

ONE

SOUND SHORE DRIVE

GREENWICH, CONNECTICUT

**1 NEW PRE-BUILT
SUITE REMAINING!**



Owned and managed by:

SIMONE[®]
DEVELOPMENT COMPANIES



NEWMARK

ONLY 1 SUITE REMAINING

FIRST FLOOR

1,277 RSF / Suite 103

SECOND FLOOR*

2,325 RSF / Suite 201A	LEASED
4,763 RSF / Suite 201B	LEASE OUT
5,727 RSF / Suite 202A	LEASED
3,053 RSF / Suite 202B	LEASED

* Contiguous up to 14K SF

RENTAL RATE

\$45.00/SF
+ Electric

POSSESSION

Immediate

TERM

Flexible

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

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SOUND SHORE DRIVE

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.



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



	STAMFORD	6 min.		STAMFORD	10 min.
	WESTCHESTER COUNTY AIRPORT	28 min.		WHITE PLAINS	24 min.
	WHITE PLAINS	30 min.		125 TH STREET	42 min.
	MANHATTAN	34 min.		GRAND CENTRAL TERMINAL	50 min.
	LAGUARDIA INT. AIRPORT	48 min.		BRONX	40 min.

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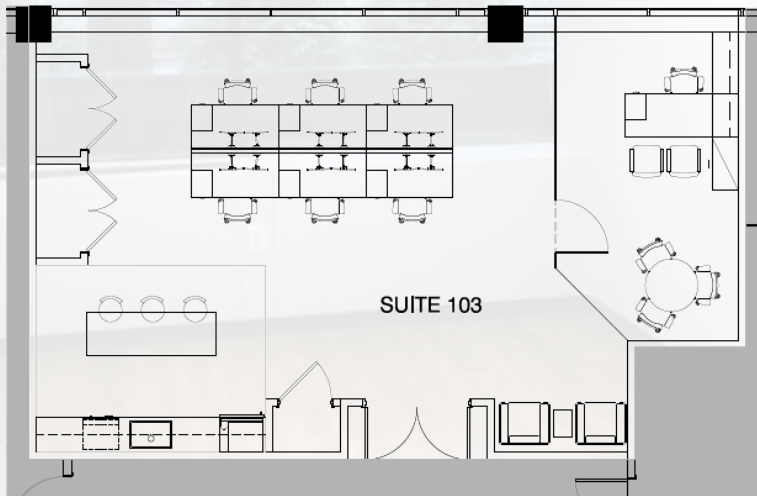
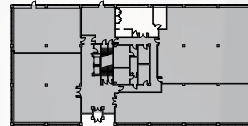
PRE-BUILT SPACE

1ST FLOOR



1ST FLOOR - 1,277 RSF
PRE-BUILT SPACE

KEY PLAN



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