

# ENTIRE PLAZA LEVEL: 24,061 RSF AVAILABLE

### **SPACE FEATURES**

- Built space in excellent condition
- Space can accommodate 170 seats
- Dedicated 300KW generator
- Direct access to exterior green space with tables and chairs
- Financially stable sublessor

#### 100% commissions paid upon full execution for qualified subtenants

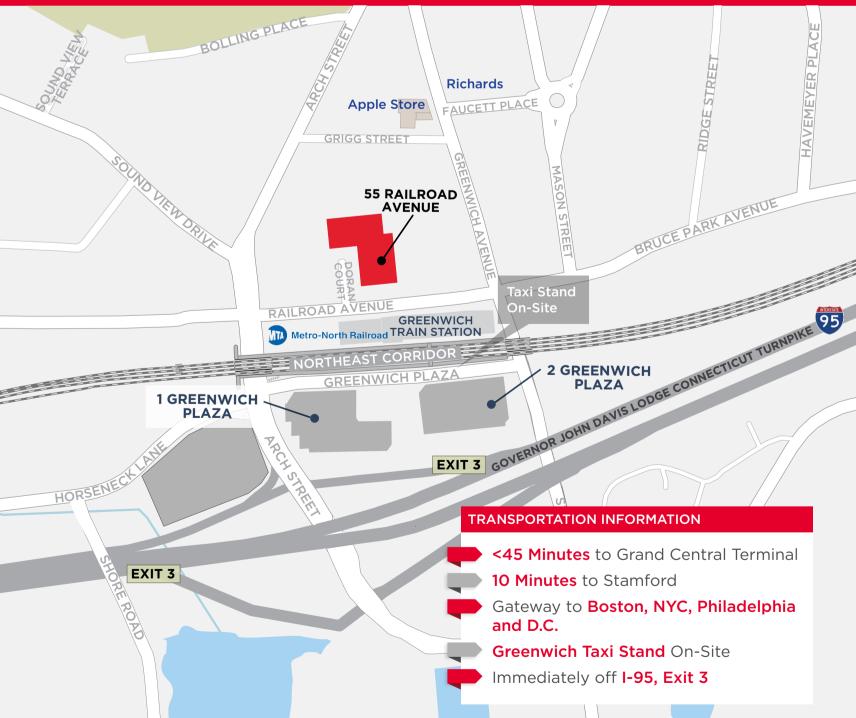
## **BUILDING FEATURES**

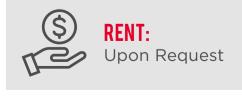
- Outstanding location directly across the street from the Metro North Greenwich train station (<45 minutes to GCT, <16 minutes to Stamford, Gateway to Boston, NYC, Philadelphia, D.C.)
- Beautifully renovated Robert A.M. Stern entrance and lobby

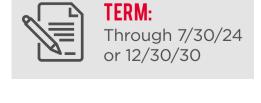
• Immediately off Route 95, Exit 3

- Steps from Greenwich Avenue,
  Connecticut's premier shopping district
- Proximate to many grab-and-go as well as upscale restaurants
- Five minute walk to the beautiful Delamar Hotel
- On site, elevator accessible, two level covered parking garage (2.5 spots per 1,000 SF)
- Ample grade level visitor parking lot
- 24/7 onsite security
- Card key lobby access system
- Serviced by Verizon, Century Link,
  Optimum and Light Path

## **AREA MAP**













For more information, please contact:

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