

# 1150 SUMMER STREET

Cushman & Wakefield's Capital Markets Group is pleased to present for sale 1150 Summer Street in Stamford, Connecticut for \$2,499,000.

1150 Summer Street is a 23,778 SF three-story (plus mezzanine) office building situated within walking distance of every CBD amenity. The property is set only one block west of Bedford Street, known as "Restaurant Row," which is Stamford's main shopping, dining and nightlife destination, two blocks east from Washington Boulevard and two blocks north of Broad Street. The property is also located 1 mile from Interstate 95 and the Stamford Transportation Center, providing direct non-stop access to Manhattan in only 50 minutes, and is proximate to every major east-west and north-south commuter artery in the city.

1150 Summer Street is 87.6% leased to nine tenants ranging in size from 445 SF to 4,750 SF with expirations ranging from 2024 to 2030, providing a stable income with the ability to increase income as leases expire. For small to mid-sized corporate tenants seeking quality executive-level offices with immediate access to the region's major transportation arteries, 1150 Summer Street is an attractive option allowing the property to remain competitive for a broad spectrum of tenant sizes. Its flexible floorplate design and size enables the property to attract the smaller to mid-sized tenant profile that is the current staple of the Stamford office market. The functional floor plans can easily accommodate tenants from 400 SF to 12,000 SF on a single floor and all spaces provide ample natural light.





# 1150 SUMMER STREET

- Income Stability with Ability to Provide Quality Offices for the Small to Mid-Sized Tenant

- Easy Access to I-95, the Merritt Parkway, Route 1 & the Stamford Transportation Center

- Highly Visible Signalized Corner Site (16,800± VPD) Within Walking Distance of EVERY Stamford CBD amenity

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