

ONE

SOUND SHORE DRIVE

GREENWICH, CONNECTICUT

GREENWICH OFFICE SPACE
EXCEPTIONAL VALUE



Owned and managed by:

SIMONE[®]
DEVELOPMENT COMPANIES



NEWMARK



AVAILABILITIES

FIRST FLOOR

Suite 100: 4,053 RSF

Possession: Immediate

- 2nd generation built space or landlord will build-to-suit

Suite 102: 5,721 RSF

Possession: 1/1/26

- Recently built contemporary space with open ceiling exposed ductwork, all glass offices

Suite 103: 1,277 RSF

Possession: 60 Days

- Plug & Play Space

SECOND FLOOR

Suite 201B: 2,712 RSF

Possession: Immediate

- 2nd generation built space or landlord will build-to-suit

RENTAL RATE

\$45.00/SF + Electric

PROPERTY FEATURES

- Boutique Building with Desirable Low-Rise Setting
- Short Walk to Train Station
- Located Directly off I-95 at Exit 4
- Easy Access to Downtown Greenwich Shops, Restaurants and Banks
- 24/7 Security and Key Card Access
- Garage and Surface Parking at a ratio of 3/1,000 SF



RECENT RENOVATIONS

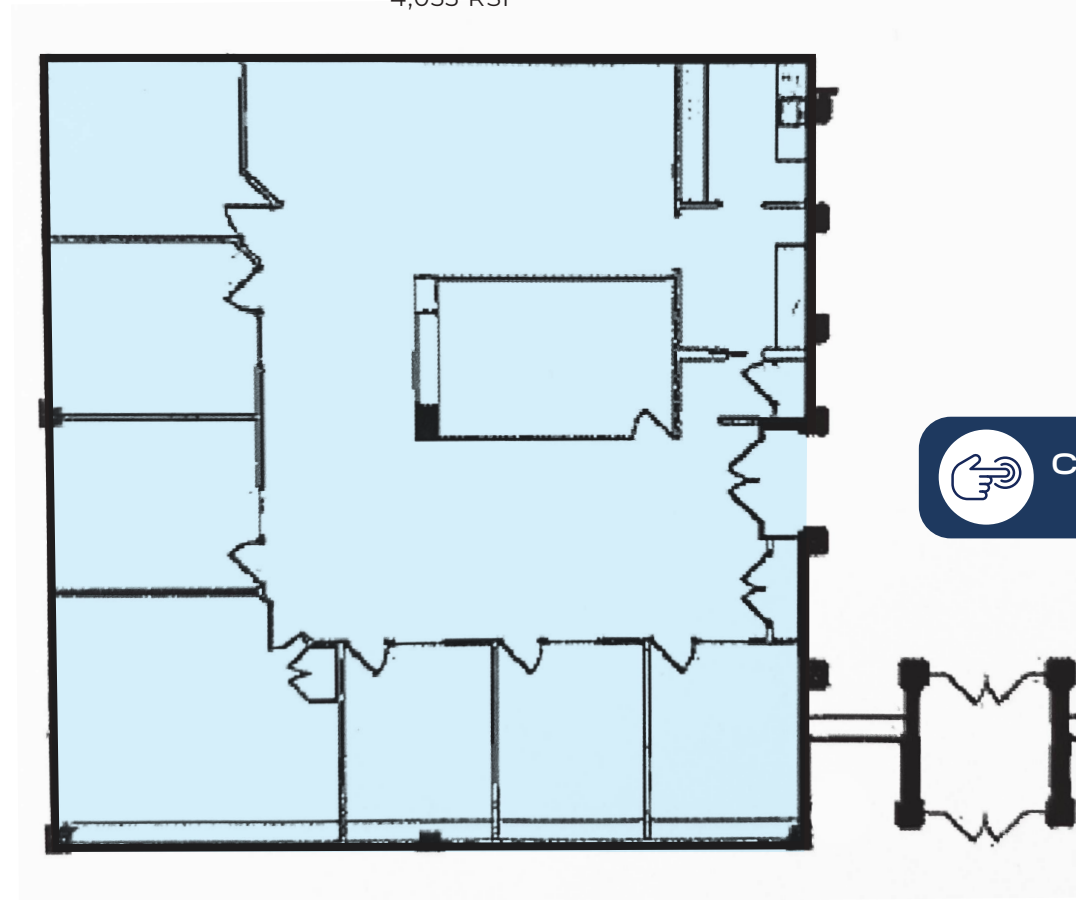
- Entry Lobby, Hallways, Restrooms, Mechanicals and Elevator Cabs with Brand New Finishes
- Wi-Fi Lounge & Break Room
- New Tenant and Building Signage
- New LED Lighting Throughout Parking Garage
- Building Façade, Landscaping, Pavers and Outdoor Seating

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



1ST FLOOR

4,053 RSF



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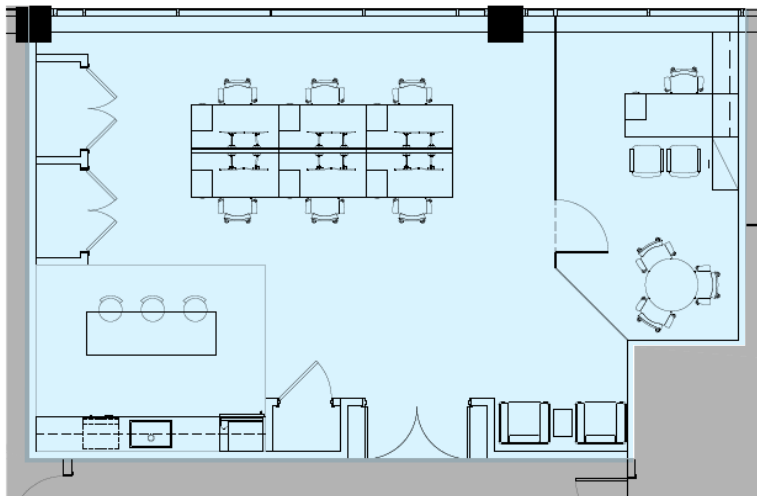
PRE-BUILT SPACE

SUITE 103



1ST FLOOR

1,277 RSF

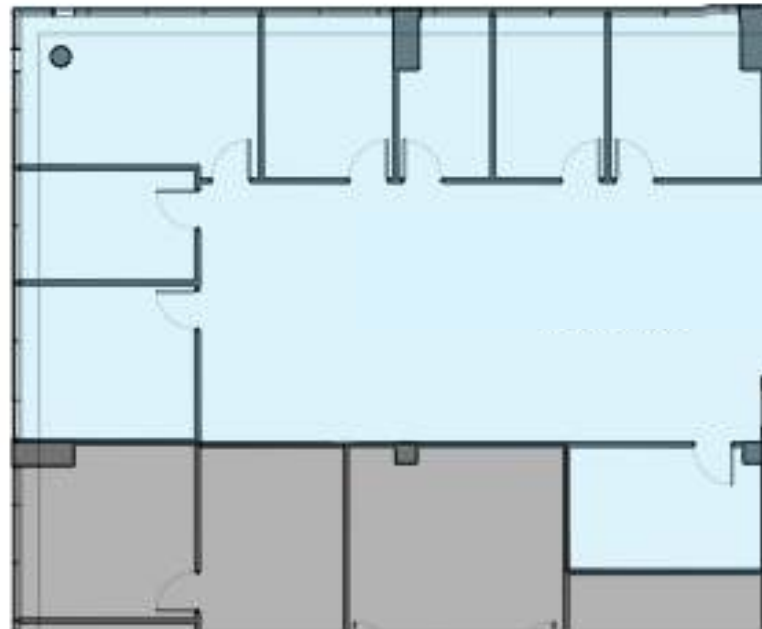
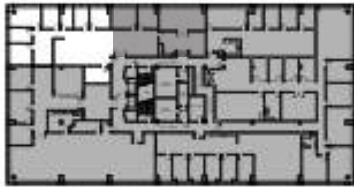


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2ND FLOOR
2,712 RSF

KEY PLAN

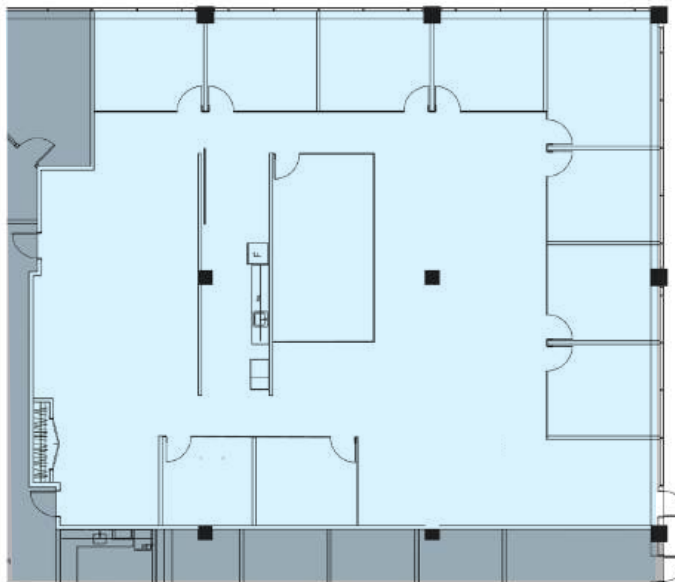


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1ST FLOOR
5,721 RSF

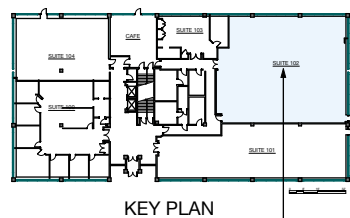


PLUG & PLAY SUBLEASE WITH DIRECT OUTDOOR ACCESS

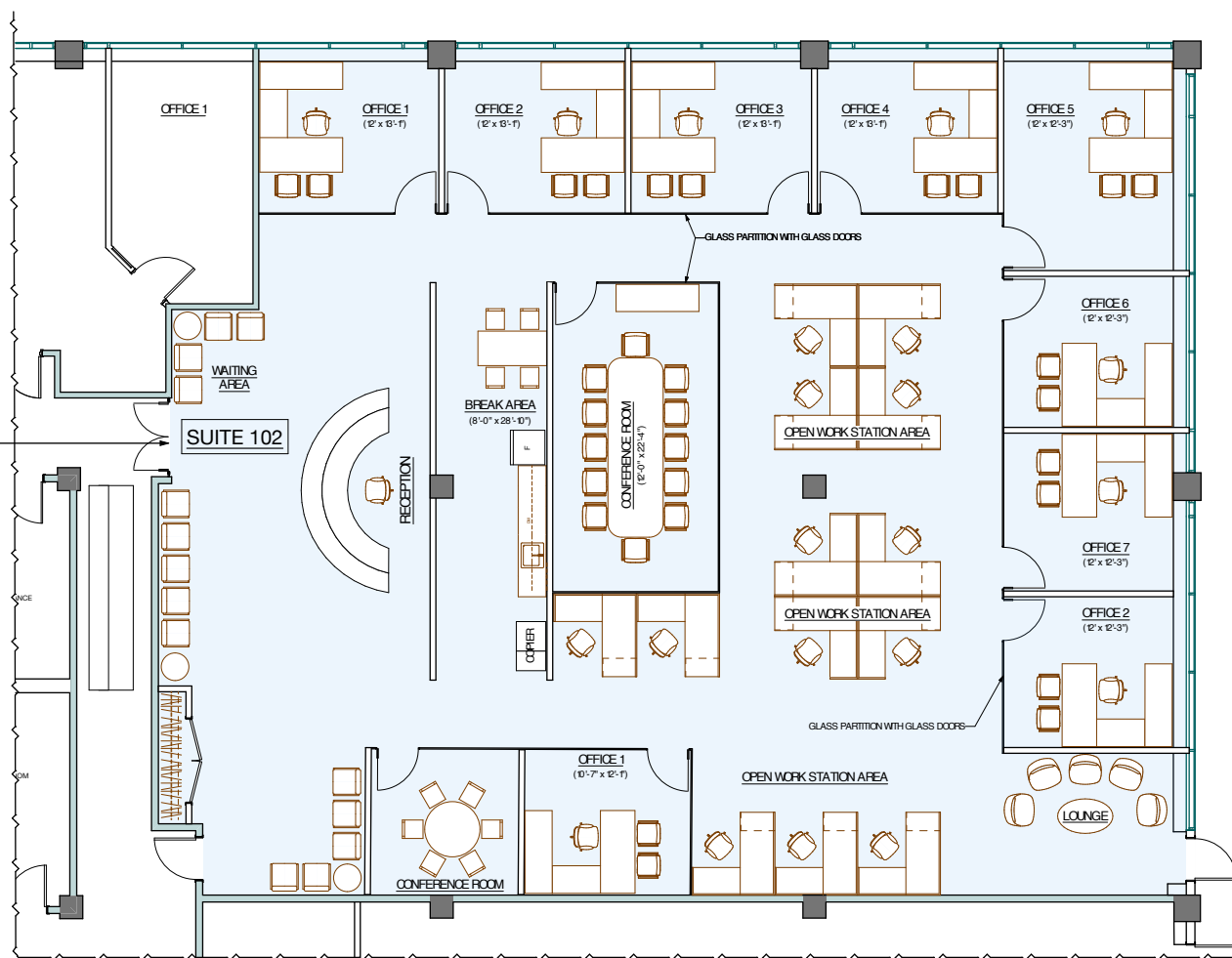
SUITE 102



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SUITE 102



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TRANSIT-ORIENTED LOCATION

- Easy access to Interstate 95
- 5 minute drive to iconic Greenwich Avenue
- Short walk to Cos Cob train station
- 28 minute drive to Westchester County Airport
- 50 minute train ride to Grand Central Terminal



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