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# 9W

## 9 WEST BROAD STREET

STAMFORD, CONNECTICUT



**NEWMARK**



# MOVE-IN READY MODERN OFFICE SPACE



## PROPERTY HIGHLIGHTS

- Full-service cafeteria with indoor and outdoor seating
- Fitness center with locker rooms and showers
- Conference center with seating for up to 175 persons
- Lobby level lounge
- On-site security and management
- Private shuttle to and from the Stamford Transportation Center
- Covered parking
- 24/7 key-card access



## SPECIFICATIONS

### AVAILABILITIES

SECOND	1,865 SF*	2,266 SF*	7,377 SF*
THIRD	2,240 SF*	4,346 SF*	
FOURTH	2,197 SF		
SIXTH	9,735 SF**	2,764 SF	

### RENTAL RATE

\$35.00 Gross + Electric

### TERM

5 - 10 Years

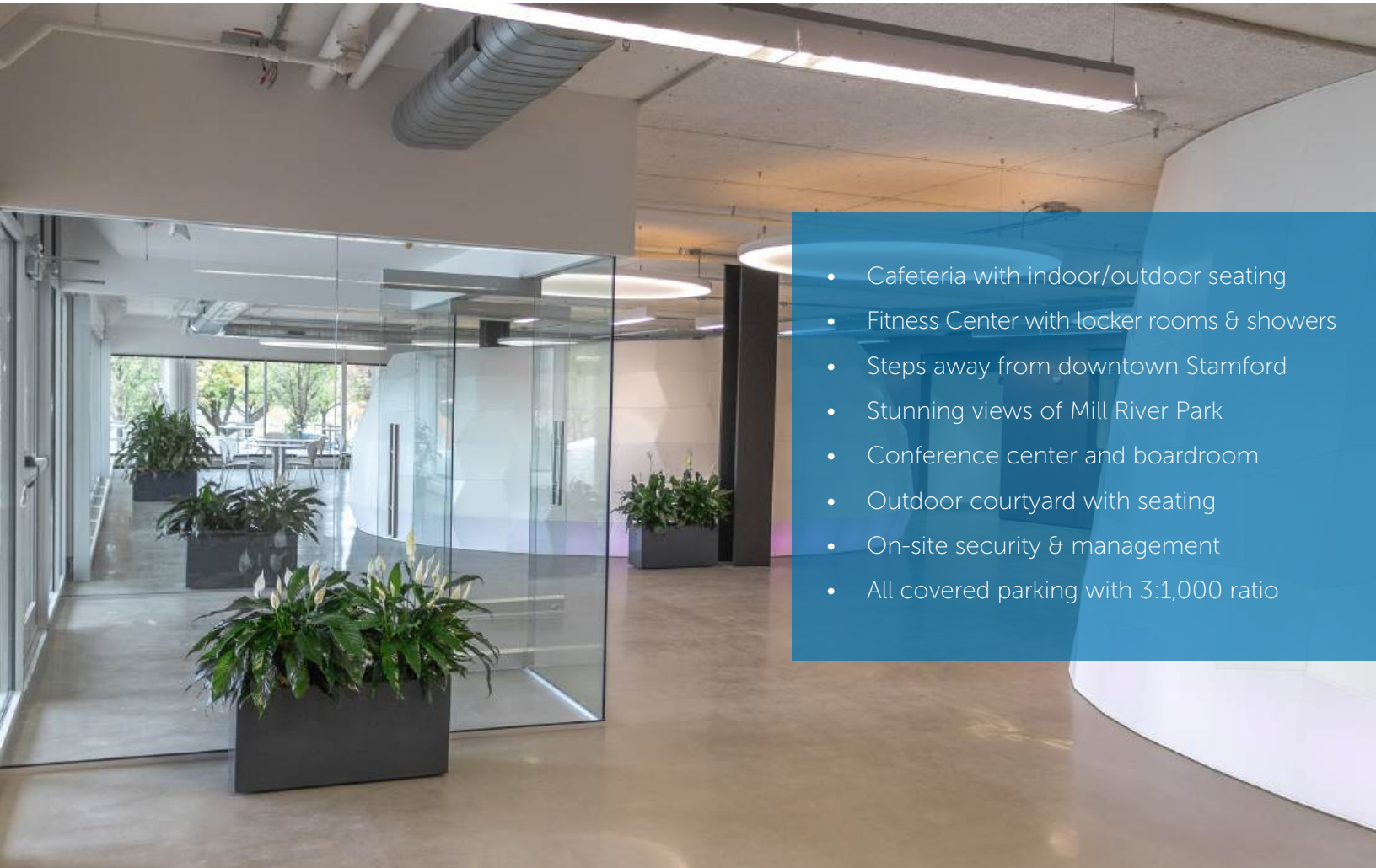
### POSSESSION

Immediate

\* Contiguous \*\* Divisible



# PROPERTY AMENITIES

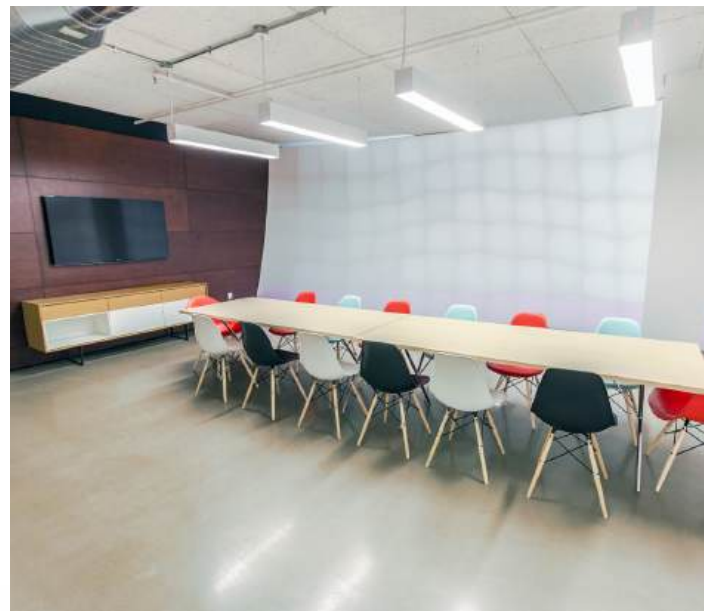


- Cafeteria with indoor/outdoor seating
- Fitness Center with locker rooms & showers
- Steps away from downtown Stamford
- Stunning views of Mill River Park
- Conference center and boardroom
- Outdoor courtyard with seating
- On-site security & management
- All covered parking with 3:1,000 ratio

MODERN LOBBY



FITNESS CENTER



CONFERENCE ROOM



# MODERN OFFICE SPACE



FIRST FLOOR / SUITE 100



THIRD FLOOR / SUITE 300



SECOND FLOOR / SUITE 250

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**NEWMARK**



EASY ACCESS

# TRANSIT ORIENTED LOCATION



**3**

Minute drive to  
Interstate 95



**8**

Minute walk to  
Stamford Train Station



**52**

Minutes to Grand  
Central Terminal

