

411 WEST PUTNAM AVENUE GREENWICH, CT

THE IDEAL LOCATION FOR BUSINESSES SEEKING
CONVENIENCE AND PRESTIGE IN THE HEART OF GREENWICH

1,036 RSF – 6,829 RSF OFFICE SOLUTIONS AVAILABLE FOR LEASE



RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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BUILDING OVERVIEW

411 WEST PUTNAM AVE

A premier 4-story, 100,000 SF Class A office building.

The property has been enhanced with a renovated exterior and meticulously updated landscaping, and provides ample surface and covered parking ensuring convenience for all occupants.

LOCATION:

Ideal for commuters, with exceptional accessibility to I-95, the Merritt Parkway, I-684, the Hutchinson River Parkway, and Route 120A, making it a central hub for those traveling within the Region.

ACCESSIBILITY:

411 West Putnam Ave offers access to a variety of local amenities. Occupants can enjoy Greenwich Avenue's array of award-winning restaurants, high-end retail and multiple boutique fitness operator.

The property is also close to the Metro-North Train Station in Greenwich and the Westchester County Airport.



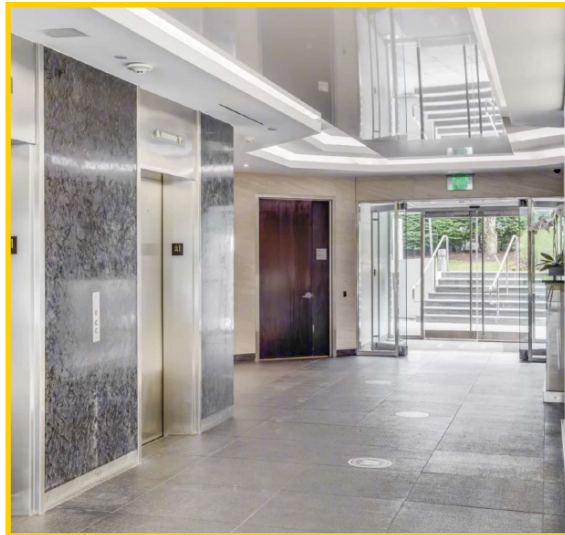
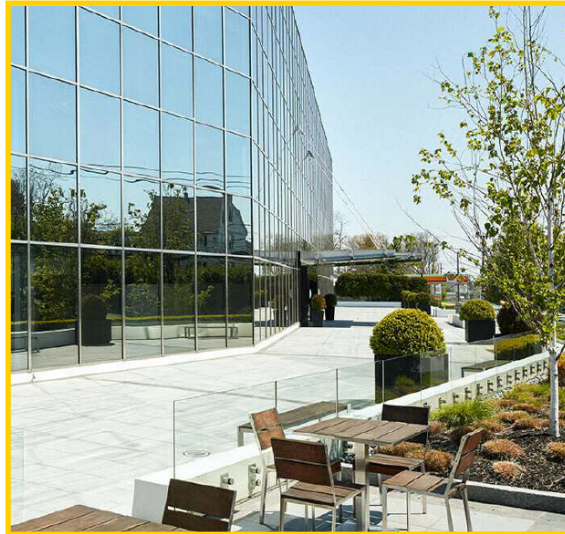
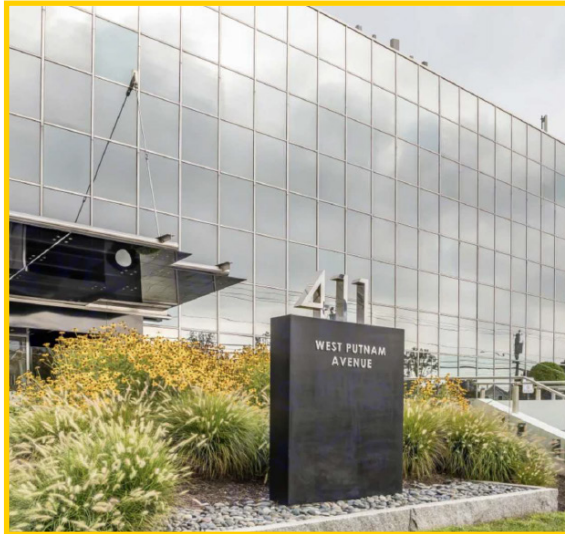
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CURRENT AVAILABILITY



SUITE	RSF
100	2,500 RSF
110	1,036 RSF
300	1,295 RSF
401	6,829 SF

FIRST CLASS ON-SITE AMENITIES



SECURITY/CONCIERGE

MANAGEMENT

CAR WASH

GOLF SIMULATOR

DRY CLEANING SERVICES

GRAB & GO FOOD OPTIONS

COVERED & SURFACE PARKING

PLAN FOR FIRST FLOOR AMENITY CENTER

FOOD COURT

GOLF SIMULATOR

SUITE 110

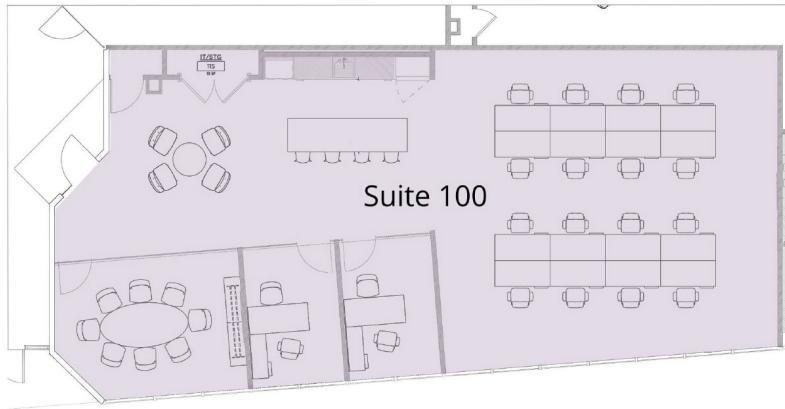
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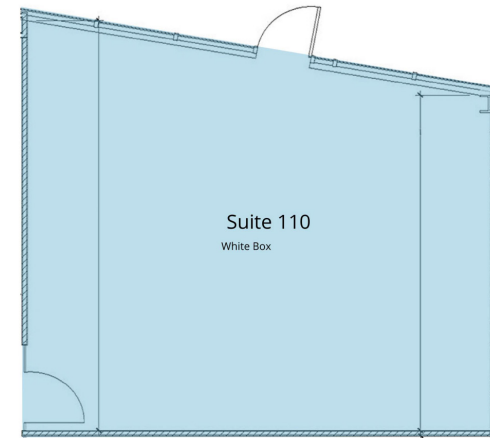
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FLOOR PLANS

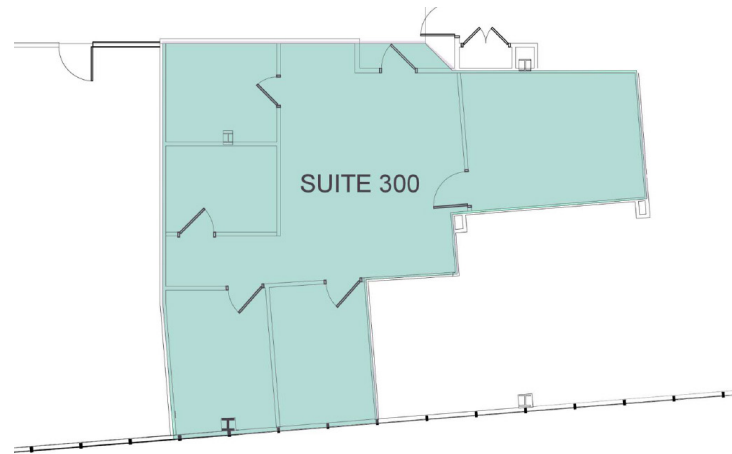
SUITE 100 | 2,500 RSF



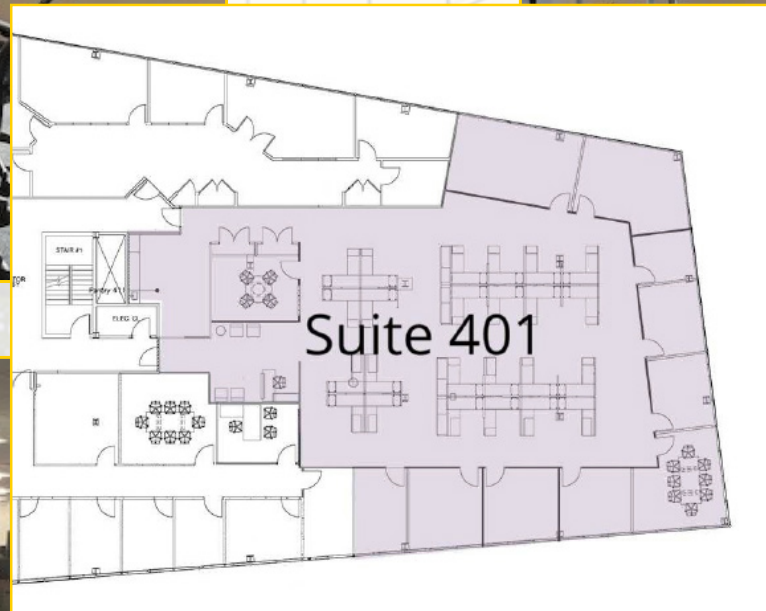
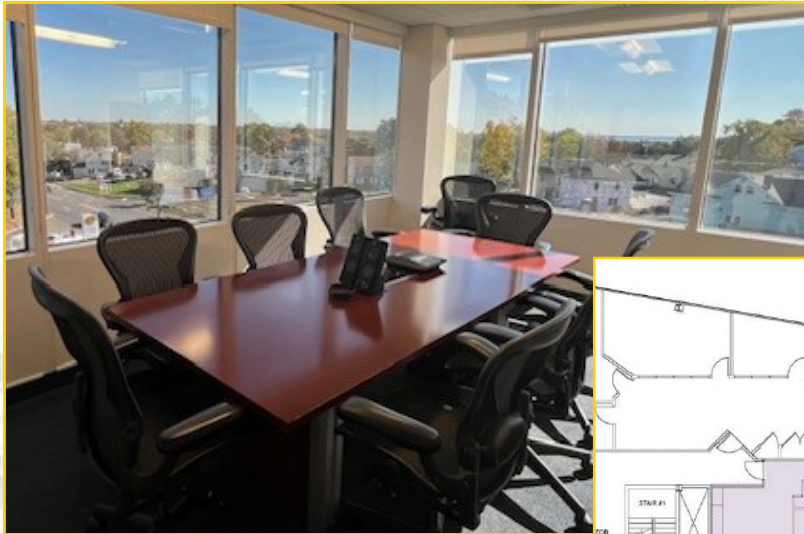
SUITE 110 | 1,036 RSF



SUITE 300 | 1,295 RSF



SUITE 401 | PRE-BUILT



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UPPER ECHELON DEMOGRAPHICS

Greenwich: The financial powerhouse of Connecticut's Gold Coast thrives with its concentration of hedge funds and major financial services firms.

Scenic beaches, vibrant festivals, and upscale dining. A wide array of festivals, celebrating arts, film, cuisine, and culture, are hosted year-round in Greenwich. The vibrant downtown area offers an appealing mix of fine dining, boutique shopping, and various local attractions for visitors and residents alike.



Greenwich is one of the safest towns in Connecticut, with a crime rate 76% lower than the national average, contributing to a high quality of life and a family-friendly environment.



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PREMIER RETAIL & RESTAURANTS AWAIT



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