

1 GREENWICH AVENUE



SPACE DETAILS

APPROXIMATE SIZE

Ground Floor 8,781 SF*

**Divisible – several divisions possible ranging from 1,904 SF – 5,269 SF*

POSSESSION

Immediate

NEIGHBORS

Apple, Baccarat, bluemercury, Bonobos, Brooks Brothers, Club Monaco, Hermes, J.Crew, lululemon, Madewell, Marmot, rag & bone, Restoration Hardware, Richards, Saks Fifth Ave, Stuart Weitzman, Tiffany & Co., Tumi, Vilebrequin, Vineyard Vines, Warby Parker

COMMENTS

8,781-SF, divisible of retail/restaurant space

Unparalleled prominence with over 100-FT of frontage

Dedicated on-site parking garage available

Outdoor space with living walls and water features

Premier restaurant opportunity featuring a dedicated outdoor patio

Largest availability on Greenwich Avenue

Surrounded by 1.4 million SF of Class-A office and average household incomes over \$125K



OUTDOOR PATIO



EXTERIOR

GROUND FLOOR PLANS

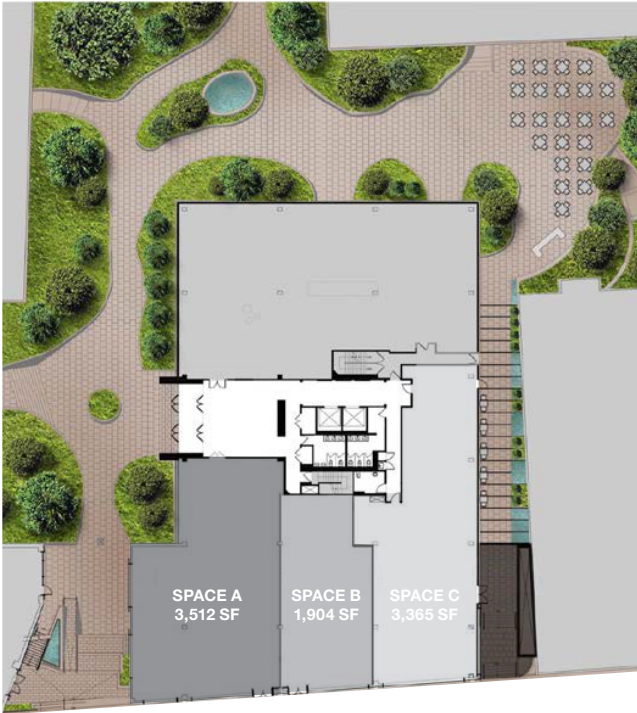
SINGLE TENANT SCENARIO



PROPOSED DIVISION | TWO TENANT SCENARIO



PROPOSED DIVISION | THREE TENANT SCENARIO



APPROXIMATE SIZE

Ground Floor 8,781 SF*

*Divisible – several divisions possible ranging from 1,904 SF – 5,269 SF

FRONTAGE

Up to 130 FT on Greenwich Avenue

AREA RETAIL

WEST PUTNAM AVENUE		EAST PUTNAM AVENUE	
2	The Tailored Home	1	Chase Bank
10	La Taquera	2	A Tailored Home
16	Available - Gruber's Cleaners and Tailors	41	The Granola Bar
18	Optical Gallery	43	Couture Dossier
22	Jacadi	49	Italian Restaurant - Coming Soon
26	East Putnam Variety	53	Bonobos
28	Subway	53	Citizen's Bank
30	Available	AMORGERO PLACE	
40	Available - Jewels by Vigi, Ltd.	69	Best Ever Cleaners
42	AT&T Wireless	73	She La La
48	Pasta Vera Restaurant	75	Lexington Company - Available
50	Available - Cocchi	83	Sephora
60	Classic Kids	85	Hamptonite NY - Available
64	Jolo Maman Bâché	87	Runway
68	The Ginger Man	89	Trapp Optical of Greenwich
70	Miku Sushi	99	Mangano - Available
72	Gabby	103	CNS
82	Steinway and Sons	107	Roberta Roller Rabbit
84	Innovation Luggage	113	Orvis
86	Everything But Water	117	Allen Edmonds
88	Available	121	Shari's Place
92	Lilly Pulitzer	125	Manfredi Jewelers
96	Available	LEWIS STREET	
98	Available	145	Vineyard Vines
102	Available	151	Lululemon Athletica
116	Greenwich Pharmacy	161	Vince
118	CFCF Coffee	163	Jole
120	Stuart Weitzman	165	Marmot - Available for sublease
LEWIS STREET		169	Lux Bond & Green - Available
126	J. Crew	173	Club Monaco
140	Tiffany & Co.	175	Headland's of Greenwich
156	Terra Ristorante	181	Brooks Brothers
158	Charles Stuttg Locksmith	195	Lillian August
160	JULIA Active	197	Chase Bank
178	St. Mary's Church & Parish Center	205	Saks Fifth Avenue
200	Vibrequin	225	Zara
200	Saks Fifth Avenue	227	Indio Jewelry
200	the Vault - Saks Fifth Avenue	229	Kristals Cosmetics
200	Fraliren	235	TD Bank
234	Anne Fontaine	EAST ELM STREET	
236	Oliver People's	239	Berteridge Jewelers
238	Baccarat	243	Hobbs - Available for sublease
234	Anne Fontaine	251	Shoes & More
236	Oliver People's	253	Douro Restaurant & Bar
238	Baccarat	255	Tory Burch
WEST ELM STREET		265	Ralph Lauren Flagship - Available
240	Bank of America	267	Fred D. Knapp & Son Funeral Home
248	Rag & Bone	271	Velvet by Graham & Spencer
250	Frame Denim	277	Grammk's Pharmacy
252	Eileen Fisher	279	Peserico
260	Sunglass Hut	283	COS
264	Restoration Hardware Baby & Child	289	Turnt
268	Papyrus	289	Hermès
272	Longchamp	BRUCE STREET	
276	Available	299	Town of Greenwich Public Safety Complex
278	Lynnets	299	Senior Center
290	Greenwich Board Of Education	299	Arts Center
ARCH STREET		HAVEMEYER PLACE	
310	Restoration Hardware	301	Starbucks
340	Tesla	315	Verizon Wireless
344	Available	315	La Fence Gelateria
346	Warby Parker	315	Benefit Cosmetics
348	Ruby & Jenna	319	LF Stores
350	Athleta	321	Great Stuff
354	Rodd & Gurn	325	Intermix
356	Apple	333	Christian Science Reading Room
360	Available	335	Alice & Olivia
362	Melt-Melo	339	Versailles
GRIGG STREET		343	Indochino
366	Mediterraneo	345	Zyn's News & Cigars
372	Harvest	347	Coppola Tailors
372	Eres	347	Petticoat Lane
374	Steam	349	Tiffany Nails
376	Little Beet Table	351	Available
382	Samuel Owen Gallery	353	V.W. Contemporary
382	Winston Flowers	355	Gaia Restaurant
382	Le Pain Quotidien	359	Richards of Greenwich
396	Theory	FAVINGT PLACE	
398	EuroChasse	365	Douro Restaurant
410	Michaelangelo of Greenwich	365	OGGI's - Available
410	Peoples Bank	367	Relax The Back
RAILROAD AVENUE		369	Pressed Juicery
366	Mediterraneo	371	Available
372	Harvest	371	Putnam Restaurant
372	Eres	375	Freshi
374	Steam	375	Avenue Nails
376	Little Beet Table	375	Brandy Melville
382	Samuel Owen Gallery	381	Abis Japanese Steakhouse
382	Winston Flowers	383	St. Moritz
382	Le Pain Quotidien	401	Subway
396	Theory	401	Paulo Lanfredi Salon
398	EuroChasse	403	Sundown Salon
410	Michaelangelo of Greenwich	405	Cavaller Galleries
410	Peoples Bank	409	East End - Z Hospitality Group
RAILROAD AVENUE		409	Available
410	Peoples Bank	415	United Bank

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CONTACT EXCLUSIVE AGENTS

CORY GUBNER
203.531.3626
cory.gubner@ngkf.com

JANEY STEINMETZ
203.531.3603
janey.steinmetz@ngkf.com



NGKF.COM