

GREENWICH AT THE TRAIN

SUBLEASE AT THE
GREENWICH TRAIN STATION



**55
RAILROAD
AVENUE**

**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



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**



RENT:
Upon Request



TERM:
Through 7/30/24
or 12/30/30



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).