



THE RETAIL LEASING  
COMPANY

A Division of *Bernard Realty Corp*

# AVAILABLE FOR LEASE

**133 East Putnam Avenue, Cos Cob CT**



## PREMIER OFFICE OR RETAIL LOCATION

*High-Visibility Central Cos Cob Location on Putnam Avenue  
Across from Cos Cob Commons — Anchored by CVS*

<b>Space:</b>	1st Floor — 1,456 SF
<b>Condition:</b>	Newly Upgraded Vanilla Box
<b>Term:</b>	5 Years
<b>Available:</b>	Immediate
<b>Lease Price:</b>	\$55 PSF + Utilities, CAM
<b>Parking:</b>	4 spaces
<b>Other:</b>	Non-elevator building

**Colin Bernard, Director — Cell: (203) 536-0740**

71 Arch Street

Greenwich, Connecticut 06830

phone 203-622-1636

fax 203-622-1981

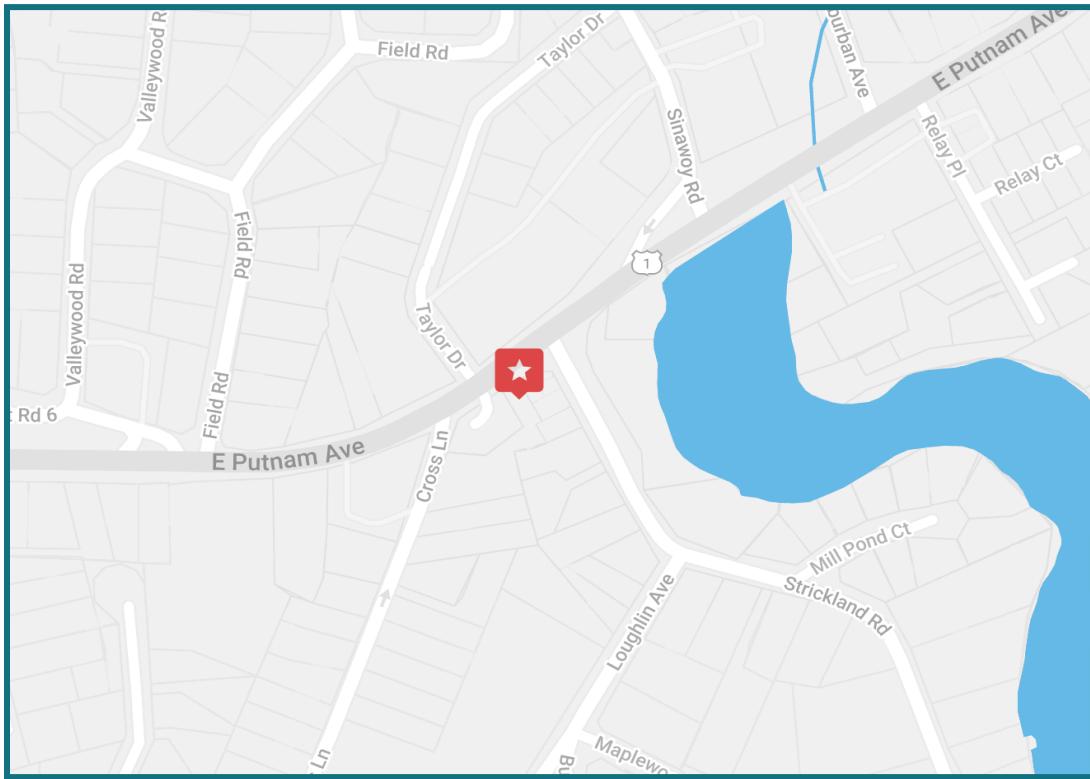
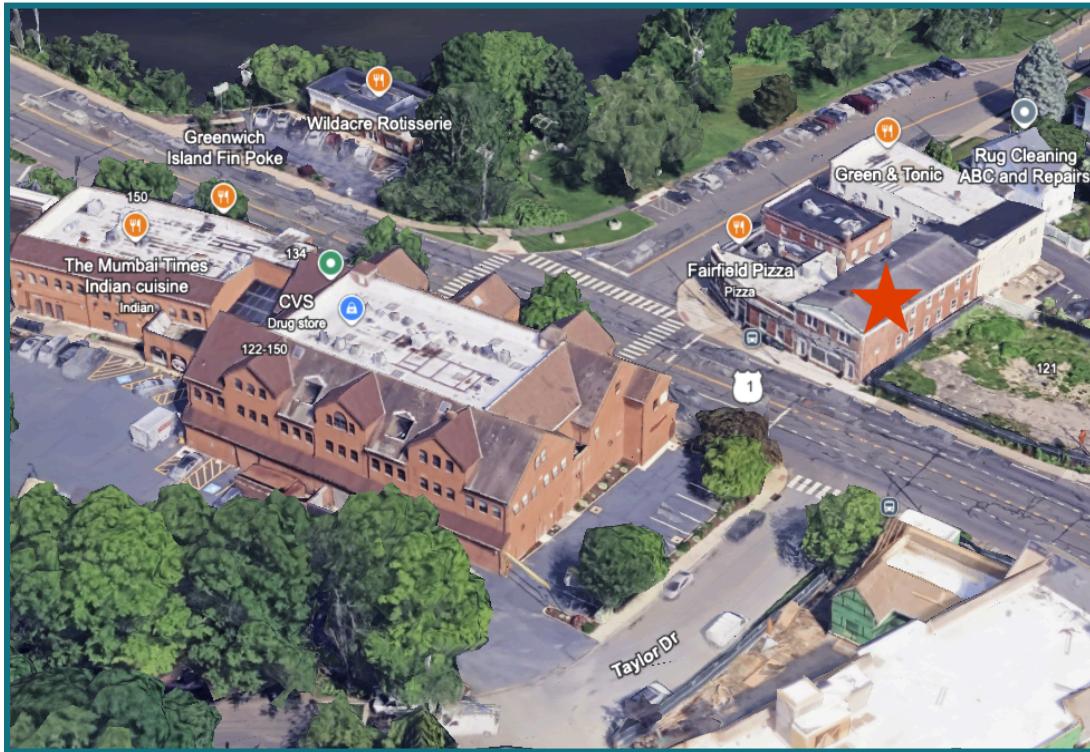
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## 133 E Putnam — Street Map/Locator



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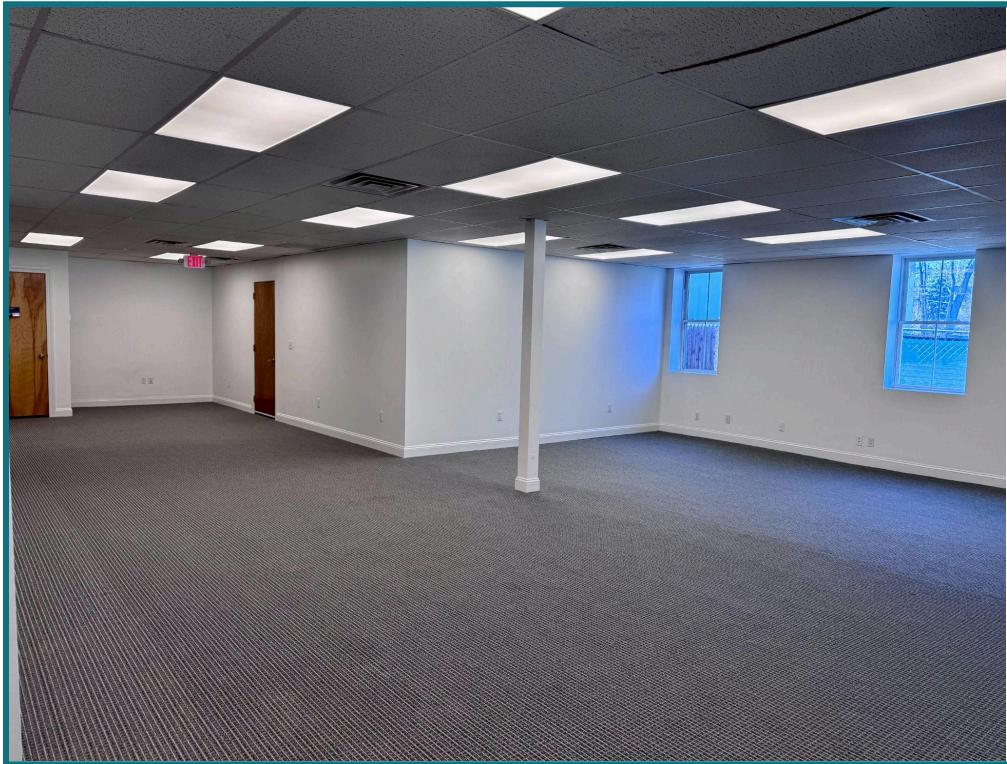
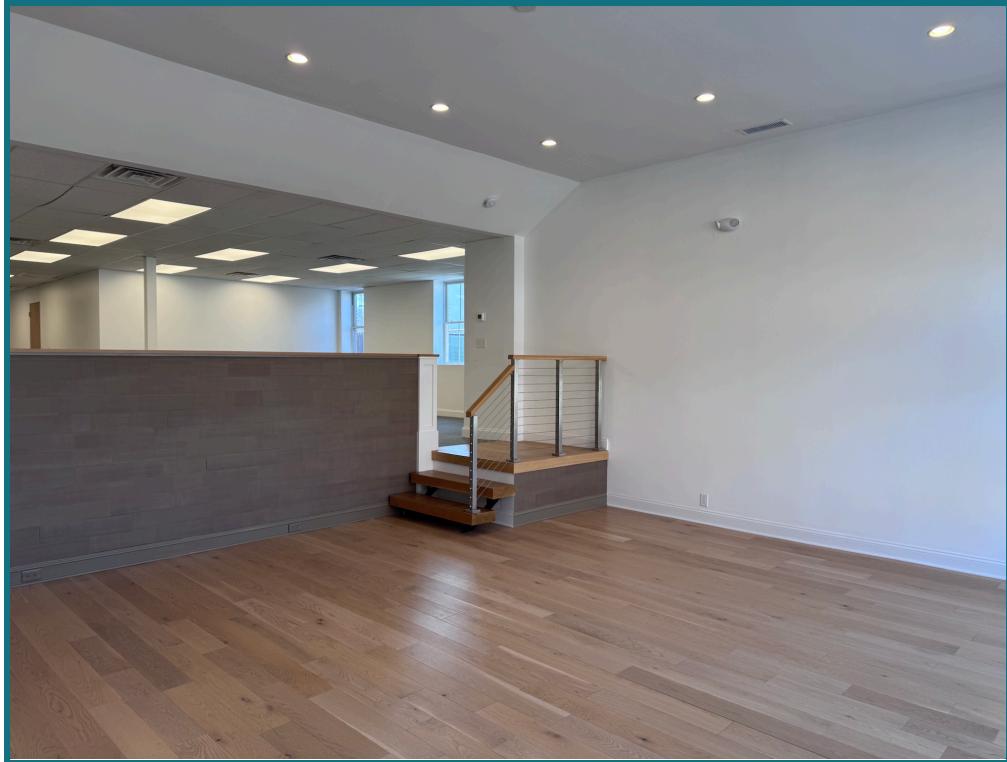
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## Interior Photos



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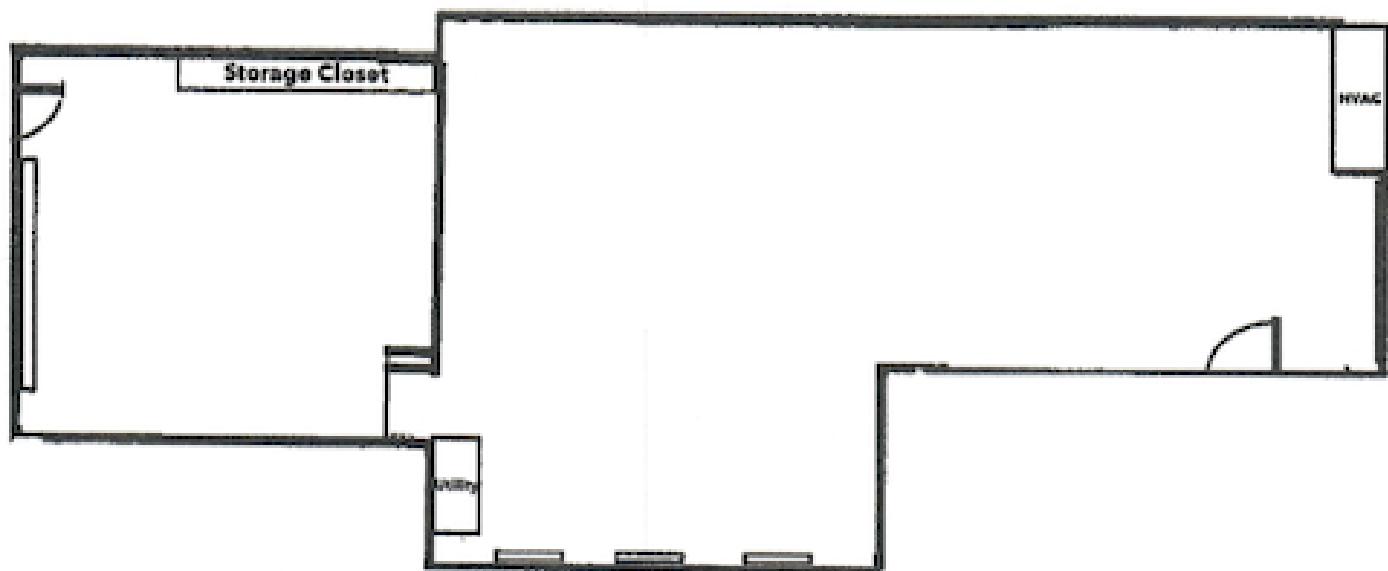
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## Floor Plan



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## Demographics

### Income

	2 miles	5 miles	10 miles
Avg Household Income	\$186,980	\$143,666	\$160,240
Median Household Income	\$174,023	\$109,582	\$129,152

### Households

	2 miles	5 miles	10 miles
2020 Households	11,515	77,544	171,596
2024 Households	11,750	78,153	173,014
2029 Household Projection	11,817	78,158	172,086

### Population

	2 miles	5 miles	10 miles
2020 Population	30,571	204,767	465,083
2024 Population	31,236	204,223	467,137
2029 Population Projection	31,405	203,677	464,168