

PRIME GREENWICH LOCATION FOR LEASE

2,666 SQ. FT. AVAILABLE NOW

MARSHALL H. HEAVEN
MARSHALL@HEAVENINGREENWICH.COM
(203) 561-7023



**415 GREENWICH AVENUE
GREENWICH, CT**

DETAILS

- Two 2nd floor spaces
 - 1,066 sq. ft.
 - 1,600 sq. ft.
- Modern construction with brick facade, excellent light and high ceilings
- Less than 5 minute walk to Greenwich Metro North Train Station
- Easy access to Interstate 95
- Access to fine restaurants and shopping



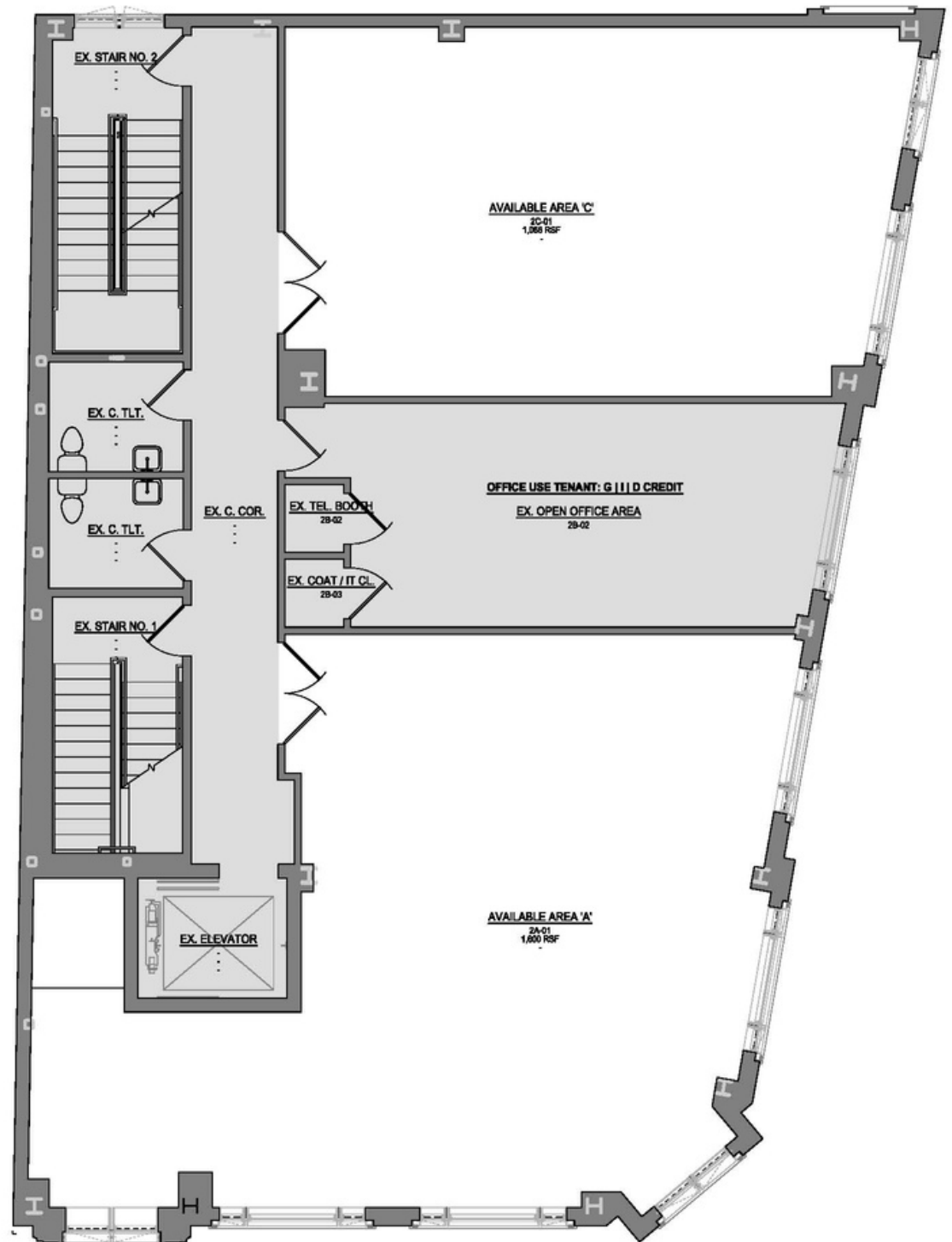
AREA HIGHLIGHTS

- Nearby restaurants and eateries include Eastend Restaurant, Starbucks, Hinoki, Le Pain Quotidien, Happy Monkey by Jean Georges, Mediterraneo, Grigg Street Pizza, Van Leeuwen Ice Cream and more
- Adjacent to prestigious Greenwich Avenue shopping, including Apple, Richard's, Fred Accessories, Heather Gaudio Fine Art, and more
- Half a mile to the beautiful Bruce Museum and the Greenwich Boat and Yacht Club



CUSTOMIZE YOUR SPACE

- 2,066 SQ. FT., 2nd Floor
 - 1,066 sq. ft.
 - 1,600 sq. ft.

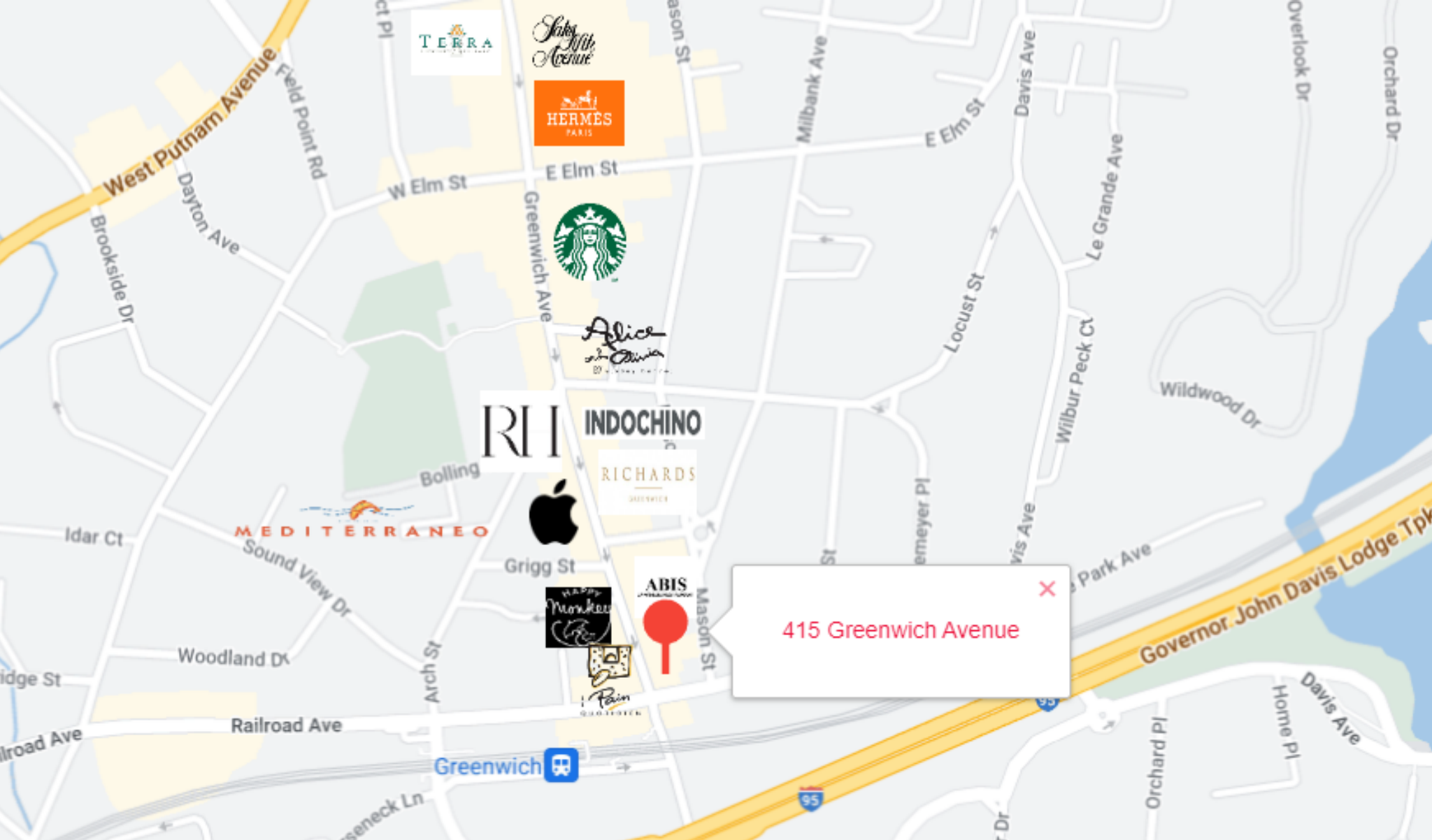


DEMOGRAPHICS

- Population: 144K
(5 miles)
- Median Age: 40 Years
- AVG HH Income:
\$212K
- Average Home Value:
\$1.1M
- 50K Households
- 75% College
Educated

SOURCE: CBRE





STAMFORD.....15 MIN.
 WESTCHESTER COUNTY AIRPORT.....18 MIN.
 WHITE PLAINS.....18MIN.
 MANHATTAN.....1 HOUR
 JFK.....1 HOUR
 LGA.....50 MIN.



COS COB..... 5 MIN.
 PORT CHESTER.....6 MIN.
 RIVERSIDE.....7 MIN.
 OLD GREENWICH.....8 MIN.
 125TH ST, NYC.....40 MIN.
 GRAND CENTRAL.....1 HOUR



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LEASING CONTACT**

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