

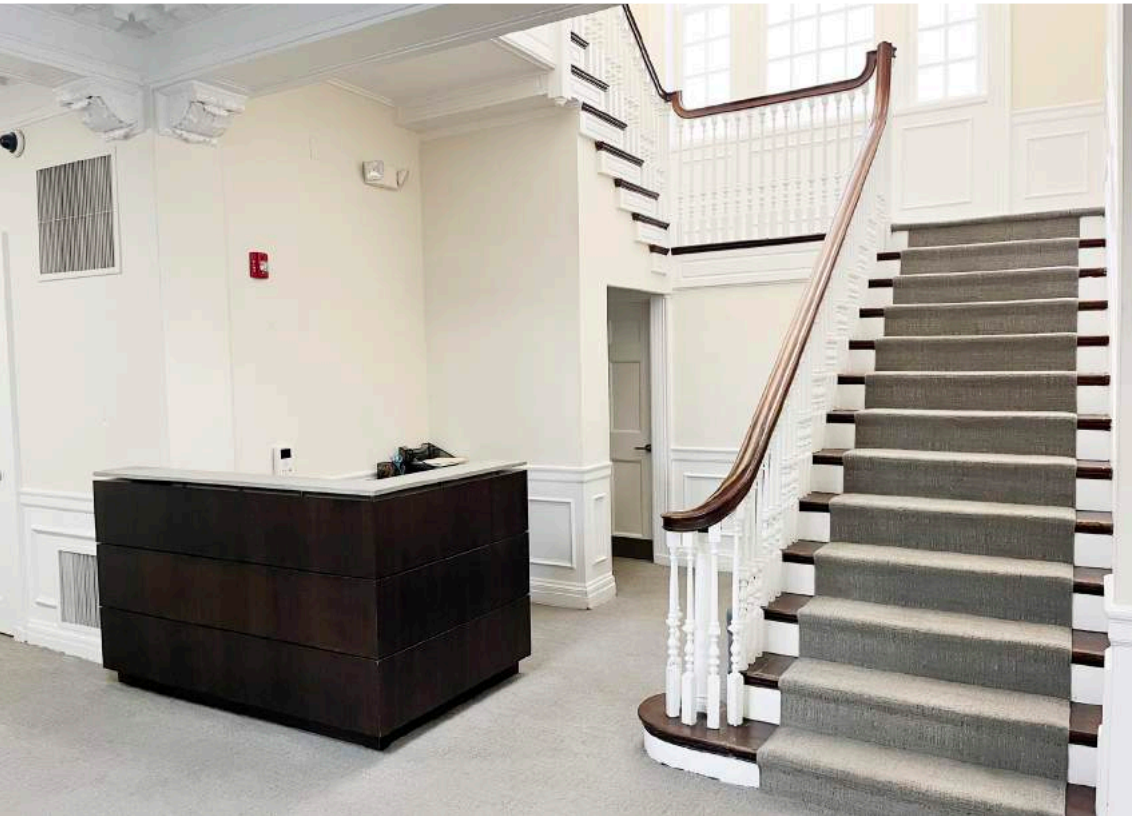
STAMFORD, CONN.

*Historic Office  
Building Available  
for Lease in Stamford*

NEWMARK







# SPECIFICATIONS



SUBURBAN  
AVENUE

STAMFORD, CONN.

## AVAILABILITIES

Ground floor: 2,440 SF  
First floor: 2,264 SF  
Second floor: 4,932 SF  
Mezzanine: 1,006 SF

## POSSESSION

August 1, 2024

## RENTAL RATE

\$50.00/SF + tenant electric

## PROPERTY HIGHLIGHTS

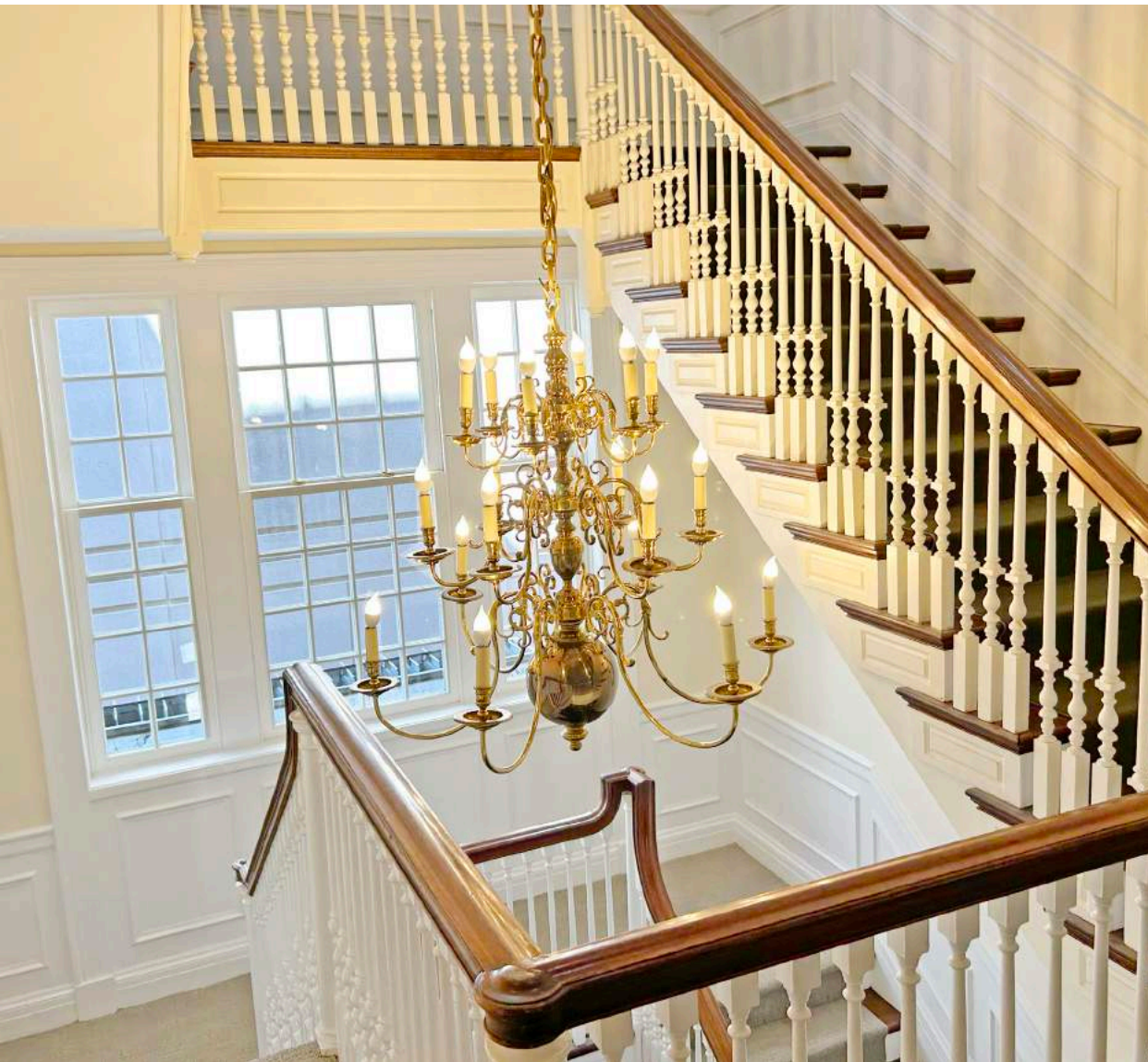
- Space can be offered fully plug & play
- Fully documented and installed cabling infrastructure with 258 drops throughout the space
- IT room with dedicated power circuit & HVAC unit
- Battery power backup supply in the IT room and at the desk locations
- Furniture includes desk systems by Bernhardt, HBF Geiger and Gunlocke. Trading desk designed and built by LaCour ([www.lacourinc.com](http://www.lacourinc.com))
- Security includes full access control system, intrusion alarms and video surveillance system with cameras in security sensitive areas
- Fitness Center with locker rooms and state of the art weight and nautilus equipment

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.



# INTERIOR PHOTOS

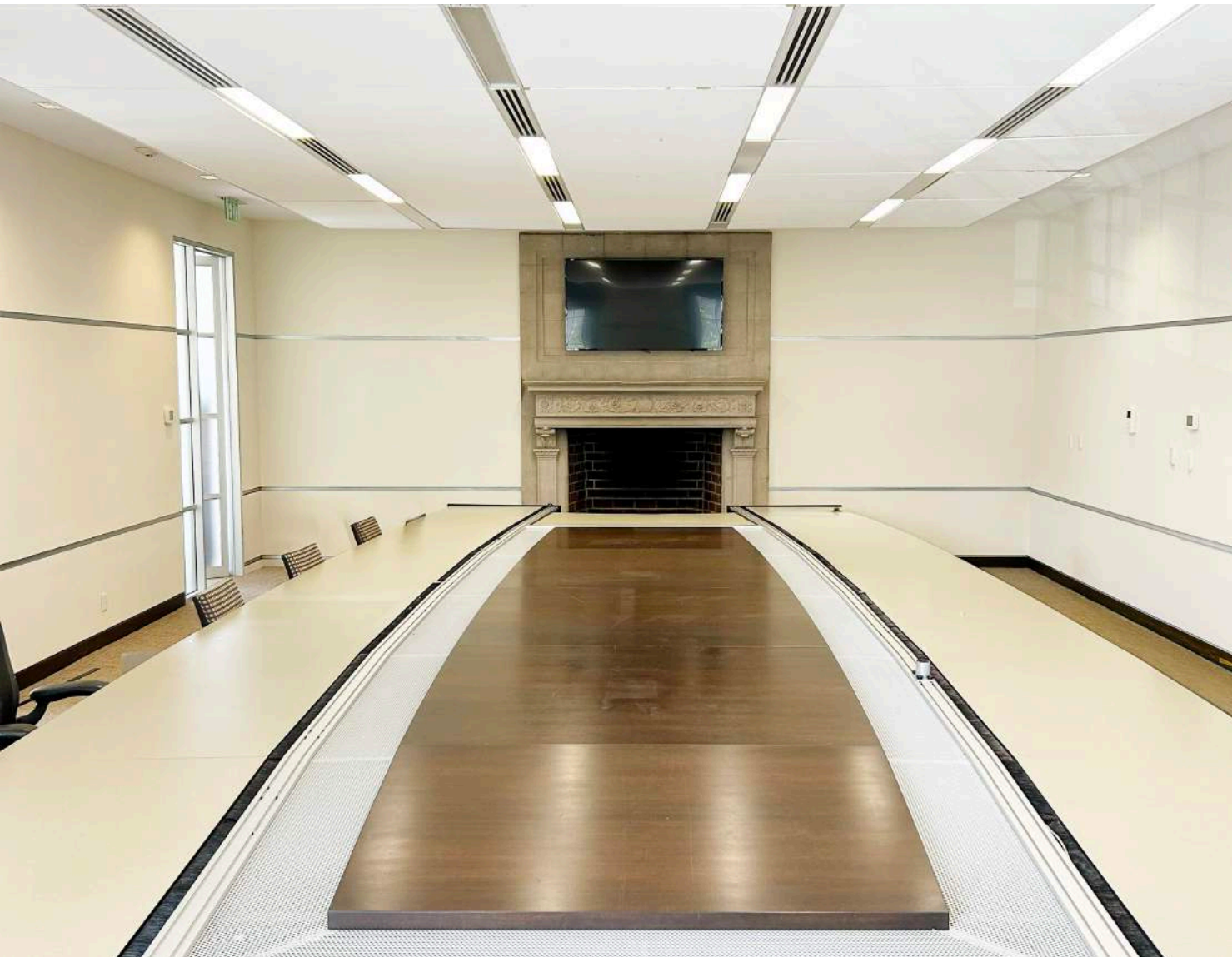
HIGH END CENTER STAIRWAY / CONFERENCE ROOMS





# INTERIOR PHOTOS

TRADING AREA / STUNNING FIREPLACES





# INTERIOR PHOTOS

FLOOR TO CEILING WINDOWS / MASTERCRAFT WOODWORK

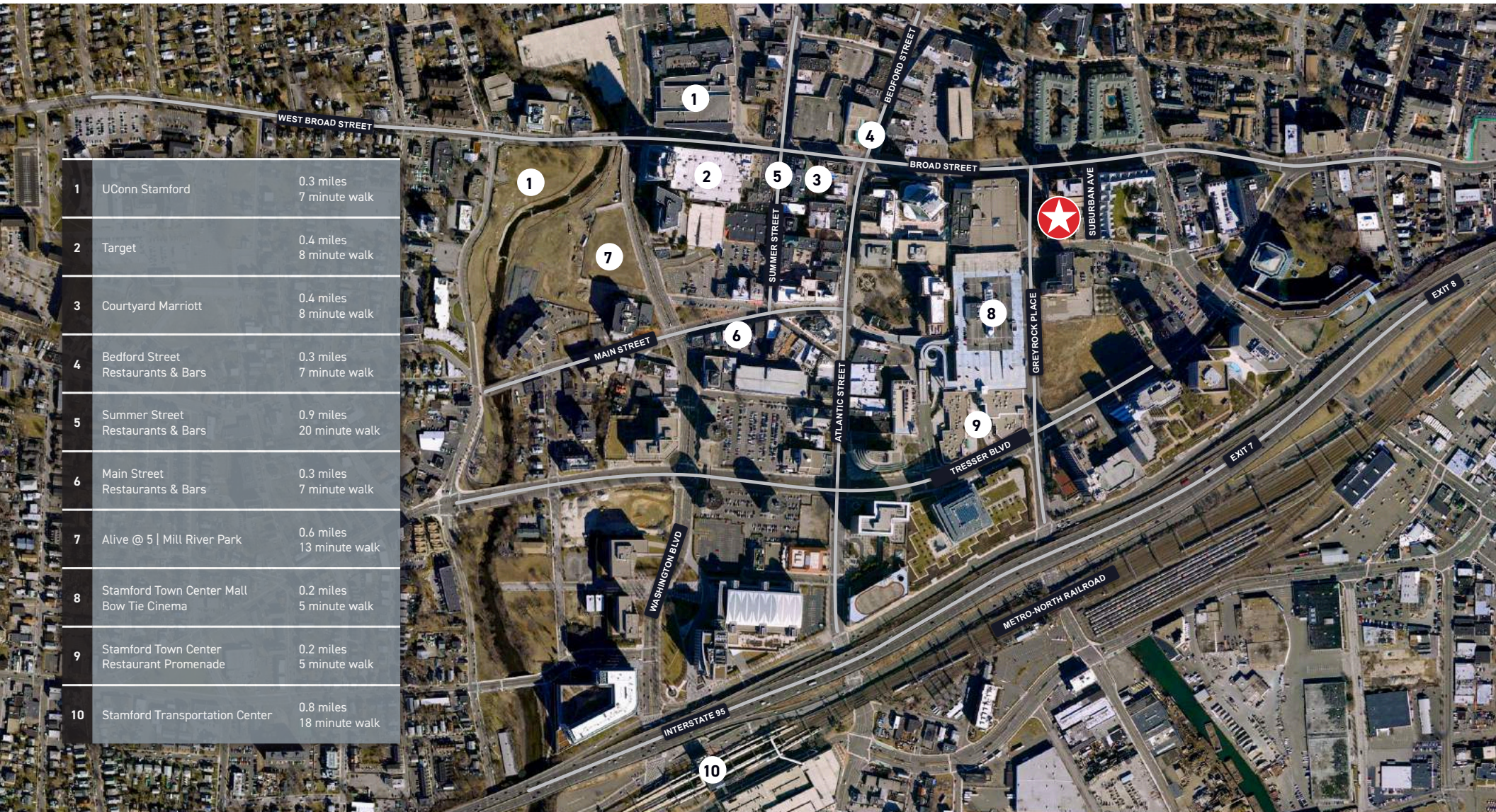


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# AREA MAP

WALK TO IT ALL





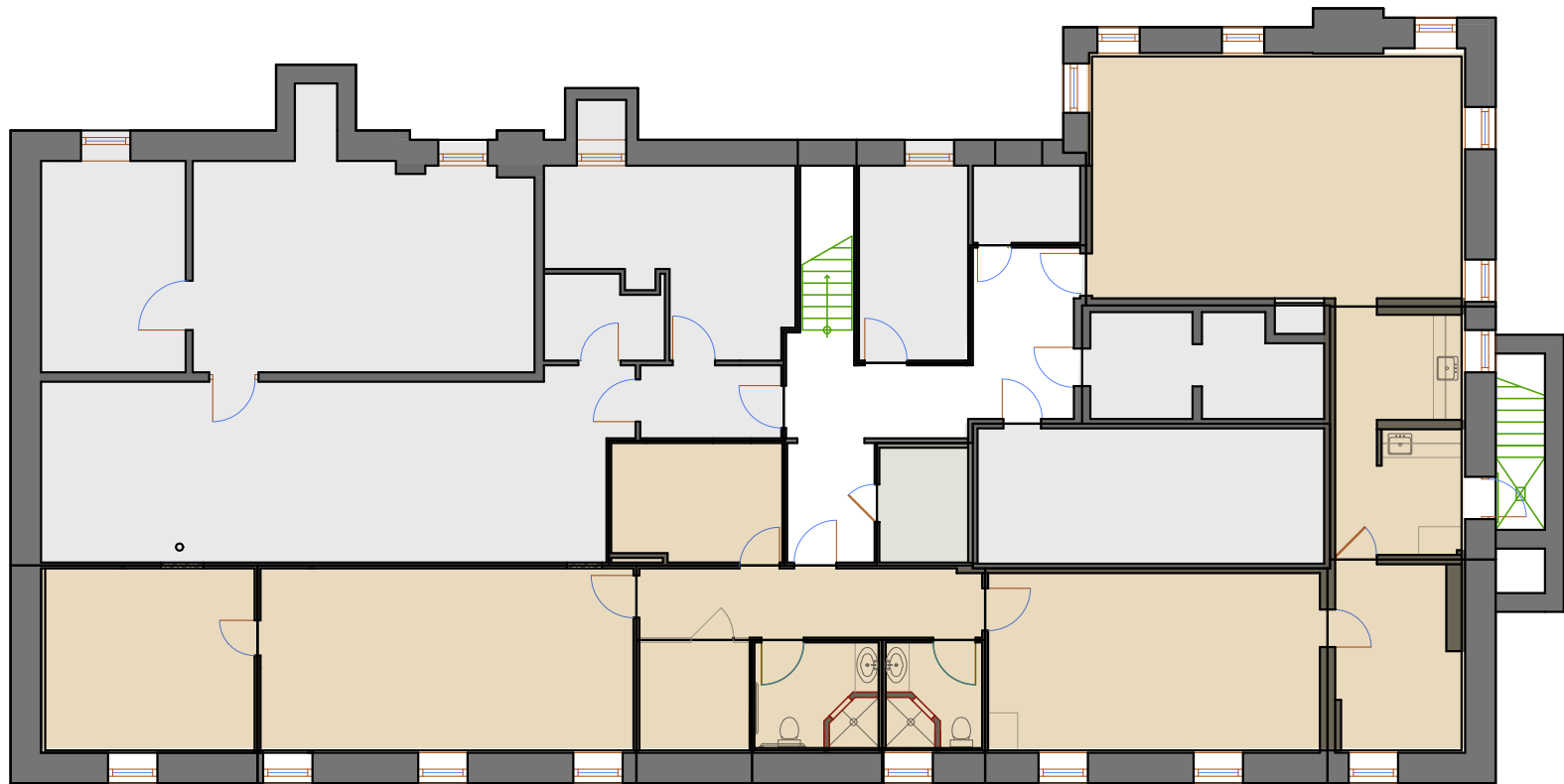
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SUBURBAN  
AVENUE

STAMFORD, CONN.

# FLOOR PLANS

SHARED FITNESS FACILITY / GROUND FLOOR: 2,440 SF



AVAILABLE     LEASED

**NEWMARK**

**TIM RORICK**  
203-531-3622 | [tim.rorick@nmrk.com](mailto:tim.rorick@nmrk.com)

**TOREY WALSH**  
203-531-3633 | [torey.walsh@nmrk.com](mailto:torey.walsh@nmrk.com)

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SUBURBAN  
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# FLOOR PLANS

FIRST FLOOR: 2,264 SF



AVAILABLE  LEASED

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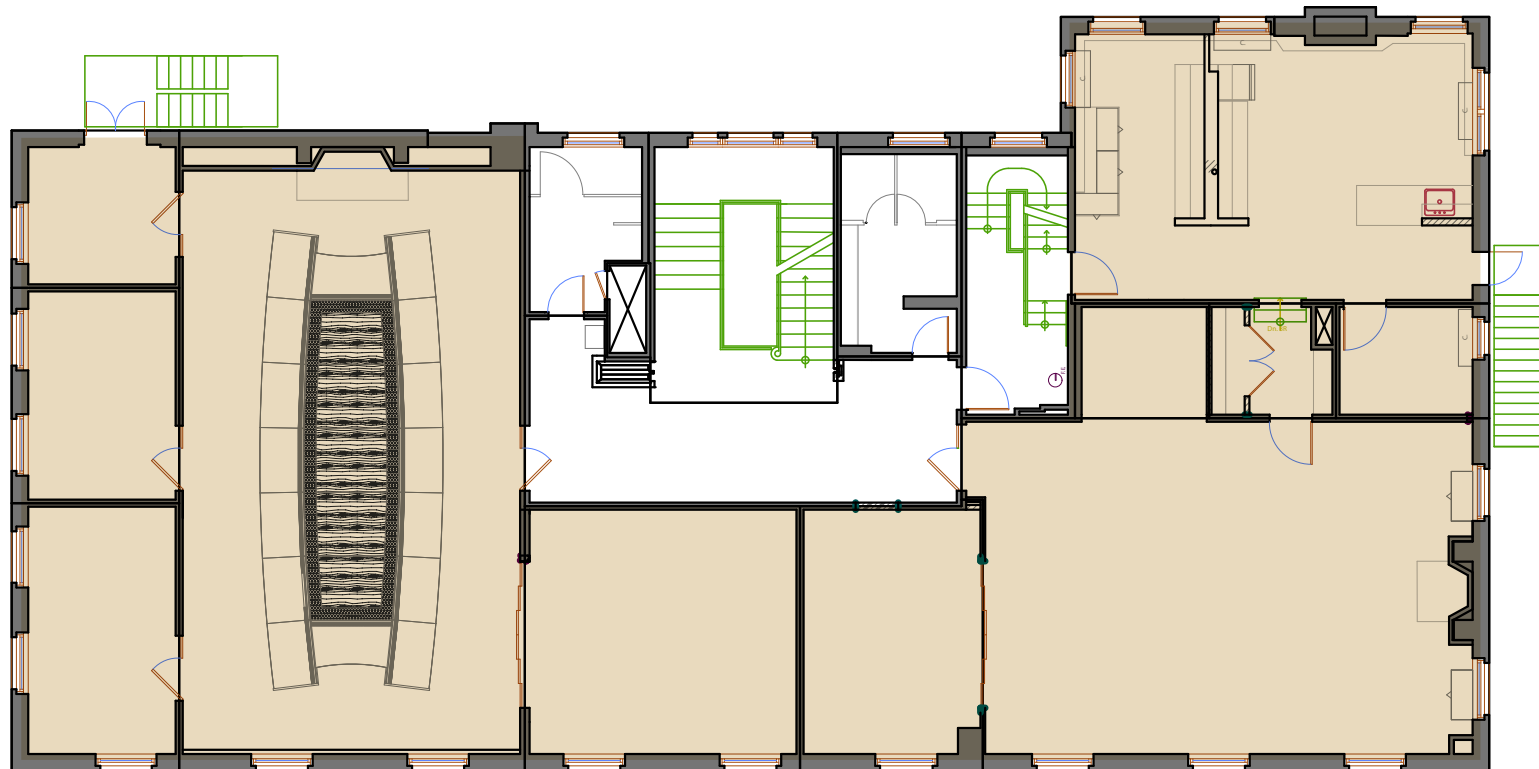
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# FLOOR PLANS

SECOND FLOOR: 4,932 SF



AVAILABLE  LEASED

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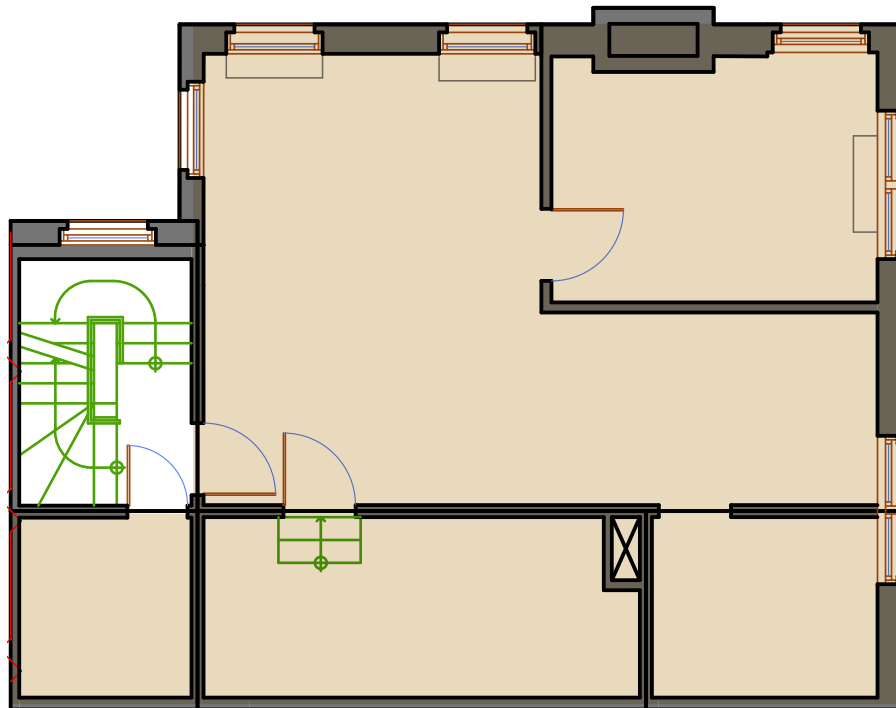
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# FLOOR PLANS

MEZZANINE: 1,006 SF



AVAILABLE  LEASED

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