



ONE LAFAYETTE PLACE

1 LAFAYETTE PLACE

GREENWICH,
CONNECTICUT

P2ND FLOOR
13,896 RSF

FLOOR

3

LEASED

LEASED

2

LEASED

AVAILABLE
13,896 RSF

1

LEASED

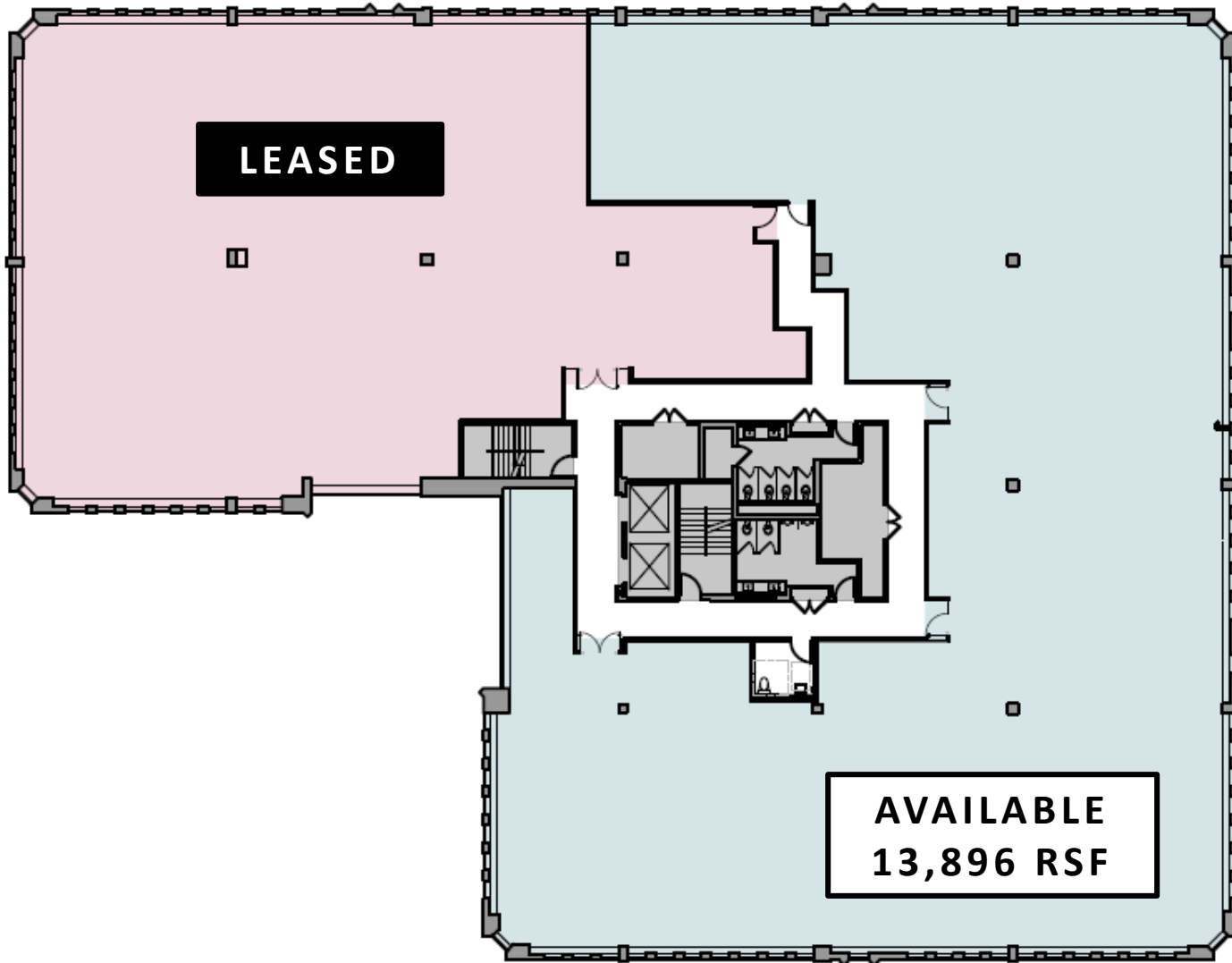


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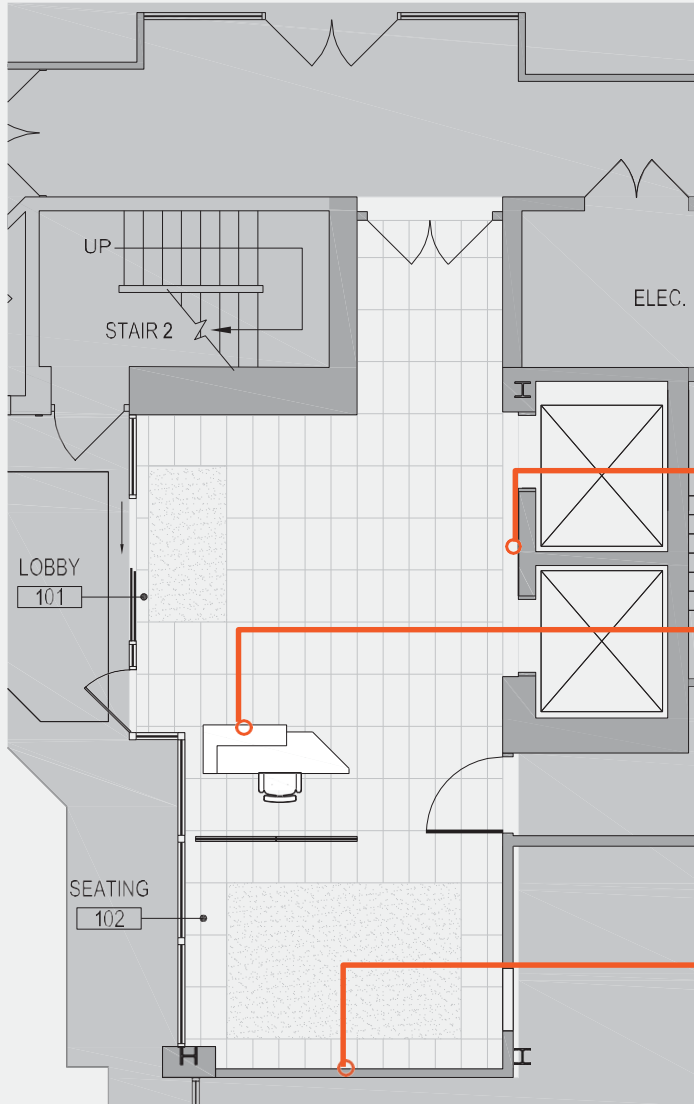
2ND FLOOR

13,896 RSF

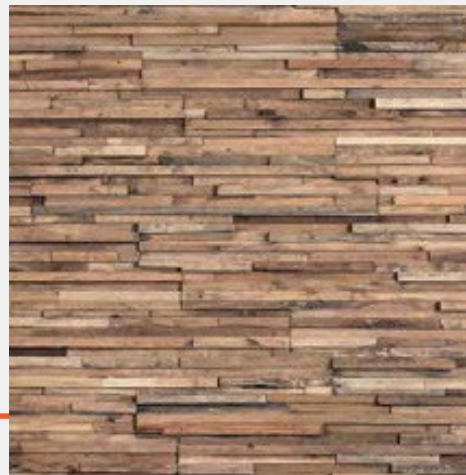


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ELEVATOR ACCENT WALL
KILN CAST GLASS - HIKARU



SEATING ACCENT WALL
WONDERWALL - PARKER



RECEPTION DESK
SHINNOKI RAVEN OAK // QUARTZ STONE BASE



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BUILDING SPECS

BUILDING AREA

- 63,574 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

- Wells Fargo
- BlackRock

YEAR BUILT

- Constructed in 1978

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

- 24/7 on-site security; duties include regular patrols of parking garage and grounds and administration of after-hours sign-in and sign-out procedures
- Full-time building concierge
- Video surveillance of lobby, elevators, entrances and exits

PROPERTY DETAILS

Building	Floor(s)	Floor Size
1 Lafayette	1	18,910 sq. ft.
	2	22,056 sq. ft.
	3	22,608 sq. ft.
Total		63,574 sq. ft.

ELECTRICAL SPECS

- Minimum of 1600 AMP

COLUMN SPACING

- 26' 6"

Floor	Slab-to-Slab	Slab-to-Steel
1	12'	10'
2	12'	10'
3	14'	12' 3"

CONSTRUCTION

- Constructed with steel beams, block, brick and concrete

ELEVATORS

- Served by two passenger elevator

PARKING

- Two garage levels underneath 1 Lafayette
- 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 1 Lafayette

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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