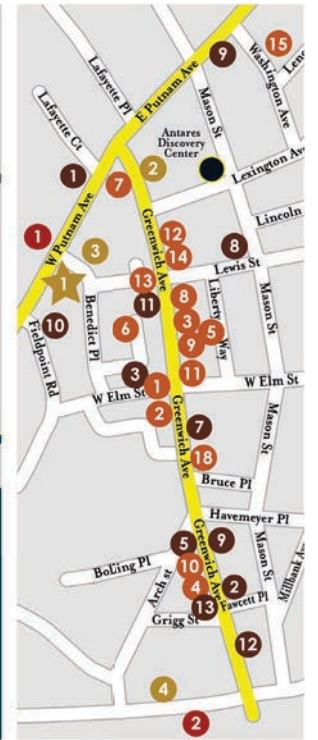


Location

Greenwich is an affluent town in Fairfield County and home to many hedge funds and other financial service companies. 100 West Putnam is conveniently located along West Putnam Avenue and near Connecticut Turnpike. The property is steps away from the heart of Greenwich's renowned Greenwich Avenue retail and in proximity to the Metro-North providing access to the Grand Central Terminal in Manhattan in approximately 40 minutes.



NEARBY AMENITIES



Location

Retail

- 1 Baccarat
- 2 Banana Republic
- 3 Brooks Brothers
- 4 Diane's Books
- 5 Greenwich Bicycles
- 6 J Crew
- 7 Malai Mills
- 8 Ralph Lauren Rugby
- 9 Restoration Hardware
- 10 Richards
- 11 Saks Fifth Avenue
- 12 Betteridge Jewelers
- 13 Tiffany and Co.
- 14 Vineyard Vines
- 15 Whole Foods

Restaurants

- 1 Barcelona Restaurants
- 2 Solايا
- 3 Elm Street Oyster House
- 4 L'Escale
- 5 Meli-Melo
- 6 Polpo Restaurant
- 7 Gaia
- 8 Restaurant Jean-Louis
- 9 Starbucks
- 10 Tengda Asian Bistro
- 11 Terra Ristorante Italiano
- 12 Thataway Cafe
- 13 Mediterraneo Restaurant
- 14 Marinas

Offices

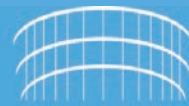
- 1 One Hundred West Putnam
- 2 Pickwick Plaza
- 3 33 Benedict Place
- 4 55 Railroad Ave

Public Amenities

- 1 Greenwich Library
- 2 Greenwich Train Station
- 3 Boys and Girls Club
- 4 Bruce Museum
- 5 YMCA

Hotels

- 1 Delamar Hotel
- 2 Homestead Inn-Thomas Henkelmann



ONE HUNDRED WEST PUTNAM

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