

GREENWICH PLAZA ON THE TRAIN

SUBLEASE AT THE GREENWICH TRAIN STATION



ONE GREENWICH PLAZA



TWO GREENWICH PLAZA

ENTIRE FIRST FLOOR:
41,038 RSF AVAILABLE

SECOND FLOOR:
8,812 RSF AVAILABLE

PARTIAL FOURTH FLOOR:
12,006 RSF AVAILABLE

SPACE FEATURES

ONE GREENWICH PLAZA ENTIRE FIRST FLOOR:

- 13' Slab heights
- Direct entrance off of building lobby
- Abundant natural light
- Shared use of emergency generator
- Financially stable sublessor

ONE GREENWICH PLAZA SECOND FLOOR:

- Views to the south and west
- Abundant natural light
- Private gym and showers
- Shared use of emergency generator
- Financially stable sublessor

TWO GREENWICH PLAZA PARTIAL FOURTH FLOOR:

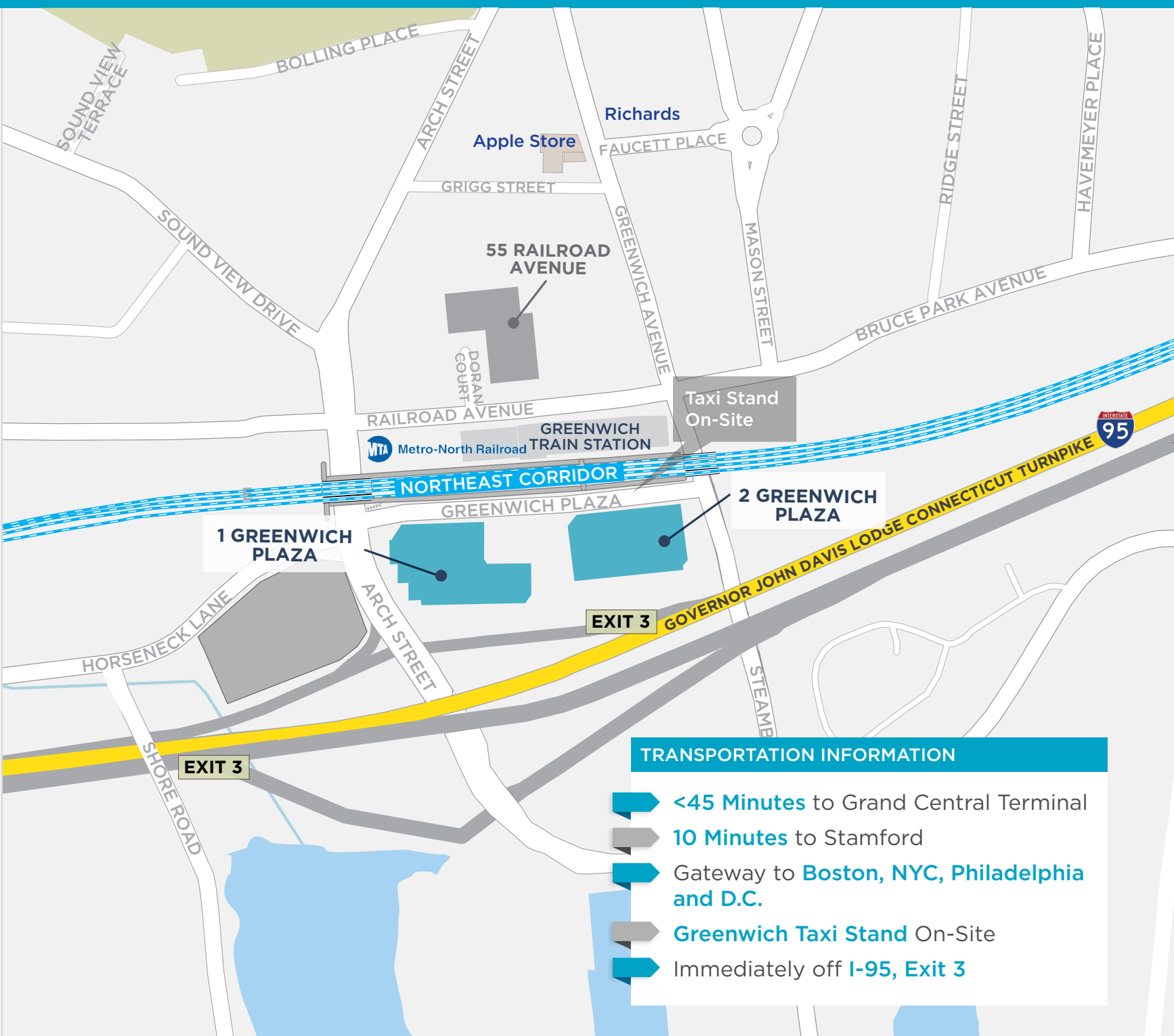
- Beautifully appointed built space with glass front offices
- Outstanding natural light and views of the Long Island Sound
- Corner unit faces south, west and north
- Shared use of emergency generator
- Space can accommodate 55 seats
- Financially stable sublessor

100% commissions paid upon full execution for qualified subtenants

BUILDING FEATURES

- The BEST location in Greenwich, CT
- Steps from Greenwich Avenue, Connecticut's premier shopping district
- Proximate to many grab-and-go as well as upscale restaurants
- Three minute walk to the beautiful Delamar Hotel
- On site, elevator accessible, two level covered parking garage (2.8 spots per 1,000 SF)
- Ample grade level visitor parking lot
- 24/7 onsite security and full time building concierge
- Card key lobby access system
- Serviced by Cablevision, LightPath, Verizon and Light Tower
- Beautifully landscaped

AREA MAP



TRANSPORTATION INFORMATION

- <45 Minutes to Grand Central Terminal
- 10 Minutes to Stamford
- Gateway to Boston, NYC, Philadelphia and D.C.
- Greenwich Taxi Stand On-Site
- Immediately off I-95, Exit 3

ONE GREENWICH PLAZA

RENT:
Upon Request

TERM:
5-10 Years

POSSESSION:
Immediate

[PROPERTY PHOTOS](#)

[FLOOR PLANS](#)

TWO GREENWICH PLAZA

RENT:
Upon Request

TERM:
5-10 Years

POSSESSION:
July 2019

[PROPERTY PHOTOS](#)

[FLOOR PLAN](#)

For more information, please contact:

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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request).