

**NEW PARKING COMPLETE!**

For Lease: Medical/Office Space up to ±21,930 SQ. FT.

# 75 HOLLY HILL LANE

Entire building meets all requirements for medical



NEW OWNERSHIP

**BRG**

**CBRE**







# VISITOR FRIENDLY MEDICAL BUILDING / TURNKEY BUILDOUTS

Easy drop-off and pickup. All parking, including garage parking, allows for wheelchair access to elevators – future upgrades include: lobby improvements to include areas for coworking and collaboration and tenant drink/food options.

## Space Features

Available	<b>±21,930 RSF (divisible to ±2,000 RSF)</b> <b>Partial 1st Floor</b> - 11,608 RSF <b>Partial 1st Floor</b> - 4,208 RSF <b>Partial 3rd Floor</b> - 2,540 RSF* <b>Partial 3rd Floor</b> - 3,487 RSF* <b>Terrace Level</b> - 3,574 RSF
Lease Rate	Available upon request
Parking	465 spaces (161 surface, 305 covered) Satisfies zoning for all medical

\*Divisible

## Building Features

- Ambulance accessible
  - Automatic entry doors
  - New building improvements (lobby, entry and amenities)
  - Manned concierge desk
  - 24-hour controlled access, security system
  - Generator available
  - On-site banking, three story atrium
  - Nearby/walkable restaurants
  - On-site management
  - Tenant roster includes Stamford Health
- Medical Group
  - Directly across the street from CVS, WestMed Urgent Care, Yale New Haven Health Greenwich Hospital's 55 Holly Hill Campus
  - Greenwich Commuter Shuttle service to and from Greenwich Metro-North train Station
  - 1.4 miles to Greenwich train station





# FULLY APPROVED AS MEDICAL BY GREENWICH ZONING



Wheelchair and ambulance accessible



Medical exam room | SHIP



Waiting/reception area | SHIP



Building lobby with skylights



Elevator Level

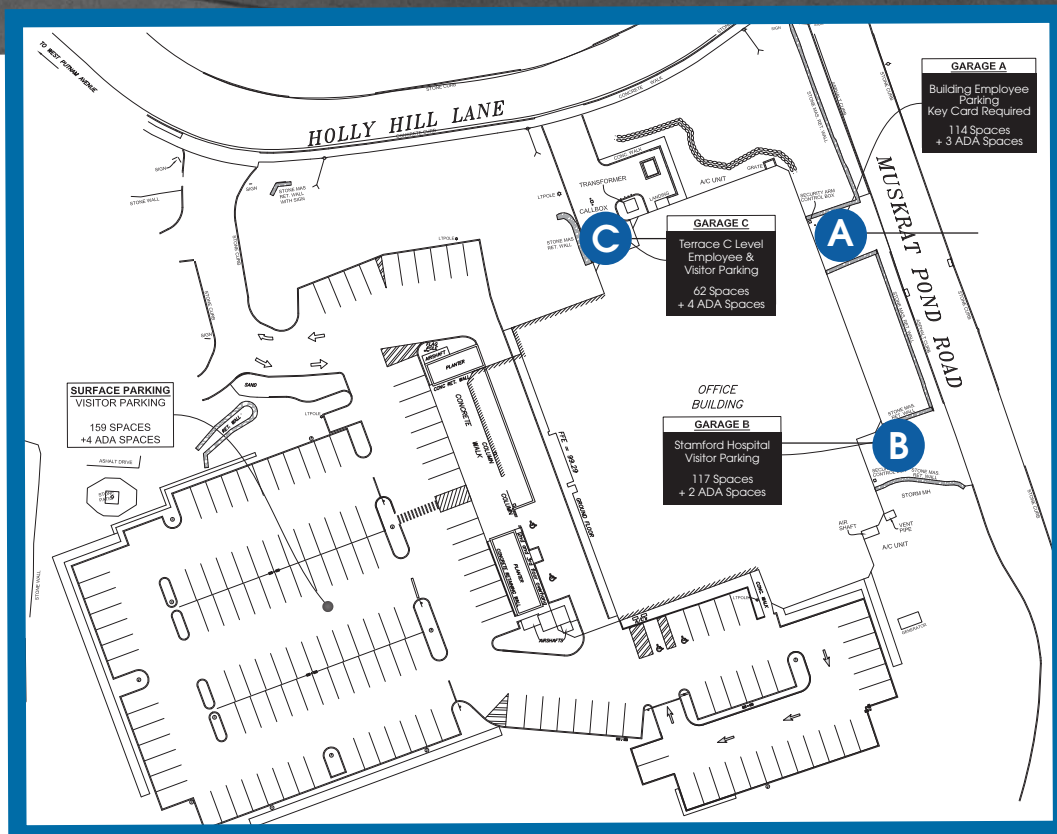


## Parking Satisfies Zoning for All Medical

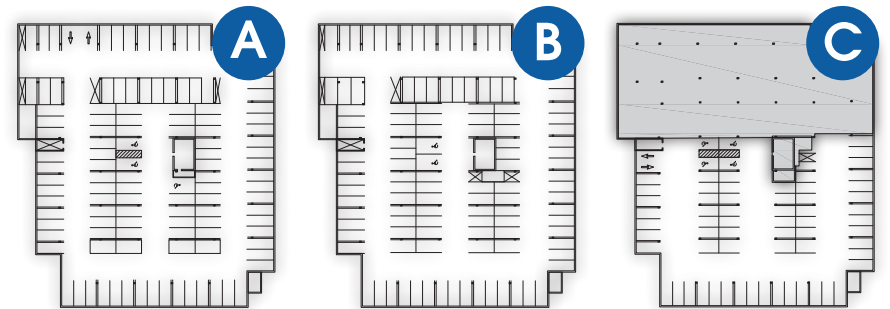
**452 Spaces and 13 ADA Compliant.**

Easy drop-off and pickup.

All parking, including garage parking, allows for wheelchair access to elevators.



## Garage Parking





Elevator Level



## Parking Satisfies Zoning for All Medical

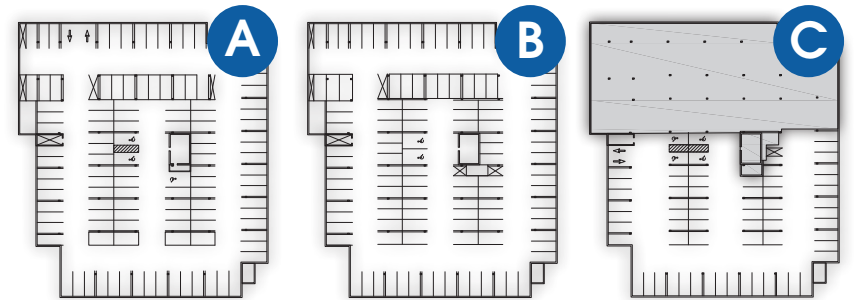
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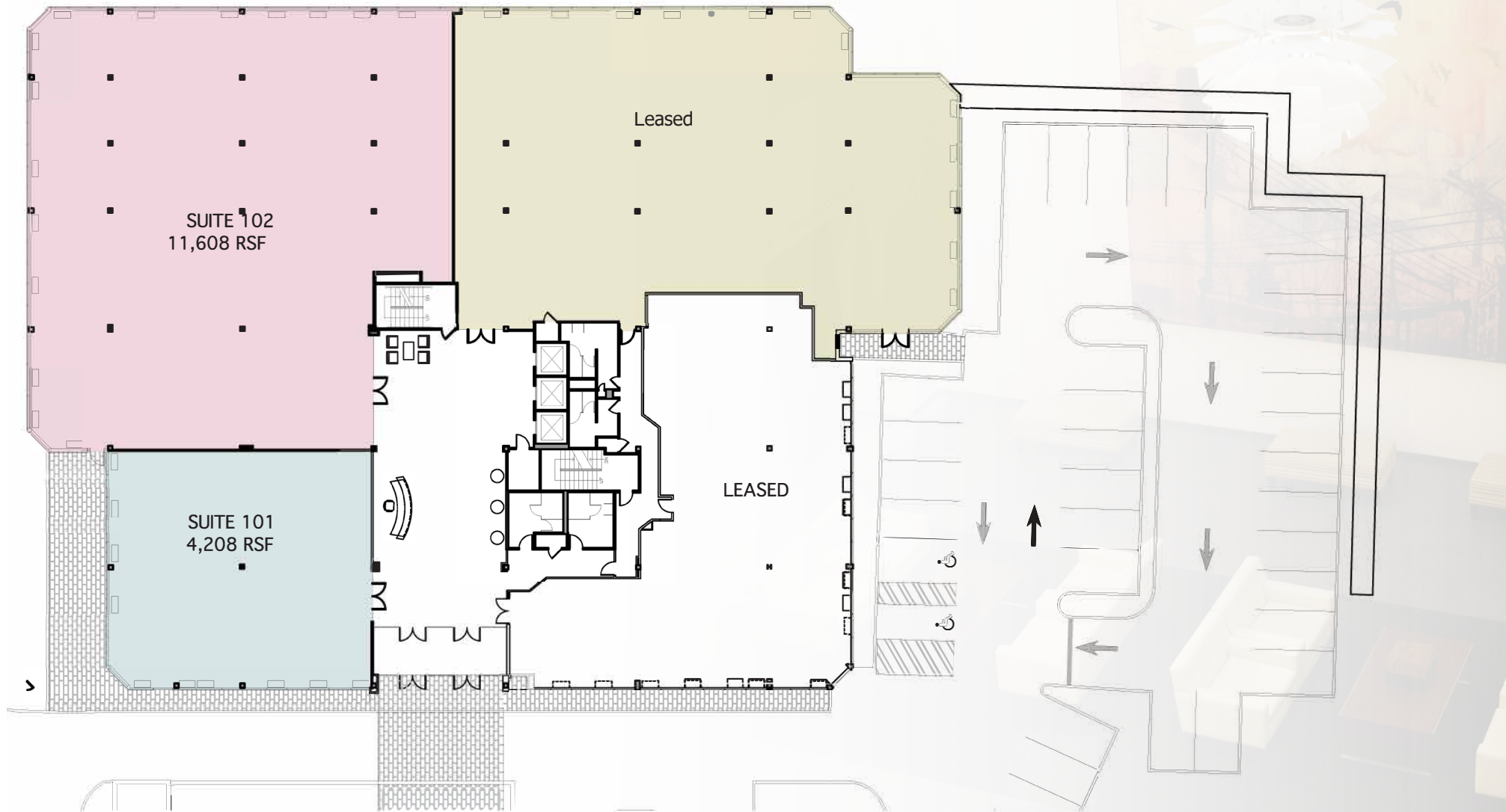


## Garage Parking





# 1ST FLOOR | TOTAL AVAILABLE - 15,816 RSF





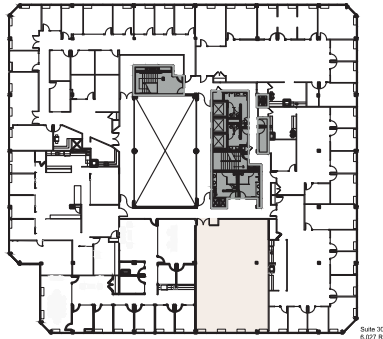
# TERRACE LEVEL | 3,574 RSF



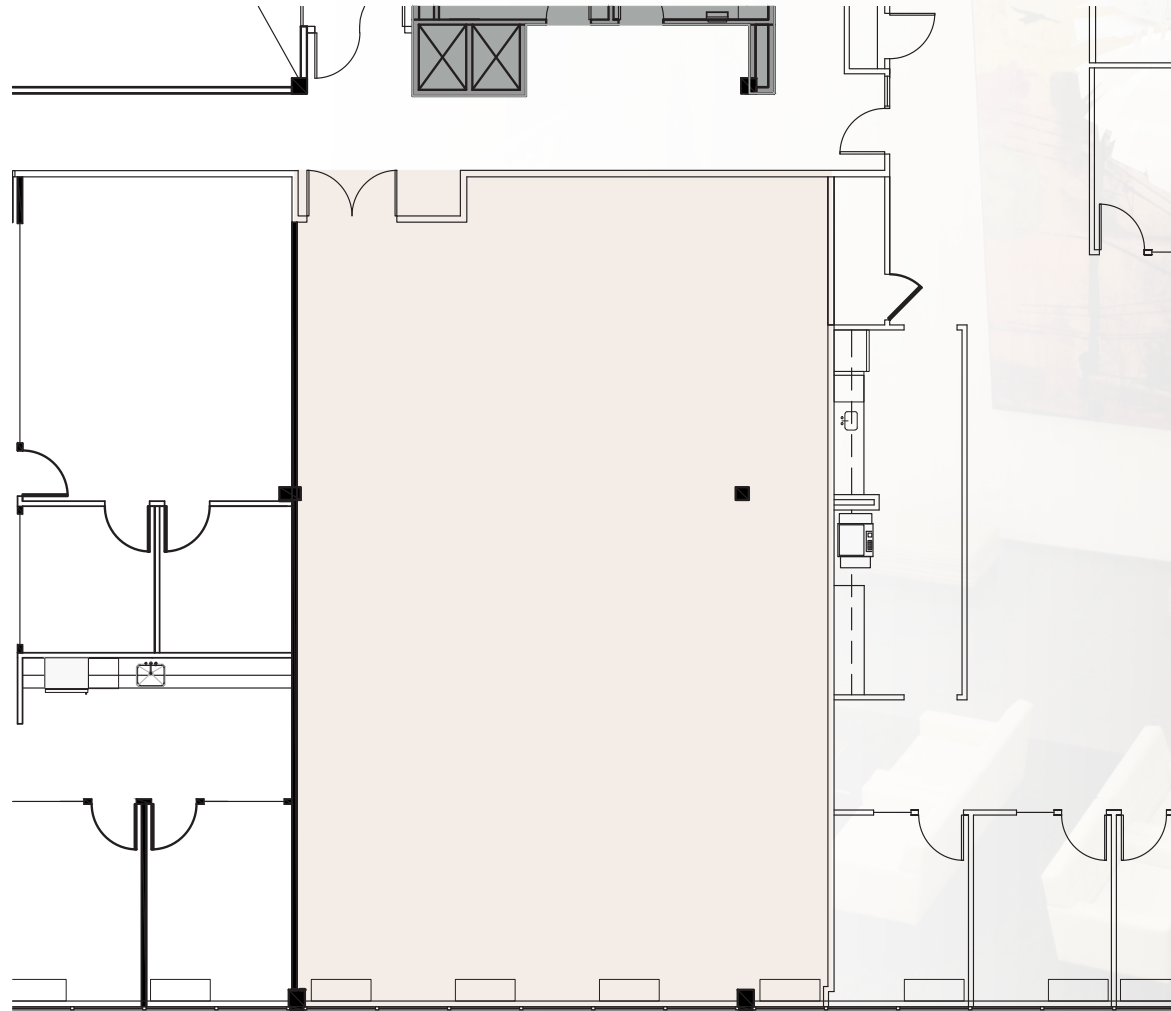
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# 3RD FLOOR | SUITE 303 | 2,540 RSF

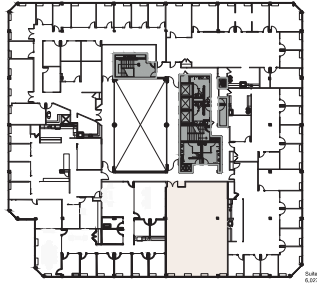


Key Plan - 3rd Fl

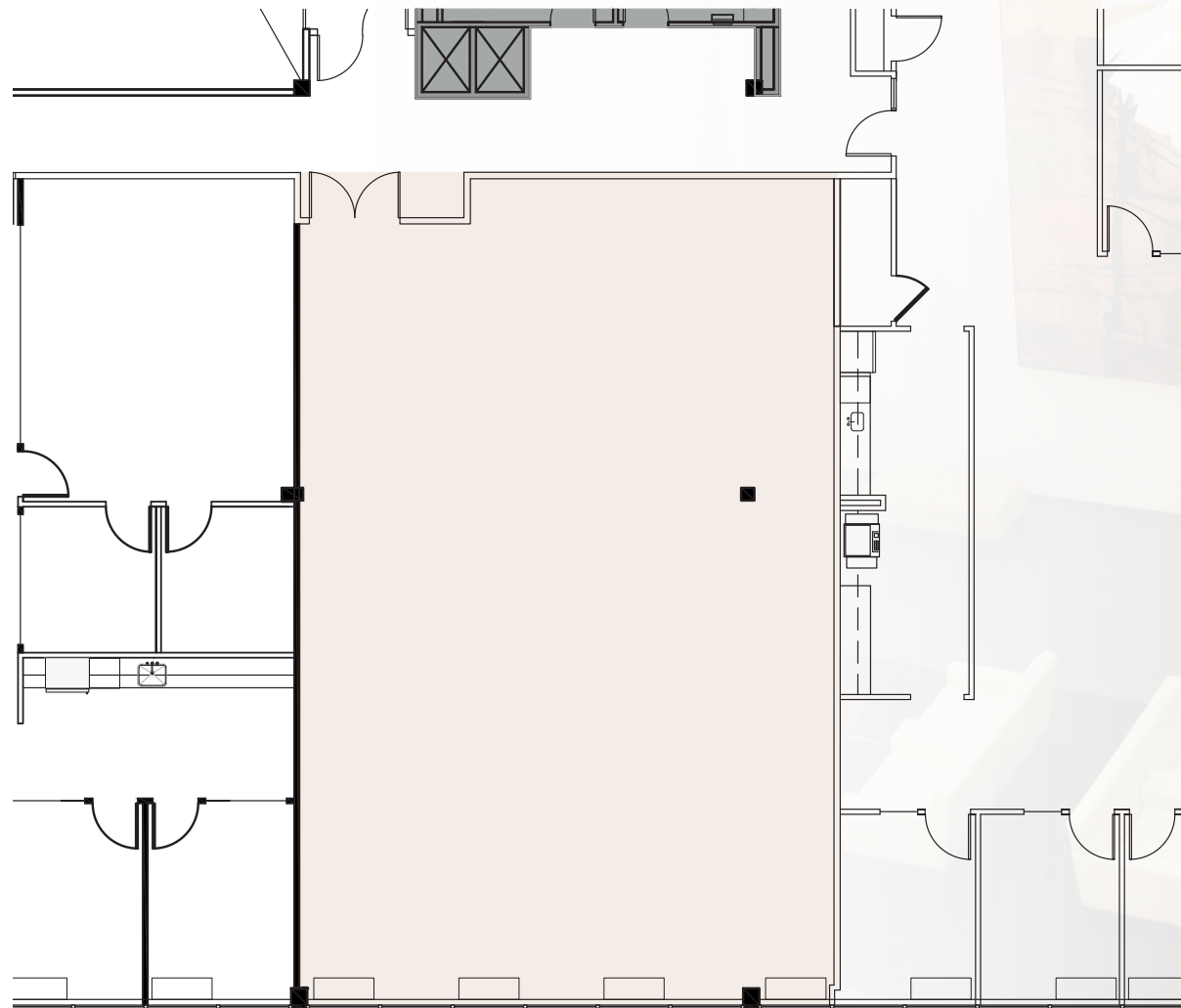




# 3RD FLOOR | SUITE 304 | 2,540 RSF

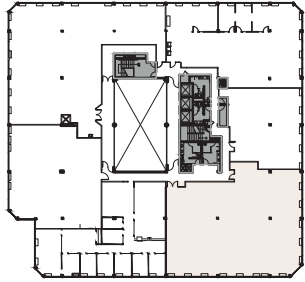


Key Plan - 3rd Fl

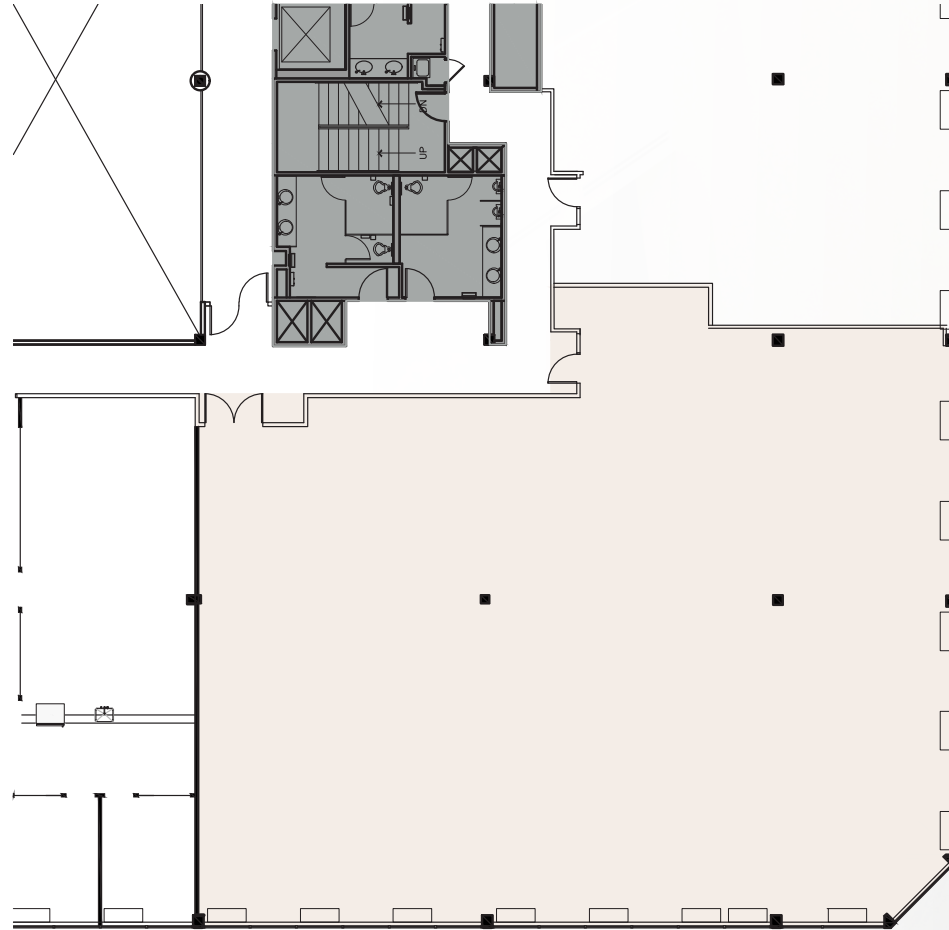




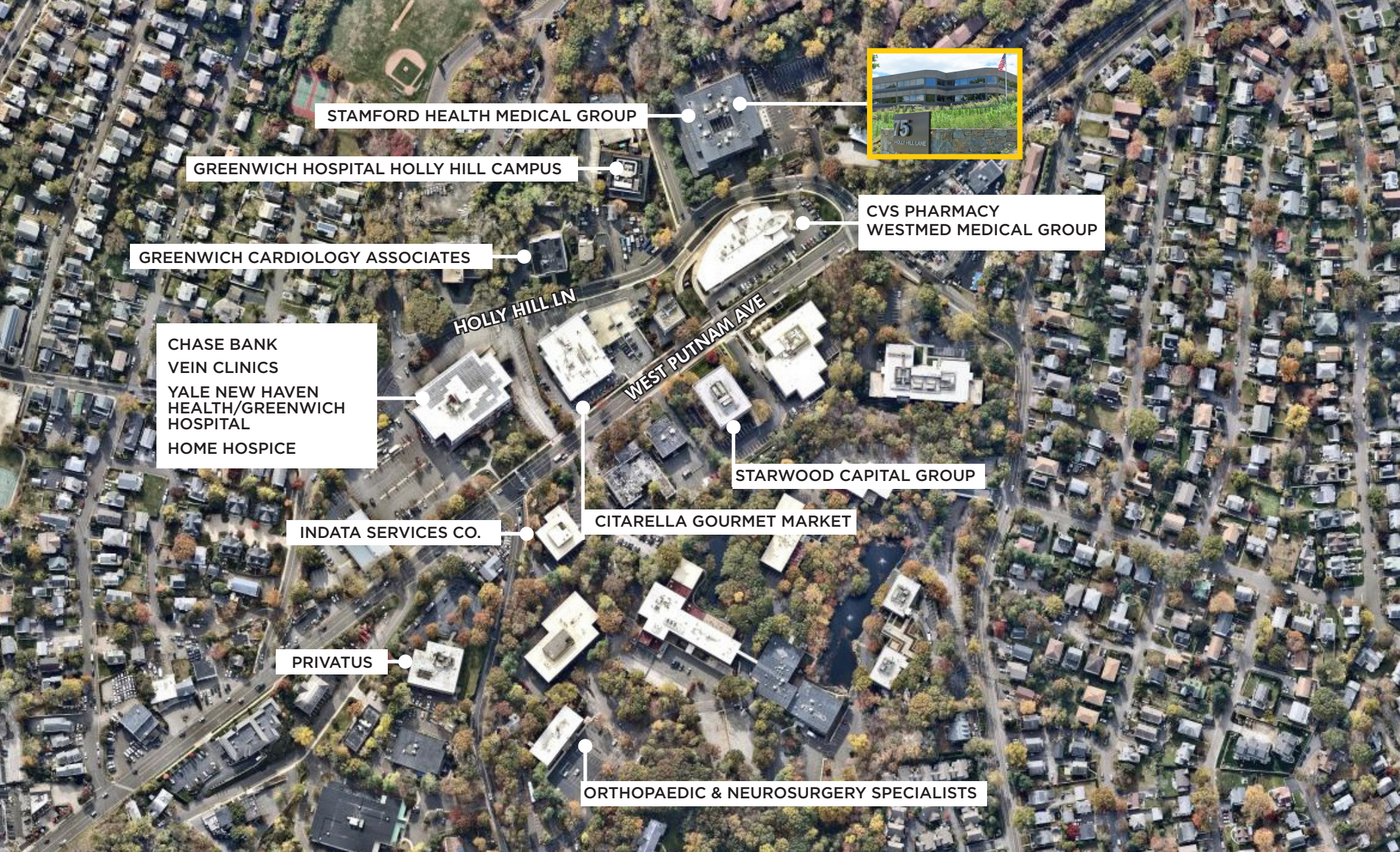
# 3RD FLOOR | SUITE 303C | 6,027 RSF



Key Plan - 3rd Fl







STAMFORD HEALTH MEDICAL GROUP

GREENWICH HOSPITAL HOLLY HILL CAMPUS



CVS PHARMACY  
WESTMED MEDICAL GROUP

GREENWICH CARDIOLOGY ASSOCIATES

CHASE BANK  
VEIN CLINICS  
YALE NEW HAVEN  
HEALTH/GREENWICH  
HOSPITAL  
HOME HOSPICE

HOLLY HILL LN

WEST PUTNAM AVE

STARWOOD CAPITAL GROUP

INDATA SERVICES CO.

CITARELLA GOURMET MARKET

PRIVATUS

ORTHOPAEDIC & NEUROSURGERY SPECIALISTS

# NEARBY NEIGHBORS







# 75 HOLLY HILL LANE

GREENWICH, CONNECTICUT

NEW OWNERSHIP

**BRG**

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**CBRE**

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