

# FOR LEASE

953 Washington Boulevard

Stamford, CT 06901



HOULIHAN LAWRENCE  
COMMERCIAL



953  
WASHINGTON  
BOULEVARD

## EXECUTIVE SUMMARY



HOULIHAN LAWRENCE  
COMMERCIAL

### 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



HOULIHAN LAWRENCE  
COMMERCIAL

## 953 Washington Boulevard

Stamford, CT 06901



## Property Details

**953**  
WASHINGTON  
BOULEVARD



## PROPERTY FEATURES

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



HOULIHAN LAWRENCE  
COMMERCIAL

# 953

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

Stamford (Shore Line East) 0.6mi/4 min drive/12 min walk

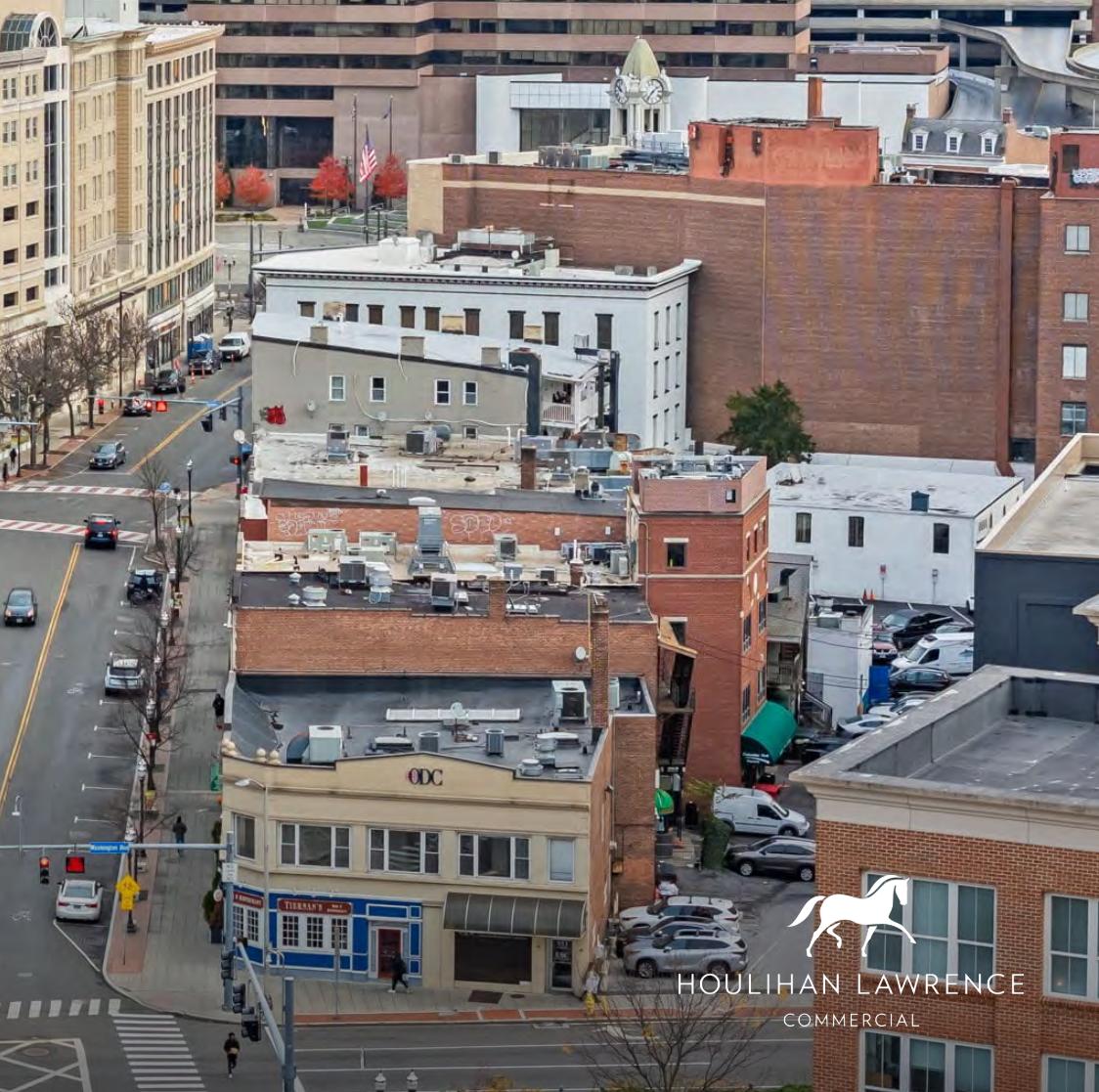
Convenient to Airports

LaGuardia 32.4mi/43 min drive

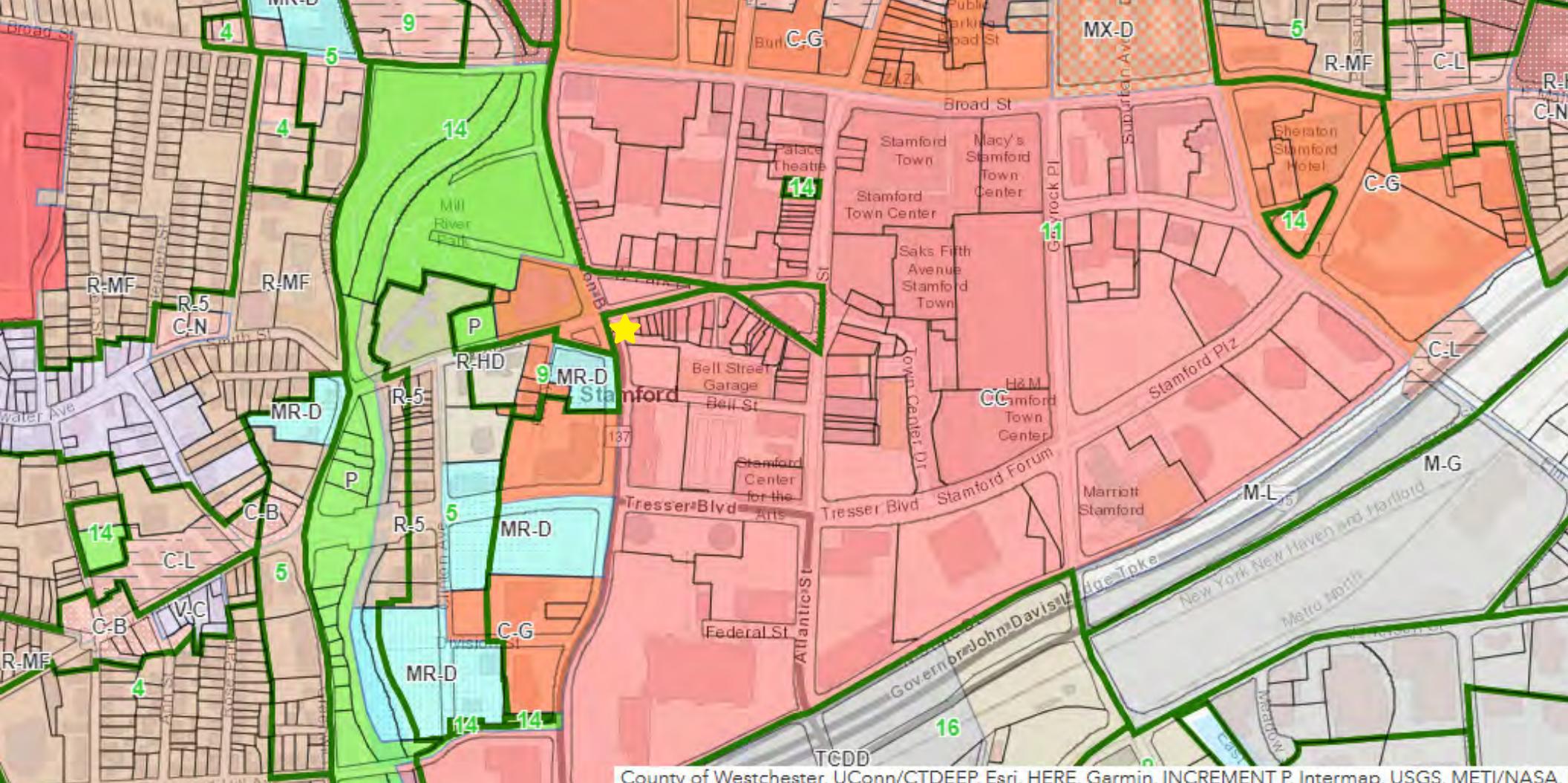
Westchester County 18.4mi/25 min drive

John F Kennedy International 39.7mi/50 min drive

Easy Access to I95 & 10 minutes to Merrit Parkway



HOULIHAN LAWRENCE  
COMMERCIAL

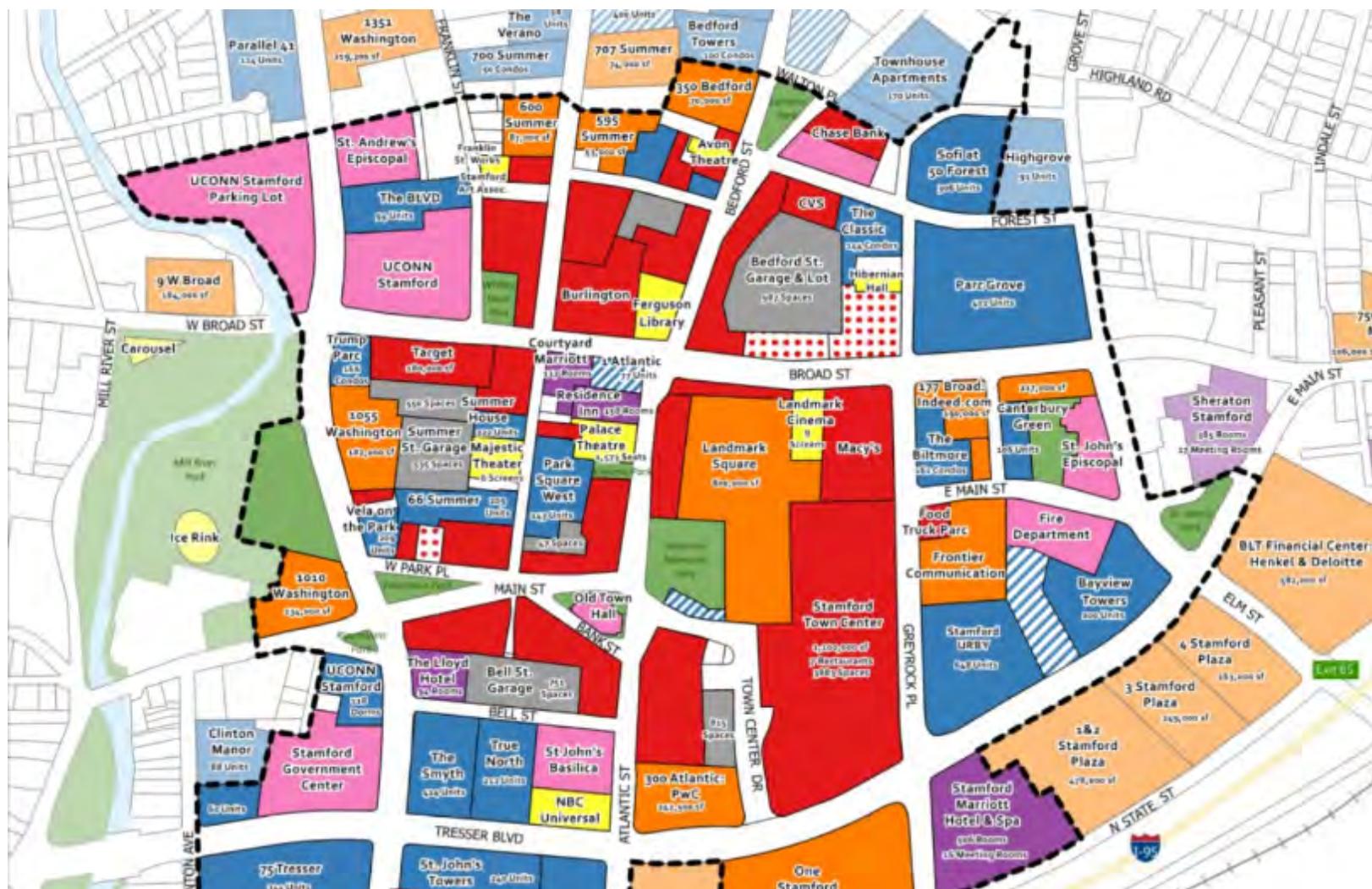


**953**  
WASHINGTON  
BOULEVARD

## 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.



[Stamford-Downtown.com](http://Stamford-Downtown.com)

**953**  
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.



HOULIHAN LAWRENCE  
COMMERCIAL

953 Washington Boulevard

Stamford, CT 06901

---

Interior &

Exterior Photos

953  
WASHINGTON  
BOULEVARD

INTERIOR



HOULIHAN LAWRENCE  
COMMERCIAL

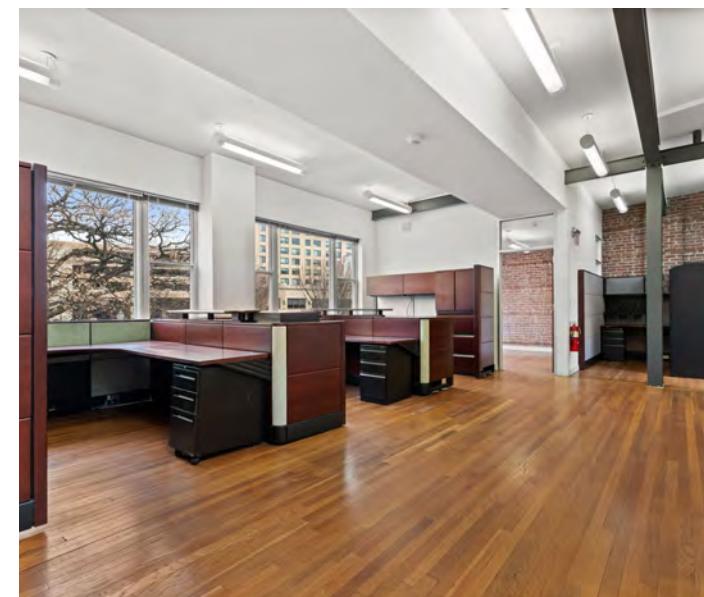


953  
WASHINGTON  
BOULEVARD

INTERIOR



HOULIHAN LAWRENCE  
COMMERCIAL



953  
WASHINGTON  
BOULEVARD

INTERIOR



HOULIHAN LAWRENCE  
COMMERCIAL



953  
WASHINGTON  
BOULEVARD

## EXTERIOR



HOULIHAN LAWRENCE  
COMMERCIAL





HOULIHAN LAWRENCE  
COMMERCIAL

953 Washington Boulevard

Stamford, CT 06901

---

Demographics &  
Location Overview

# 953 WASHINGTON BOULEVARD

## DEMOGRAPHICS



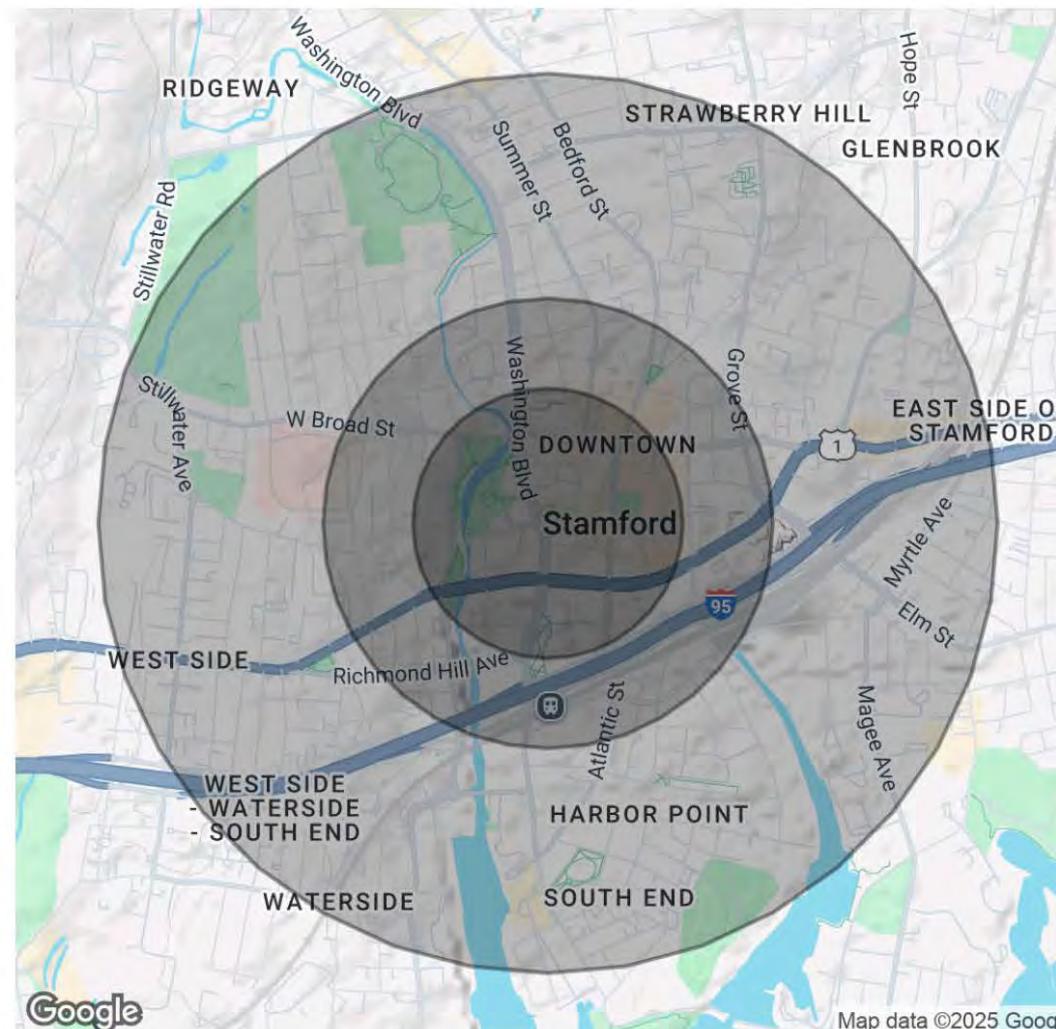
HOULIHAN LAWRENCE  
COMMERCIAL

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



HOUЛИHAN LAWRENCE



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)

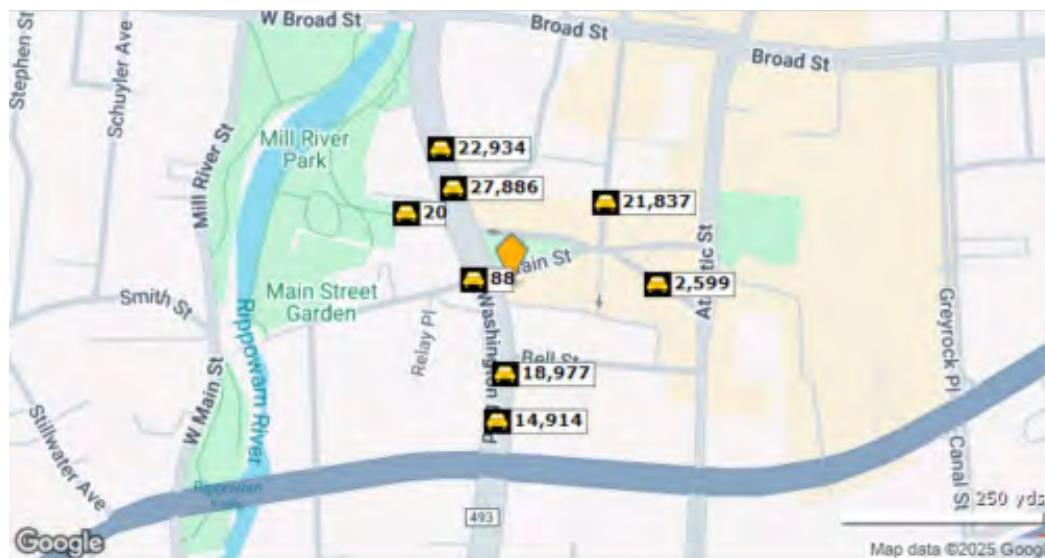


# 953 WASHINGTON BOULEVARD

## LOCAL TRAFFIC INFORMATION



HOULIHAN LAWRENCE  
COMMERCIAL



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 PkPl	0.03 S	2025	27,790	MPSI	.08
4 Washington Blvd	W PkPl	0.03 S	2024	27,886	MPSI	.08
5 W Park Pl	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 Pl	0.01 NW	2025	22,934	MPSI	.11

Source: CoStar

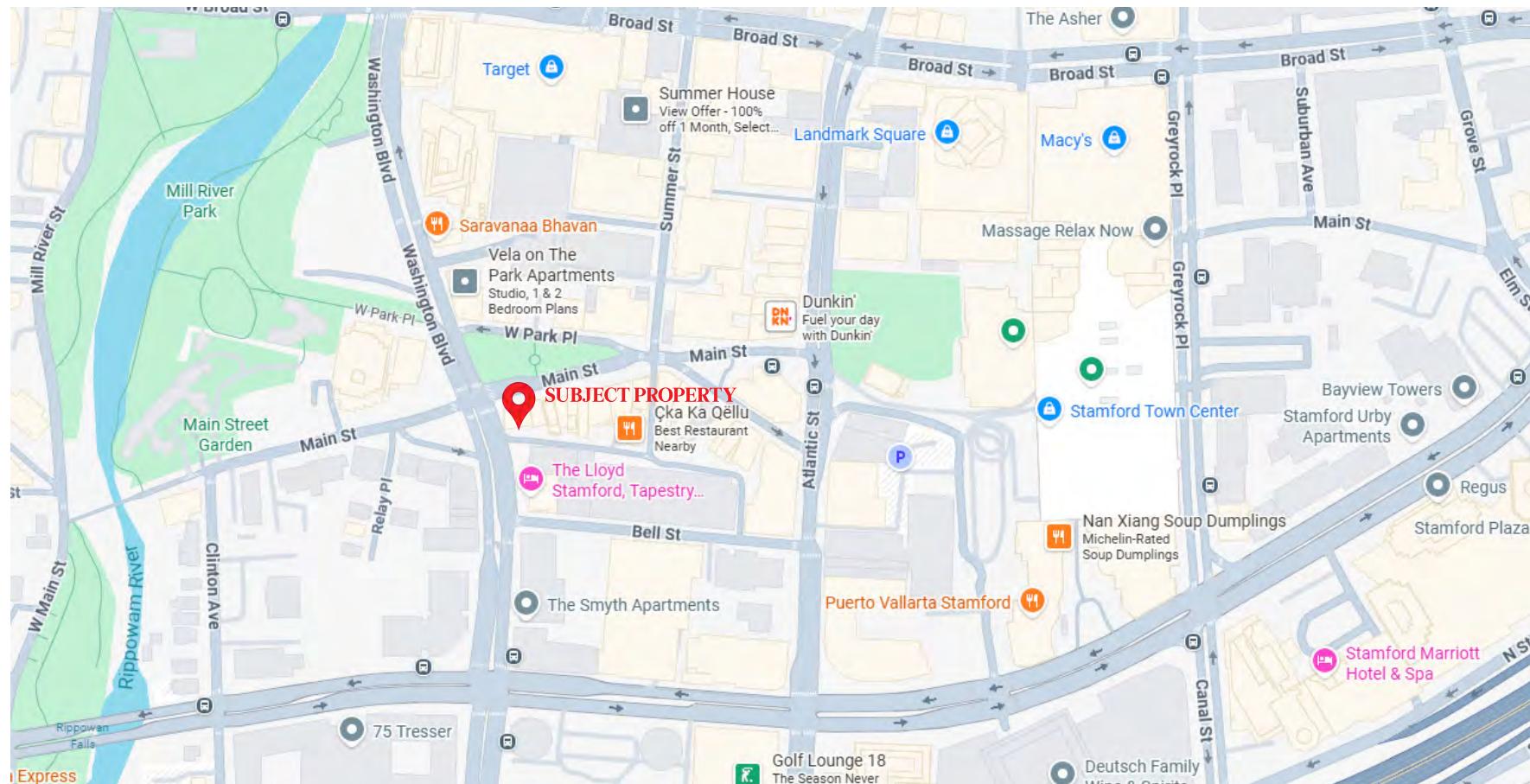
953  
WASHINGTON  
BOULEVARD

# AERIAL MAP



# HOULIHAN LAWRENCE

## COMMERCIAL





SUBJECT  
PROPERTY



## LOCAL MARKET KNOWLEDGE. WORLD CLASS CONNECTIONS.

CONTACT FOR MORE INFORMATION



**Jose Cuartas**  
*Real Estate Salesperson*

M (203) 921-6154 O (914) 798-4900  
[jcuartas@houlihanlawrence.com](mailto:jcuartas@houlihanlawrence.com)



**HOULIHAN LAWRENCE**  
COMMERCIAL

800 Westchester Avenue  
Suite N-517  
Rye Brook, NY 10573  
[www.houlihanlawrence.com/commercial](http://www.houlihanlawrence.com/commercial)



The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of certain information relating to the property mentioned herein (the "Property"), and is not to be used for any other purpose or made available to any other person without the prior written consent of HLC. The material is subject to errors and omissions and based on data upon information supplied by sources deemed reliable.