

FOR LEASE

953 Washington Boulevard

Stamford, CT 06901



HOULIHAN LAWRENCE
COMMERCIAL



953
WASHINGTON
BOULEVARD

EXECUTIVE SUMMARY



SECOND FLOOR OFFICE OPPORTUNITY

Positioned at the prominent corner of Washington Boulevard and Columbus Park, 953 Washington Blvd offers an exceptional second-floor office environment tailored for professionals seeking a premier Stamford business address. Located just minutes from the Stamford Train Station and I-95, this property ensures seamless regional connectivity and high daily exposure.

The second floor provides a thoughtfully designed layout suitable for a range of industries—including finance, legal, creative, or consulting uses. Interior features include large oversized windows that deliver excellent natural light, modern finishes, and a flexible floor plan that can accommodate both open-concept workspaces and private offices.

With heavy foot and vehicular traffic, the location offers maximum visibility in the core of Stamford's commercial and entertainment district. Surrounded by major corporate headquarters, hospitality, dining, and cultural institutions, this property is ideally positioned for businesses looking to enhance brand presence and operational convenience.

ASKING: \$20/psf



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Property Details

953

WASHINGTON
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PROPERTY FEATURES

Location	953 Washington Blvd, Stamford, CT
Zoning	CC Central City
Building Type	Mixed Use
Property Class	B
Building Height	2 Stories
Gross Leasable Area	+/- 3,660
Year Built	1928
Max Contiguous Available	+/- 3,660
Parking	2
Frontage	64' on Main St, 51' on Washington Blvd
Heat	Forced Hot Air
Cooling	Central Air
Utilities	Public
Additional Info	A/C, Skylights, Security



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WASHINGTON BOULEVARD

LOCATION FEATURES

953 Washington Blvd, Stamford, CT

Downtown Stamford

Corner of Columbus Park (Washington Blvd & Main St)

Minutes to Metro North

Walking distance to commuter rail

Stamford Station (New Haven)	0.6mi/4 min drive/12 min walk
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Stamford (Shore Line East)	0.6mi/4 min drive/12 min walk
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Convenient to Airports

LaGuardia	32.4mi/43 min drive
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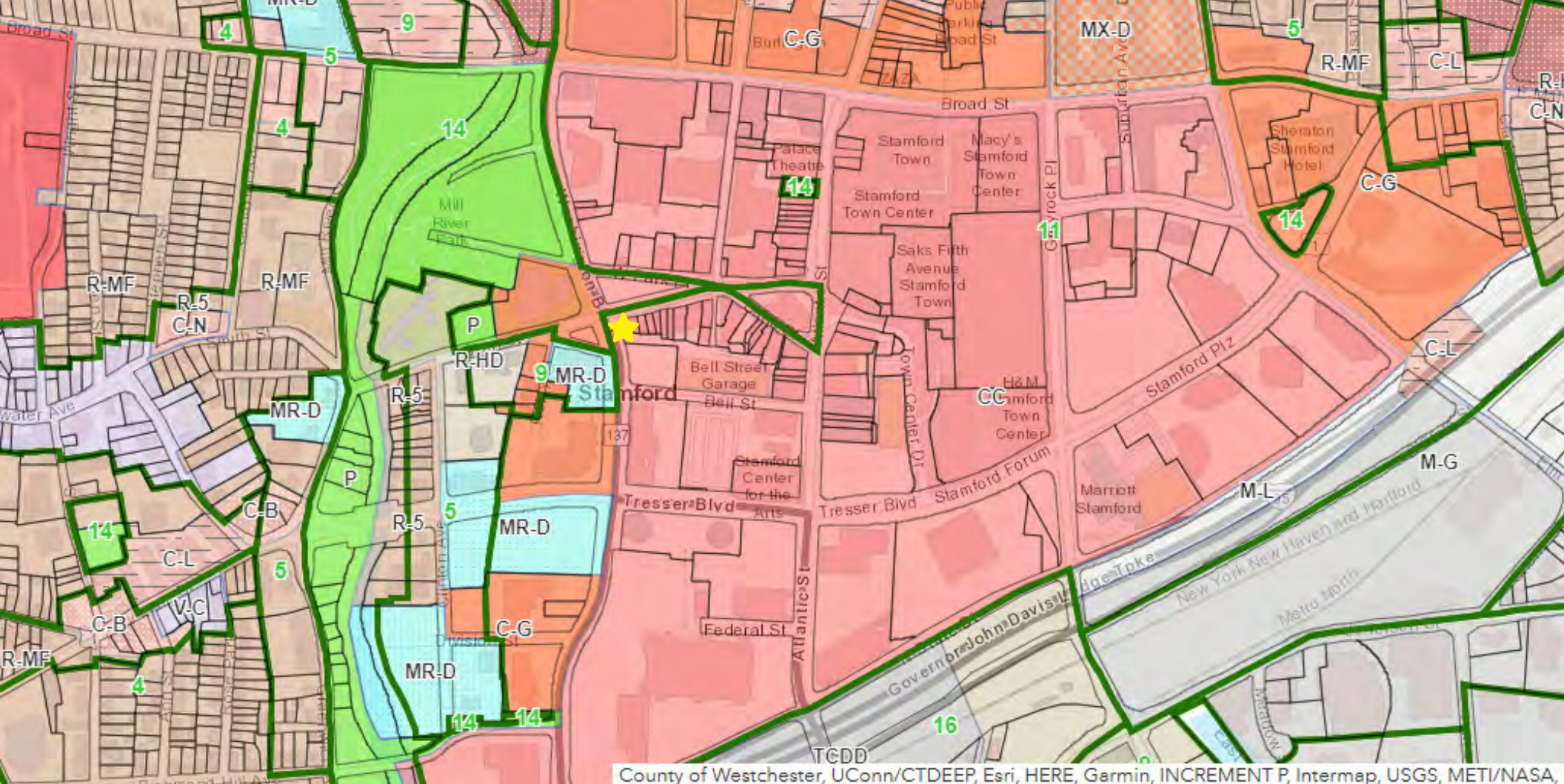
Westchester County	18.4mi/25 min drive
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John F Kennedy International	39.7mi/50 min drive
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Easy Access to I95 & 10 minutes to Merrit Parkway



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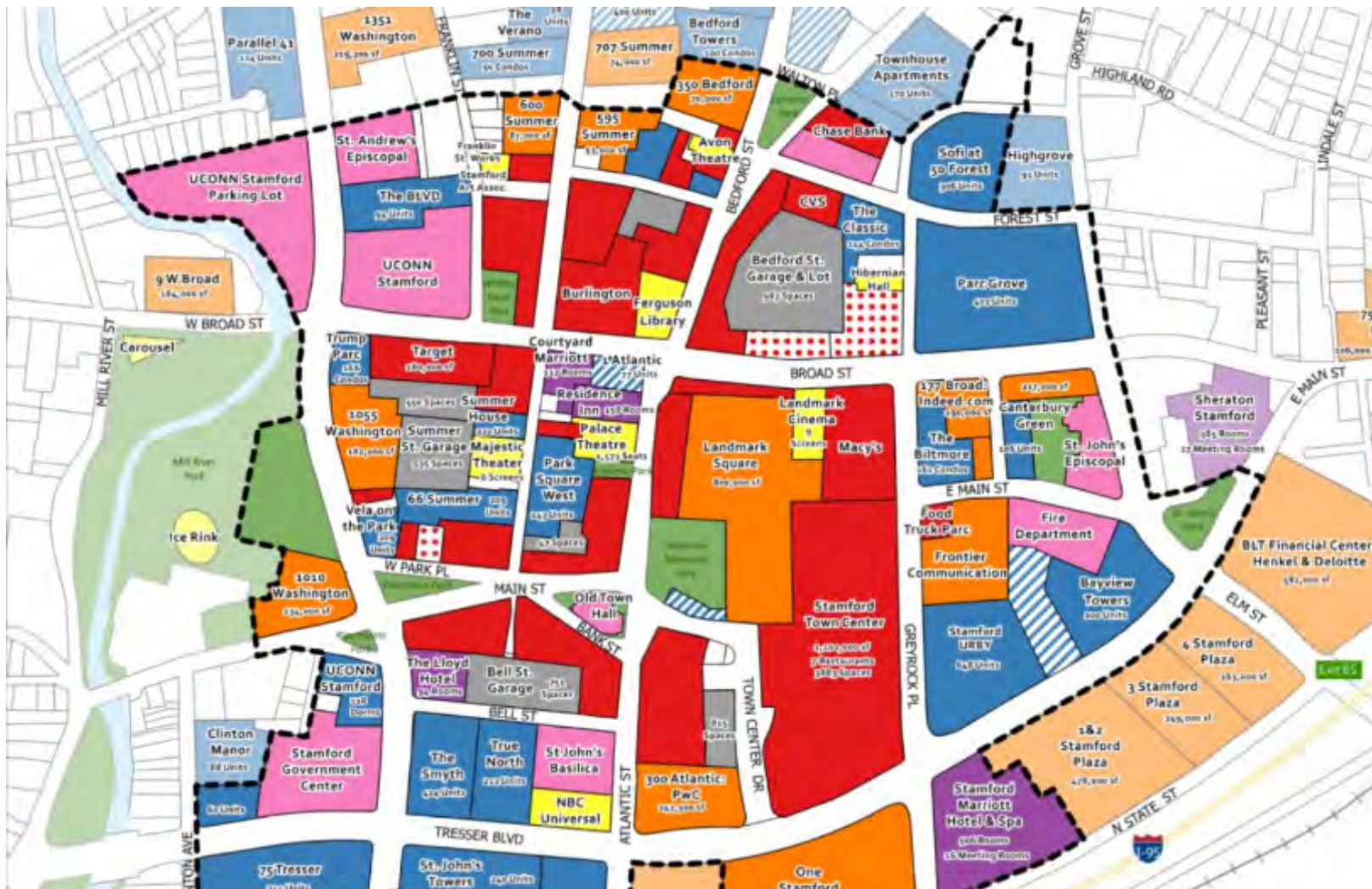
County of Westchester, UConn/CTDEEP, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA,
<https://www.stamfordct.gov/government/boards-commissions/zoning-board>

ZONING - DOWNTOWN RETAIL/BUSINESS

The CC zone is designed to support dense commercial, office, retail, and service-oriented uses, promoting a vibrant, walkable downtown with easy access to public transit, retail, dining, and employment centers.

Given its downtown corner location, high visibility, and proximity to transit and center-city amenities, 953 Washington Blvd is a strong candidate for office use under the CC zoning designation. The building's layout — open-concept floor plans, multiple private offices, and communal spaces — aligns well with CC zone standards, making it suited for professional services firms, creative agencies, or branch operations seeking a downtown Stamford presence.

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BOULEVARD



Stamford-Downtown.com

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WASHINGTON BOULEVARD

LOCATION HIGHLIGHTS

Prime downtown location at Washington Blvd and Columbus Park offering exceptional visibility.

Minutes from the Stamford Transportation Center with seamless access to Metro-North, I-95, and Route 1.

Surrounded by major employers and corporate offices in Stamford's central business district.

Walkable to a wide range of downtown dining, retail, entertainment, and hotel amenities.

Located in a vibrant live-work-play corridor that supports strong business growth.



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Interior &
Exterior Photos

953
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INTERIOR



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INTERIOR



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INTERIOR



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EXTERIOR



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Demographics & Location Overview

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WASHINGTON BOULEVARD

DEMOGRAPHICS

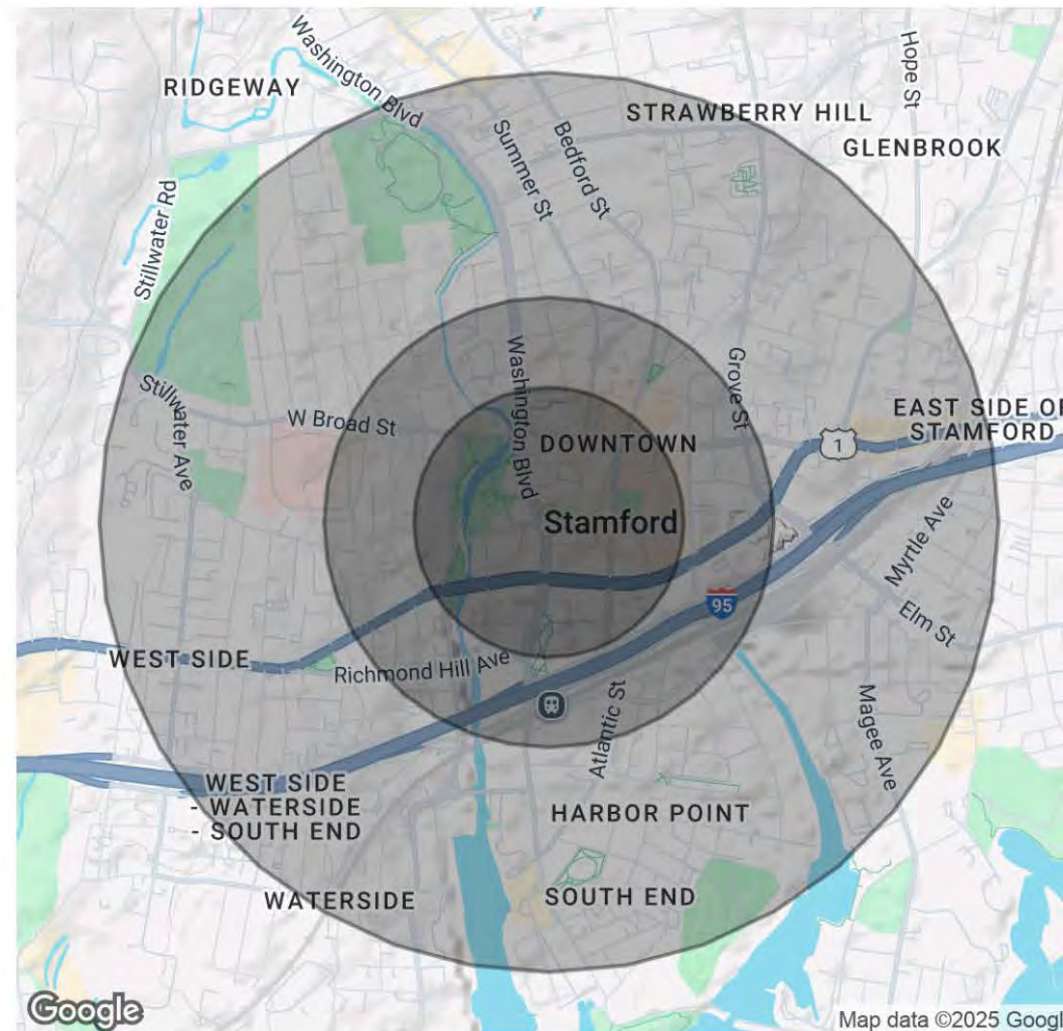


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	4,538	16,121	51,848
Average Age	40	37	37
Average Age (Male)	38	36	36
Average Age (Female)	42	38	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,414	7,687	22,378
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$120,931	\$112,631	\$111,655
Average House Value	\$623,406	\$556,738	\$566,052

Demographics data derived from AlphaMap



Stamford



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136,226
POPULATION

40
MILES TO NYC

52
SQUARE MILES

CITY OF STAMFORD

Located in Fairfield County, Stamford is known as “the city that works.” Connecticut’s third-largest city, Stamford offers virtually endless lifestyle possibilities, from its vibrant urban downtown to relaxed residential neighborhoods to the north. The downtown city center, which includes the waterfront Harbor Point district, offers endless shopping, restaurants, bars and entertainment options.

PARKS & RECREATION

With beachfront along the Long Island Sound and tree-covered rural residential neighborhoods in North Stamford, residents have a variety of life-

styles to choose from. Stamford offers a plethora of cultural activities and parks. Stamford boasts Long Island Sound beaches, two public golf courses and an all-weather heated driving range.

EDUCATION

• 13 Elementary Schools: Davenport Ridge, Hart Magnet, Julia A. Stark, K.T. Murphy, Newfield, Northeast, Rogers International School, Roxbury, Springdale, Stillmeadow, Strawberry Hill (an extension of Rogers International School), Toquam Magnet and Westover Magnet

• 5 Middle Schools: Cloonan, Dolan, Rippowam, Scofield Magnet and Turn of River

• 3 High Schools: AITE, Stamford and Westhill

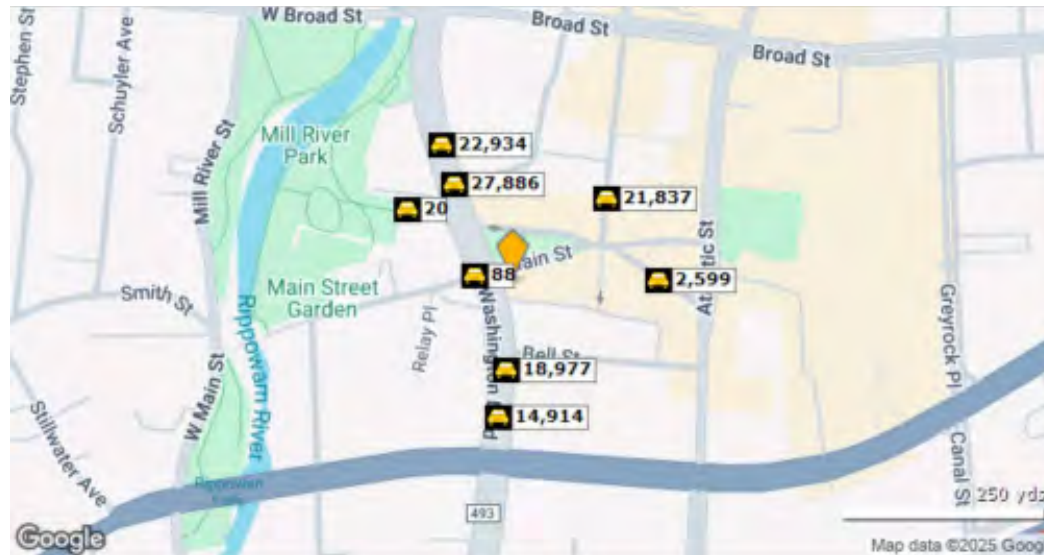
• 14 Private Schools: King School (PK - 12)
Fusion Academy Greenwich (6-12)
Bi-Cultural Hebrew Academy (PK-12)
Waterside School (N-5)
The Catholic Academy of Stamford (PK-8)
The Children’s School PK-2)
Holy Spirit Grade School (PK-5)
The Long Ridge School (PK-5)
The Mead School (N-8)
Our Lady Of Grace Nursery School & Kindergarten (PK-K)
Our Lady Star of the Sea School (PK-5)
The Pinnacle School (2-12)
The Spire School (6-12) and Villa Maria School (K-9)



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LOCAL TRAFFIC INFORMATION



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Main St	Washington Blvd	0.00 E	2018	88	MPSI	.03
2	Washington Boulevard	Tresser Blvd	0.03 S	2025	18,977	MPSI	.06
3	Washington Blvd	W PkPI	0.03 S	2025	27,790	MPSI	.08
4	Washington Blvd	W PkPI	0.03 S	2024	27,886	MPSI	.08
5	W Park PI	Washington Blvd	0.03 E	2018	20	MPSI	.09
6	Ansonia-Derby-Shelton Expressway	Platts Mill Rd	0.19 NW	2025	21,837	MPSI	.09
7	Washington Blvd	Tresser Blvd	0.03 S	2024	14,914	MPSI	.10
8	Bank St	Atlantic St	0.04 E	2023	2,522	MPSI	.11
9	Bank Street	Atlantic St	0.04 E	2025	2,599	MPSI	.11
10	Washington Boulevard	Whitaker PI	0.01 NW	2025	22,934	MPSI	.11

Source: CoStar

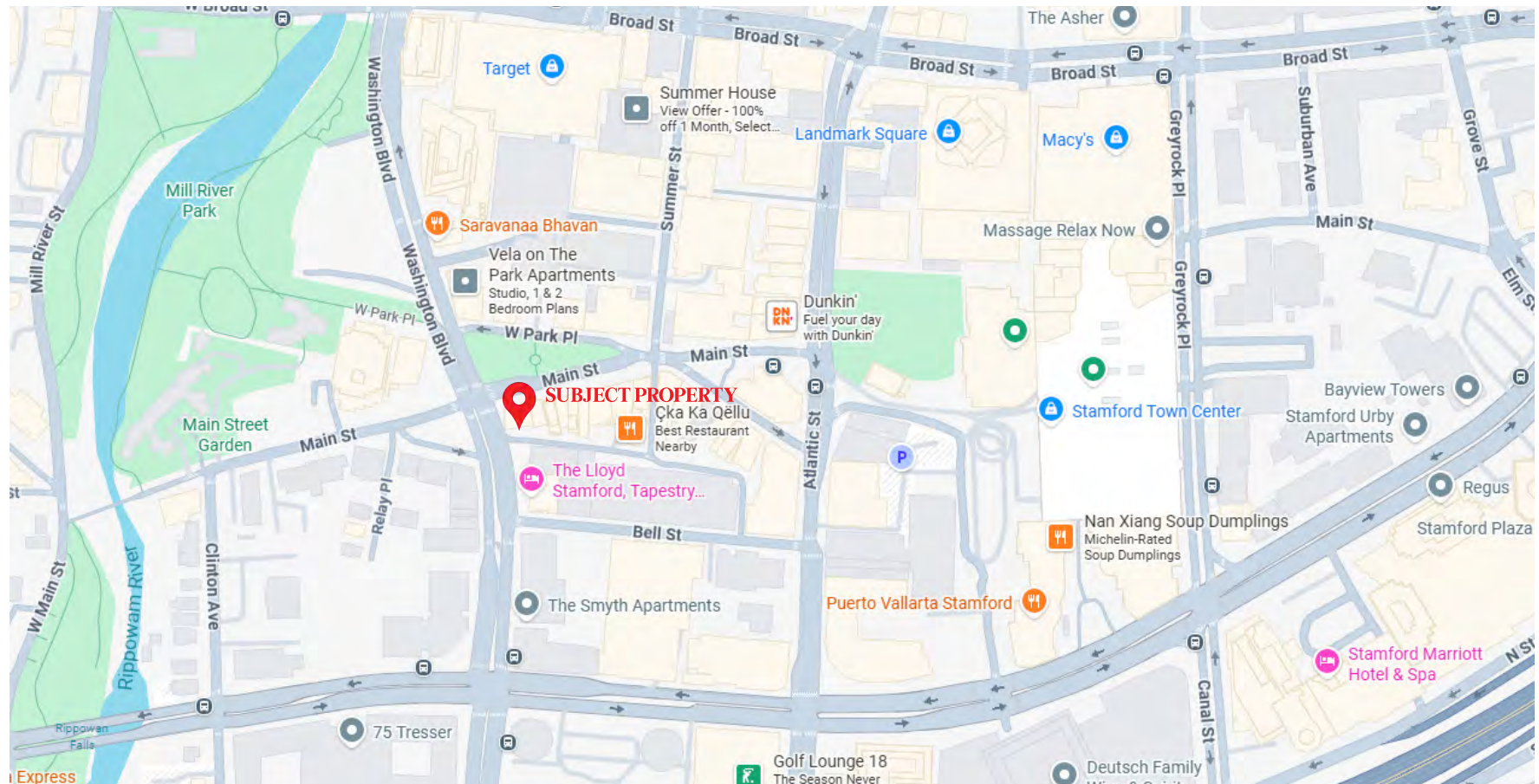
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WASHINGTON BOULEVARD

AERIAL MAP



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METRO CENTER



STAMFORD TOWERS



STAMFORD TRANSPORTATION CENTER MASTER PLAN



ATLANTIC STATION



THE SMYTH STAMFORD



NBCUniversal



SUBJECT PROPERTY

WASHINGTON BLVD

OLD TOWN HALL

ATLANTIC ST

MAIN ST



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LOCAL MARKET KNOWLEDGE. WORLD CLASS CONNECTIONS.

CONTACT FOR MORE INFORMATION



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