

**7,652SF Building for Sale: \$3.5MM**  
**4,900 SF for Rent at \$39 PSF**

## 29 River Road, Cos Cob, CT

High Class Office Space with Sensational Views of Cos Cob Harbor

- Building:**
- ▲ Two level, open, loft style space with wrap around balcony
  - ▲ Direct waterfront views of Cos Cob Harbor

**Occupancy:** Immediate

- Parking:**
- ▲ 37 Surface and 16 Underground parking spaces

- Comments:**
- ▲ Convenient to Train station and I-95
  - ▲ Secured building entry
  - ▲ IT room with supplemental HVAC system
  - ▲ UPS system with 6 hour back up, plus Generator.



Exclusive Broker

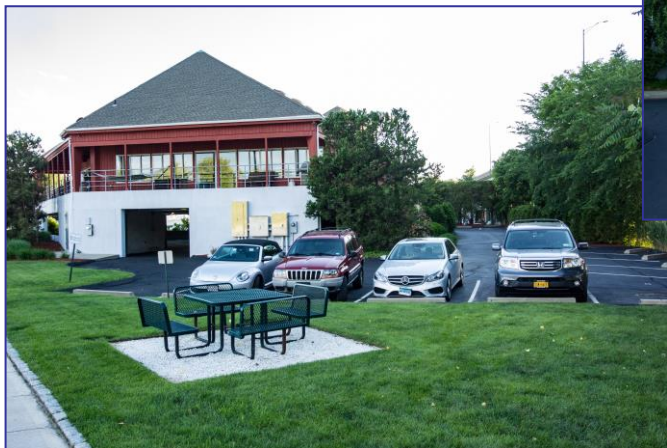
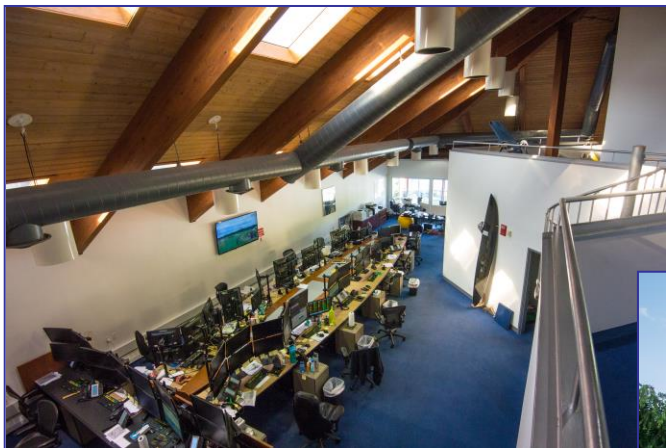
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# PYRAMID

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## Photographs

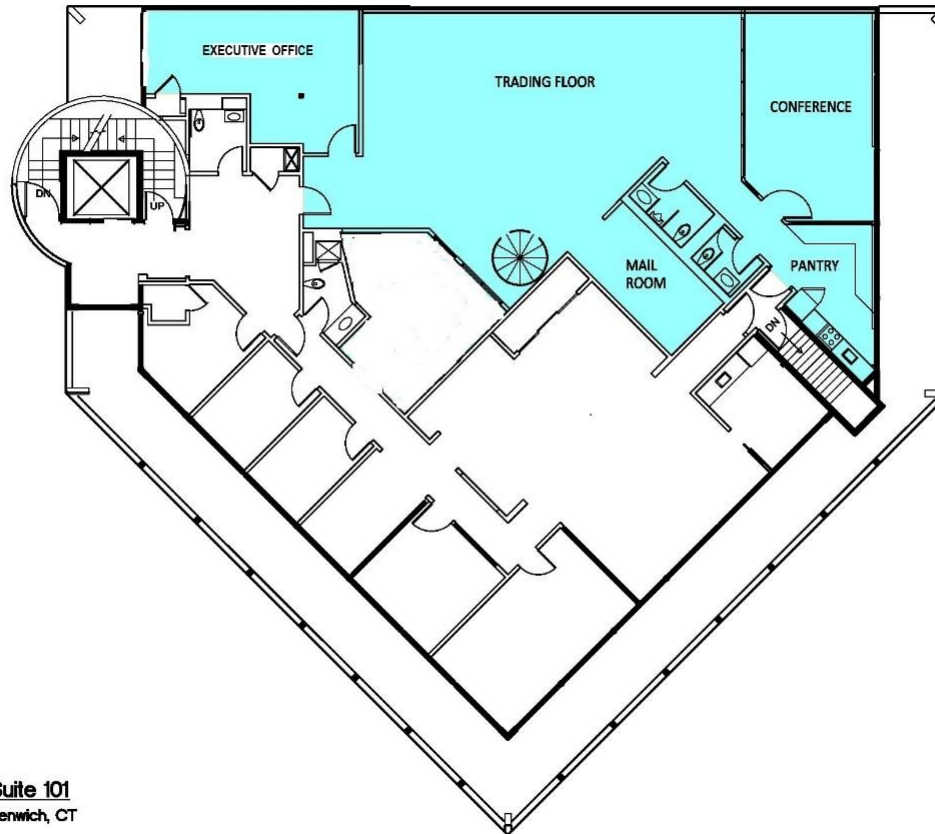


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## Floor Plan – First Floor



First Floor - Suite 101  
29 River Road Greenwich, CT

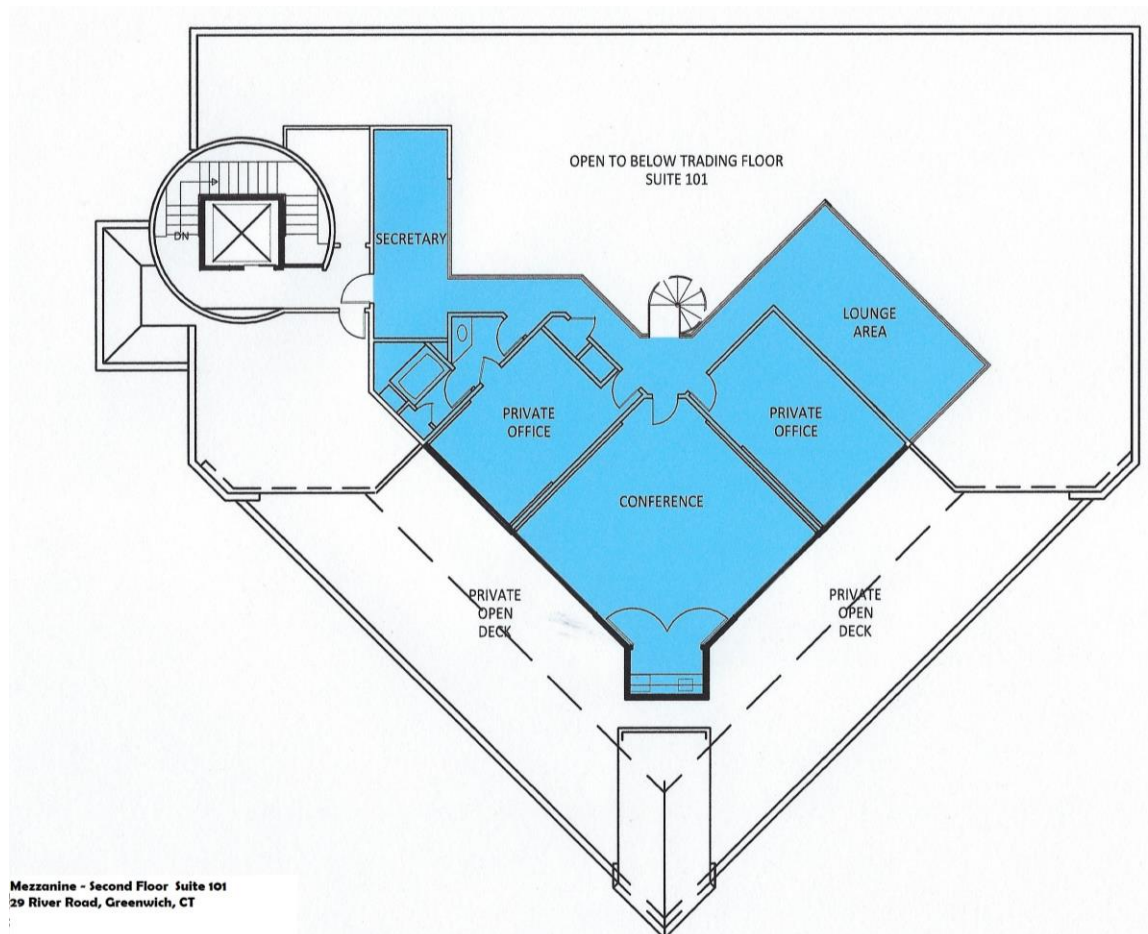


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## Floor Plan – Second Floor




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## Demographic Summary

29 River Rd, Cos Cob, CT 06807			
Building Type: <b>Class B Office</b>	Total Available: <b>0 SF</b>		
Class: <b>B</b>	% Leased: <b>100%</b>		
RBA: <b>7,500 SF</b>	Rent/SF/Yr: <b>-</b>		
Typical Floor: <b>4,382 SF</b>			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Projection	9,241	67,730	194,171
2018 Estimate	9,253	67,349	192,583
2010 Census	9,371	65,667	186,021
Growth 2018 - 2023	-0.13%	0.57%	0.82%
Growth 2010 - 2018	-1.26%	2.56%	3.53%
<b>2018 Population by Hispanic Origin</b>	771	17,644	58,252
<b>2018 Population</b>	9,253	67,349	192,583
White	8,103 87.57%	50,994 75.72%	147,165 76.42%
Black	125 1.35%	9,430 14.00%	23,277 12.09%
Am. Indian & Alaskan	9 0.10%	400 0.59%	1,580 0.82%
Asian	849 9.18%	4,754 7.06%	15,684 8.14%
Hawaiian & Pacific Island	3 0.03%	127 0.19%	288 0.15%
Other	164 1.77%	1,644 2.44%	4,589 2.38%
U.S. Armed Forces	0	25	88
<b>Households</b>			
2023 Projection	3,314	24,697	72,983
2018 Estimate	3,323	24,567	72,407
2010 Census	3,389	24,041	70,061
Growth 2018 - 2023	-0.27%	0.53%	0.80%
Growth 2010 - 2018	-1.95%	2.19%	3.35%
Owner Occupied	2,511 75.56%	13,203 53.74%	38,371 52.99%
Renter Occupied	811 24.41%	11,364 46.26%	34,036 47.01%
<b>2018 Households by HH Income</b>	3,323	24,565	72,408
Income: <\$25,000	189 5.69%	3,465 14.11%	9,594 13.25%
Income: \$25,000 - \$50,000	247 7.43%	3,353 13.65%	11,925 16.47%
Income: \$50,000 - \$75,000	308 9.27%	3,241 13.19%	10,006 13.82%
Income: \$75,000 - \$100,000	201 6.05%	2,134 8.69%	7,403 10.22%
Income: \$100,000 - \$125,000	287 8.64%	1,664 6.77%	6,414 8.86%
Income: \$125,000 - \$150,000	257 7.73%	1,669 6.79%	5,217 7.21%
Income: \$150,000 - \$200,000	307 9.24%	1,783 7.26%	6,164 8.51%
Income: \$200,000+	1,527 45.95%	7,256 29.54%	15,685 21.66%
<b>2018 Avg Household Income</b>	\$193,698	\$144,076	\$127,401
<b>2018 Med Household Income</b>	\$178,094	\$101,345	\$90,800

PRESENTED BY:

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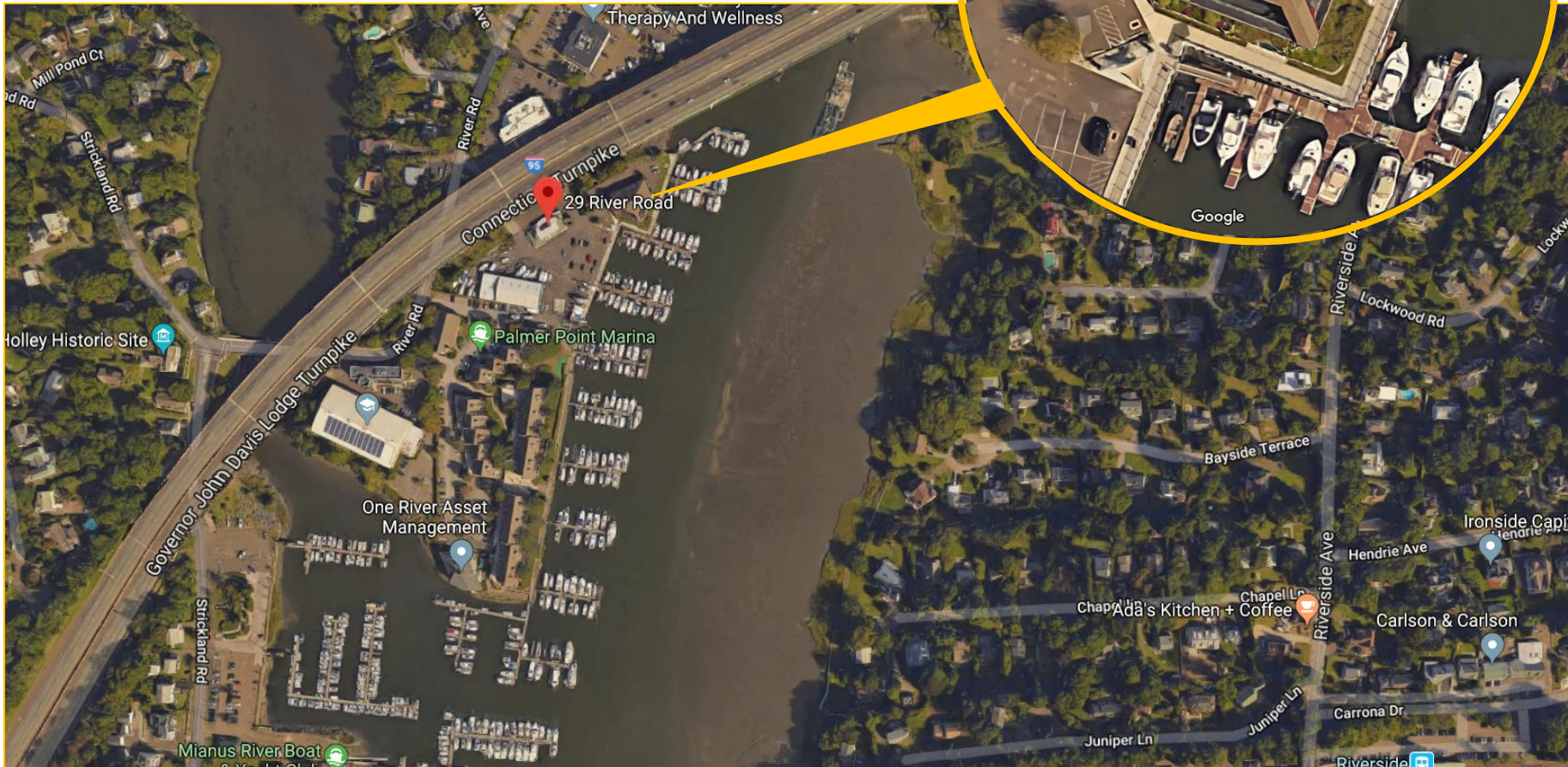
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## Aerial View



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