



1 EAST PUTNAM

**GREENWICH,
CONNECTICUT**

**2ND FLOOR
PREBUILTS**

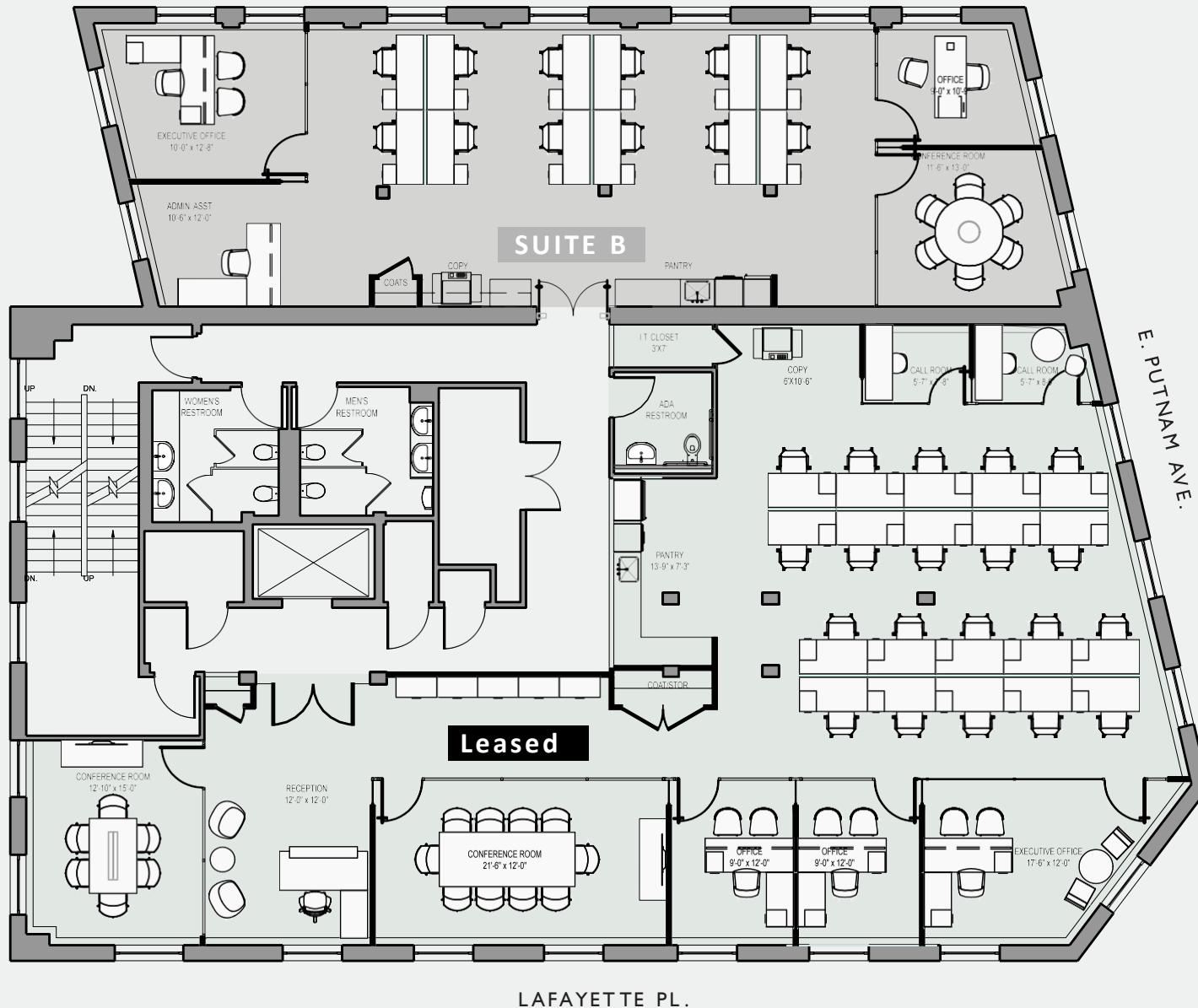
AVAILABILITIES

<u>FLOOR</u>	
4	LEASED
3	LEASED
2	LEASED AVAILABLE 2,252 RSF
1	LEASED



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**2ND FLOOR
PREBUILTS**

B: 2,252 RSF

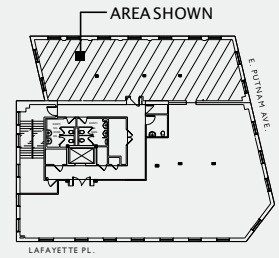


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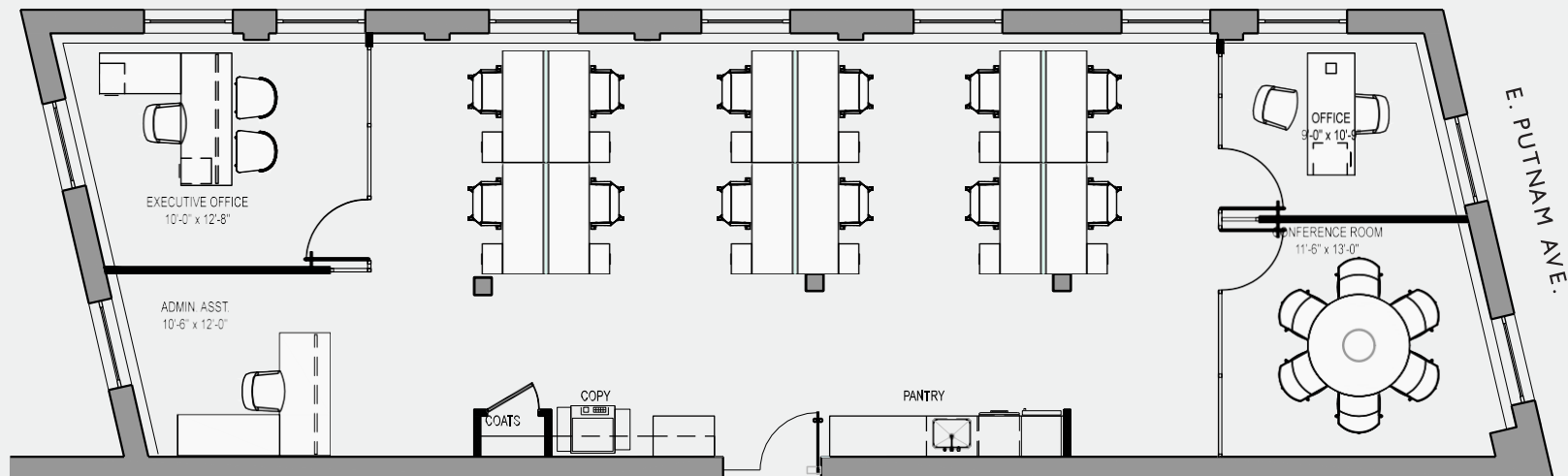
2ND FLOOR
SUITE B
PREBUILT

2,252 RSF



LAYOUT

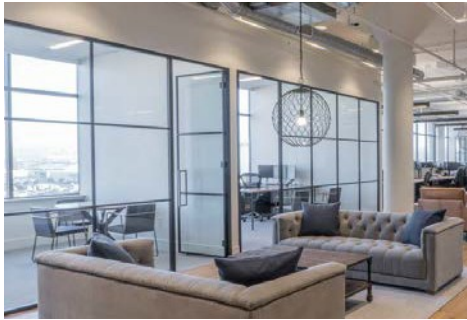
EXECUTIVE OFFICE	1
PRIVATE OFFICE	1
BENCHING	12
TOTAL HEAD COUNT	14
CONFERENCE ROOM	1
PANTRY	1
COPY AREA	1
COAT CLOSET	1



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PREBUILT FINISHES



Office Front Glass Images



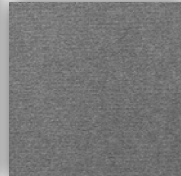
Carpet Install pic



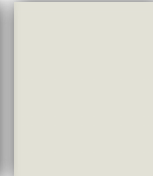
Open Area Carpet



Storage/IT room



Office Carpet



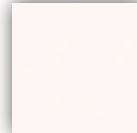
General Wall Paint



Wood Laminate - Pantry



Quartz Countertop - Pantry



White laminate - Copy/Pantry



Porcelain Tile - Reception and Pantry



SPECIFICATIONS
PRODUCT SPECIFICATIONS
 Item: Stainless Steel 20" x 22" x 1" Single-Bowl Dual Mount Sink
 Material: 304 Stainless Steel
 Finish: Polished
 Installation Type: Top Mount Undermount
 Material: 304 Stainless Steel
 Finish: Polished
 Sink Depth: 16"
 Number of Basins: 2
 Sink Dimensions: 20" x 22" x 1"
 Sink Color: Polished
 Drain Configuration: 1/2" x 1/2" Strainer
 Drain Center: 10" from Center
 Minimum Clearance: 3" from Cabinet
 Includes: 1/2" x 1/2" Strainer, 1/2" x 1/2" Drain, 1/2" x 1/2" Drain
 Includes with Product: 1/2" x 1/2" Drain, 1/2" x 1/2" Drain
 CTR0201155 bottom.pdf

Pantry Appliances and Fixtures



Open Ceiling - Linear RCP Pendant



General Lighting - LED 2x4s



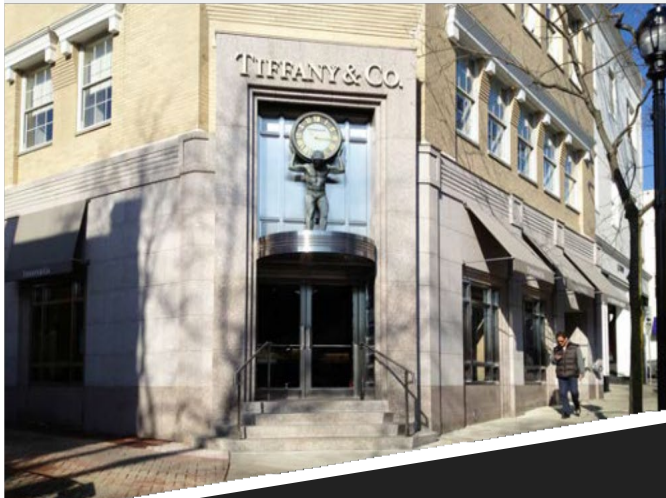
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NEIGHBORHOOD



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BUILDING SPECS

BUILDING AREA

- 27,826 Sq Ft of Class A office space

LOCATION

- Located at the top of Greenwich Avenue (intersection of E. Putnam Ave. and Lafayette Pl.)
- 28 miles from Manhattan
- 83 miles from Hartford
- 15 min. from Westchester County Airport
- 40 min. from LGA
- 50 min. from JFK

OWNERSHIP

- BPP Lafayette Putnam, LLC (EQ Office)

MANAGEMENT

- Cushman & Wakefield on-site property management team

MAJOR TENANTS

- Warren Tricomi
- Carlson Capital

YEAR BUILT

- Constructed in 1940

SERVICE HOURS

- Weekdays: 8:00AM to 6:00PM

TECHNOLOGY

- Cable TV provider: Optimum
- Fiber Optic provider: Jive Communications

UTILITIES

Electric: Eversource, Inc.
Water: Aquarion Water Company
Gas: Connecticut Natural Gas Company
Sewer: Town of Greenwich

SECURITY & ACCESS

- Video surveillance of lobby, elevators and all entrances & exits
- Key-card access to main lobby

PROPERTY DETAILS

Building	Floor(s)	Floor Size
IE. Putnam Ave.	LL	4,134 sq. ft.
	1	5,569 sq. ft.
	2	5,991 sq. ft.
	3	6,066 sq. ft.
	4	6,066 sq. ft.
Total		27,826 sq. ft.

ELECTRICAL SPECS

- Minimum of 2200 AMP

COLUMN SPACING

- Floor design features 28' x 32' bays

Floor	Slab-to-Slab	Slab-to-Steel
LL	10'	9'
1		
2	10'	9'
3	10'	9'
4	9'	8'

CONSTRUCTION

- Superstructures consist of a steel frame, concrete floors, and a metal and concrete roof deck

ELEVATORS

- Served by one passenger elevator

PARKING

- Two garage levels underneath 1Lafayette
- Ratio of 3.0 parking spaces per 1,000 sq. ft. leased
- Each level has separate elevator service from garage levels to the lobby of 1Lafayette

FIRE & LIFE SAFETY

- Fully-addressable fire alarm system with smoke & heat detectors
- Central annunciation panel located in lobby
- Fire sprinklers throughout building



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