

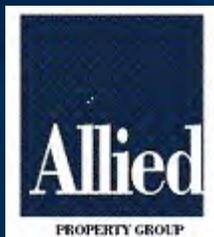


OFFERING MEMORANDUM

# 67 HOLLY HILL LANE

Greenwich, Connecticut 06830

Co-Exclusive Agents



Marcus & Millichap

# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

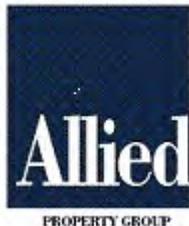
The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and Allied Property Group and should not be made available to any other person or entity without the written consent of Marcus & Millichap and Allied Property Group. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap and Allied Property Group have not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap and Allied Property Group have not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap or Allied Property Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID  
#ZAG0280413



67 HOLLY HILL LANE

PRESENTED  
BY

The logo for Marcus & Millichap, featuring the company name in a white serif font on a dark blue rectangular background with an orange horizontal bar at the bottom.

Marcus & Millichap

**JIM EVANS**

Licensed Associate Real Estate Broker  
Westchester

Direct: 914-220-9756

[James.evans@marcusmillichap.com](mailto:James.evans@marcusmillichap.com)

NY #10301206529



**TOM TORELLI**

Managing Partner

Office: 203-661-5800

Mobile: 203-253-4714

[tom@alliedpropertygp.com](mailto:tom@alliedpropertygp.com)

CT REB.0684067

67 HOLLY HILL LN

# BROKER OF RECORD

## **TOM TORELLI**

Managing Partner

Office: 203-661-5800

Mobile: 203-253-4714

[tom@alliedpropertygp.com](mailto:tom@alliedpropertygp.com)

CT REB 0684067



## **JOHN KRUEGER**

Connecticut

CT REB 752012

Marcus & Millichap



# 01



## INVESTMENT OVERVIEW

Property Summary  
Regional Map  
Local Map  
Survey  
Parking Garage  
1st and 2nd Floors  
3rd Floor  
2nd Floor  
3rd Floor



# 67 HOLLY HILL LANE

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

67 Holly Hill Lane in Greenwich, Connecticut is a modern three-story elevated office building containing a total of 20,947 square feet located just off West Putnam Street (Route 1), a major office/retail corridor in the area. The location is extremely desirable for office, medical and financial tenants given its proximity to one of the wealthiest communities in the country.

The property is a modern 20,947 square-foot office building in a highly desirable location for both office and medical tenants. Jewish Family Services of Greenwich occupies approximately 43 percent of the building in a several spaces throughout the property.

Situated on .91 acres, this boutique office building is a concrete/steel structure with a precast concrete and glass facade, one hydraulic Dover elevator, a standby generator (diesel powered), 12 foot slab to slab floors, a new rooftop cooling tower, fire alarm, landlord controlled HVAC, and 88 parking spaces (50 covered, 4.2/1000 ratio).

Located in the Western Putnam section of Greenwich, it is approximately one mile off Interstate-95 and 30 miles north of Manhattan, the Property is approximately 1.4 miles from the Greenwich Metro-North train station and is minutes from the vibrant Greenwich Business District, renowned for its high concentration of financial services firms, hedge funds and money management funds and upscale retail stores and fine dining.

### PROPERTY HIGHLIGHTS

- Prime Class A Office Building in Greenwich, CT
- High Barrier to Entry Market
- Located one mile to Interstate I-95 and 1.4 miles to Metro North train stop
- 24/7 key card access and surveillance
- New cooling tower

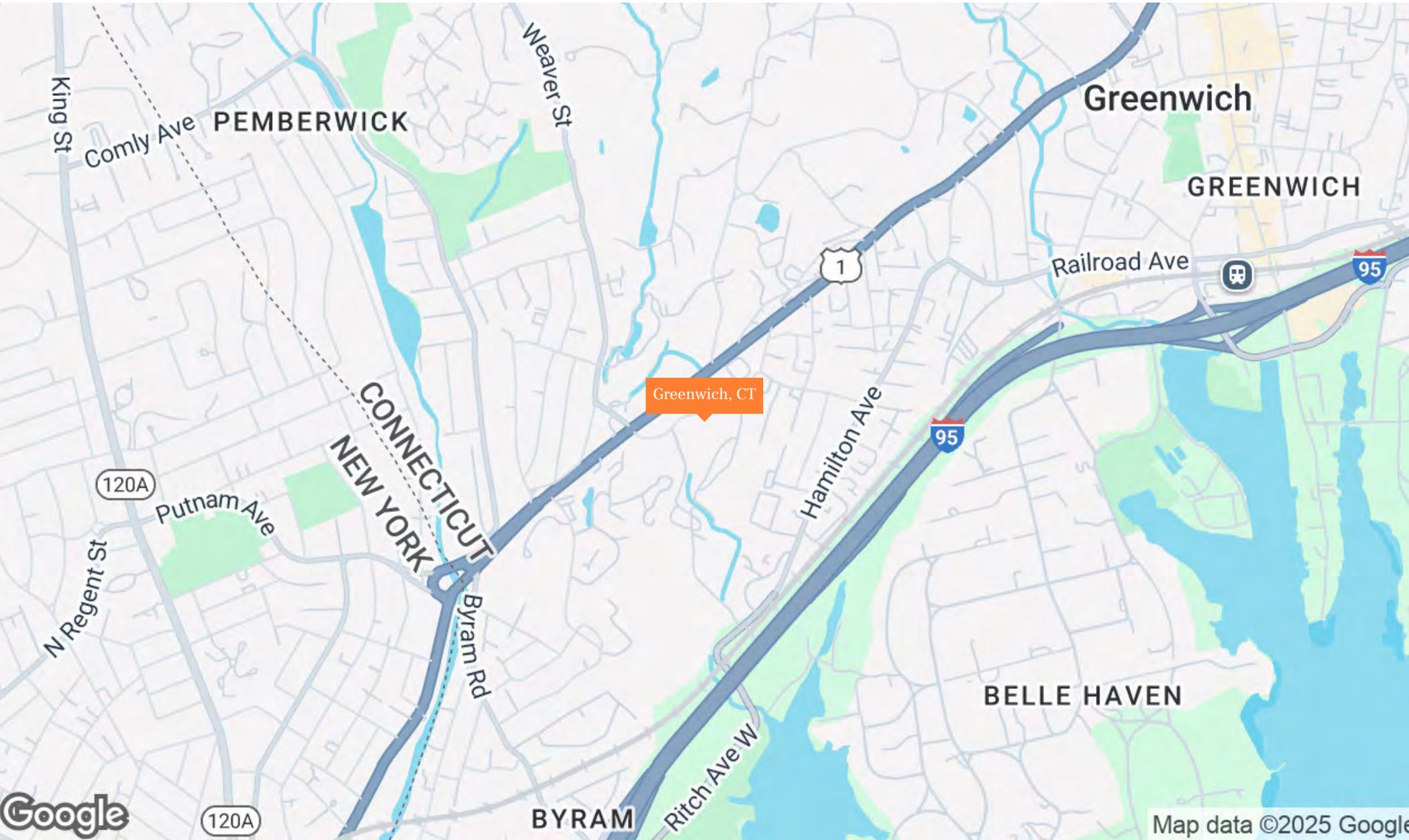
### OFFERING SUMMARY

Listing Price:	\$9,900,000
Net Rentable Area:	20,947 SF
Lot Size:	0.91 Acres
Year Built/Renovated:	1990/2012
Cap Rate:	6.46%
Price/SF:	\$472.62
Average Rent:	\$46.11/SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	311	1,958	6,291
Total Population	758	4,864	16,399
Average HH Income	\$181,175	\$189,497	\$177,159

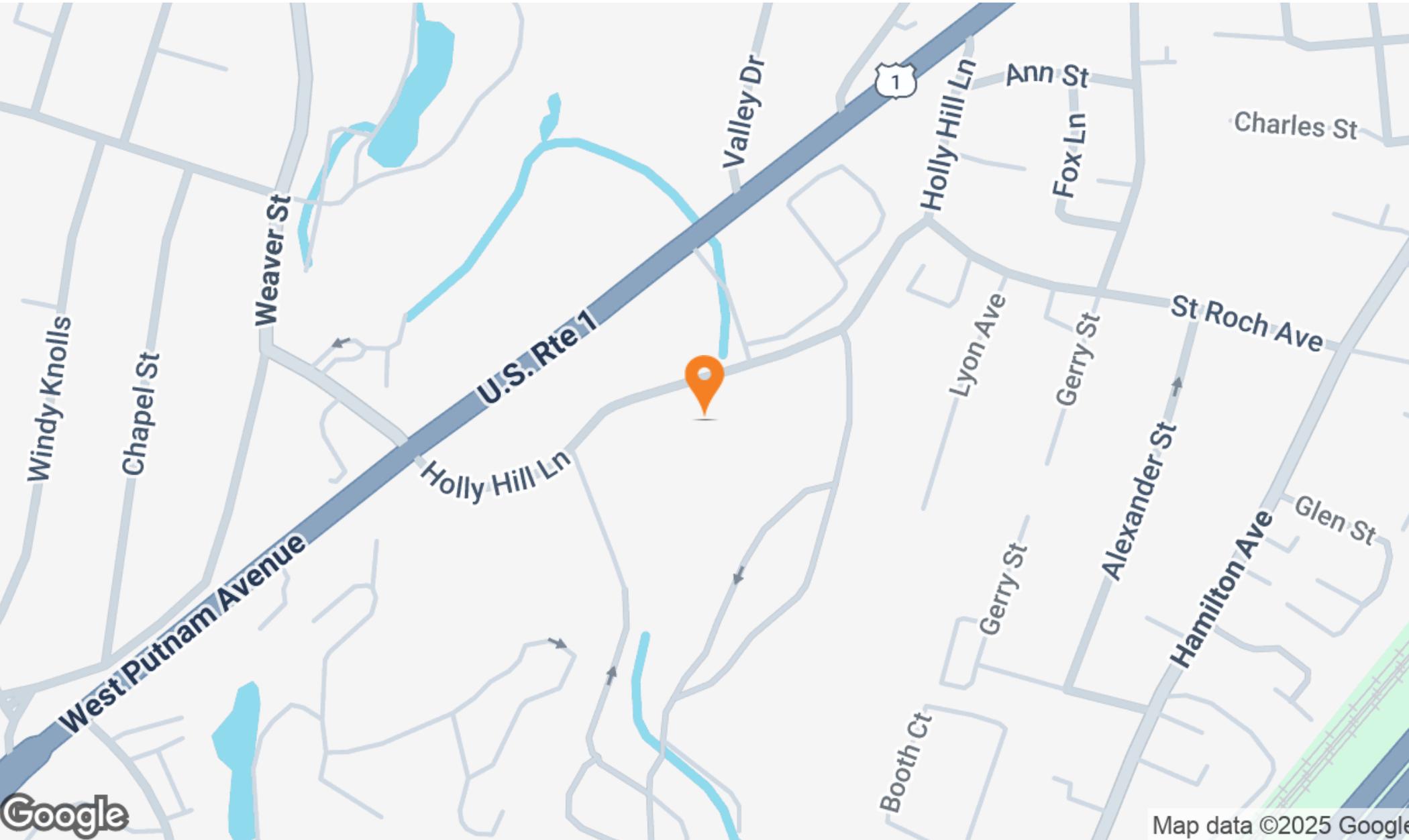
# 67 HOLLY HILL LANE

REGIONAL MAP



# 67 HOLLY HILL LANE

LOCAL MAP

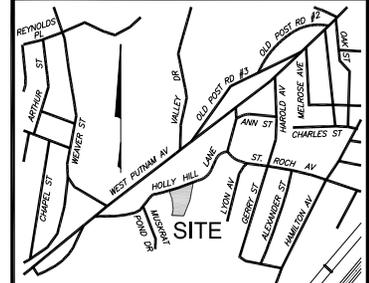


# 67 HOLLY HILL LANE

SURVEY

## HOLLY HILL LANE

PARCEL ID: 03-1529/S ZONE: GBO



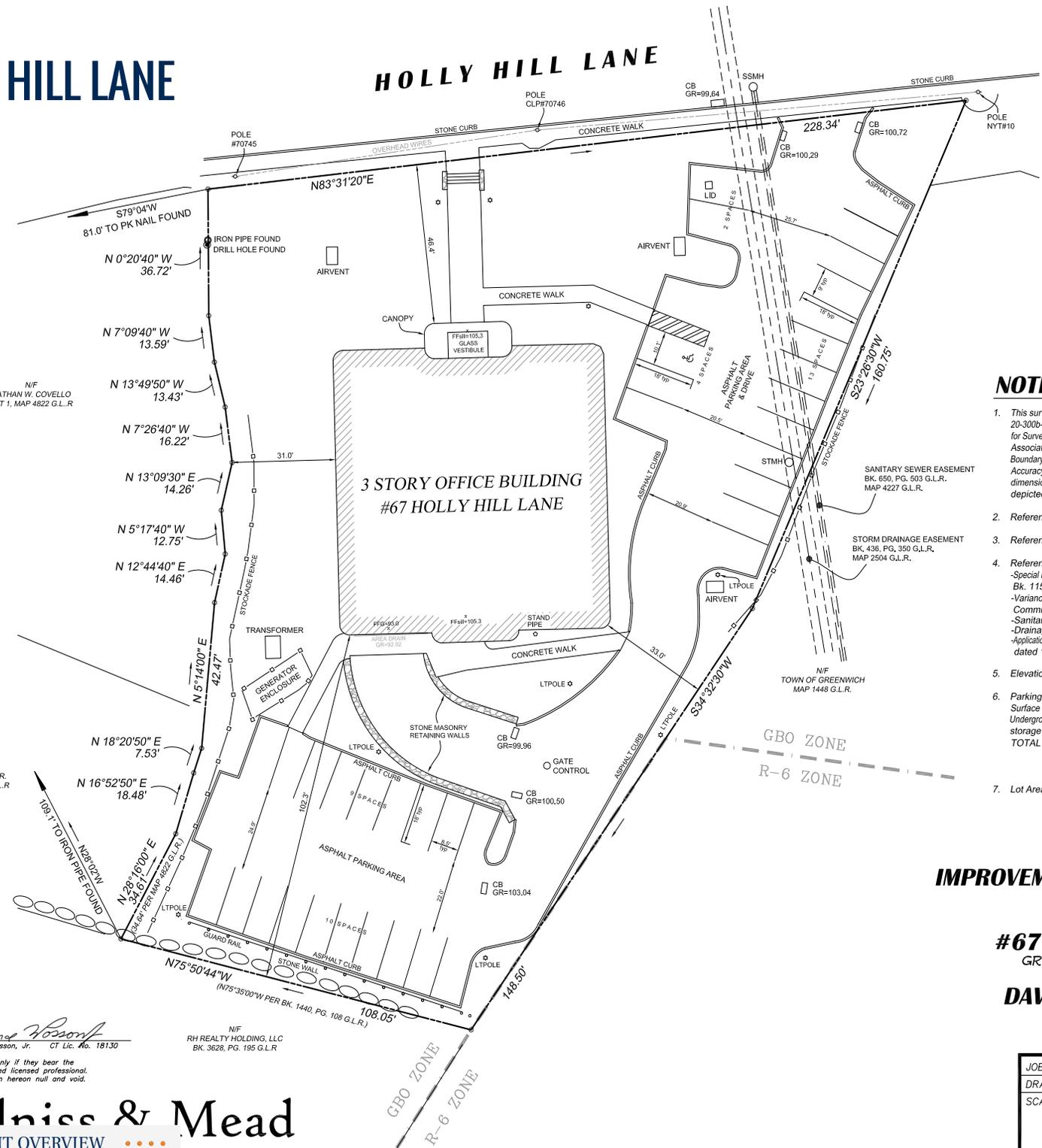
GREENWICH, CT SCALE: 1" = 800'

### ORIENTATION

NORTH - BK 8772, PG. 241 G.L.R.

N/F NATHAN W. COVELLO LOT 1, MAP 4822 G.L.R.

N/F RALPH COVELLO, JR. LOT 3, MAP 4822 G.L.R.



### NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as an Improvement Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 with respect to the location of improvements depicted with dimensions from property lines or other physical locations. Physical features depicted without specific dimensions are indicated for reference only.
- Reference is made to deed found in Bk. 5772, Pg. 242 G.L.R.
- Reference is made to Maps 1448, 2504, 4227 & 4822 G.L.R.
- Reference is made to the following:
  - Special Permit issued by the Planning and Zoning Commission dated 12/12/1979, Bk. 1156, Pg. 137 G.L.R.
  - Variance of front yard requirement (for canopy) by the Planning and Zoning Commission dated 3/17/1982, Bk. 1254, Pg. 226 G.L.R.
  - Sanitary Sewer Easement, Bk. 650, Pg. 503 & Map 4227 G.L.R.
  - Drainage Easement, Bk. 436, Pg. 350 & Map 2504 G.L.R.
  - Application FSP #3761 SP #3762 (for parking) by the Planning and Zoning - Land Use Dept. dated 12/30/2008
- Elevations depicted hereon are based on assumed datum.
- Parking Count:  
 Surface Parking Spaces = 38 spaces, 1 of which is designated for handicap  
 Underground Parking Garage = 49 spaces, 1 of which is currently being used for storage area and 1 of which is designated for handicap  
**TOTAL = 85 REGULAR SPACES**  
**2 HANDICAP SPACES**  
**87 TOTAL SPACES**
- Lot Area = 40,244 SF or 0.9238 Acres

## IMPROVEMENT LOCATION SURVEY DEPICTING PARKING #67 HOLLY HILL LANE GREENWICH, CONNECTICUT PREPARED FOR DAVID ADAM REALTY

To my knowledge and belief, this map is substantially correct as noted hereon.

On 12/15/2014 By *Lawrence W. Posson, Jr.* CT Lic. No. 18130

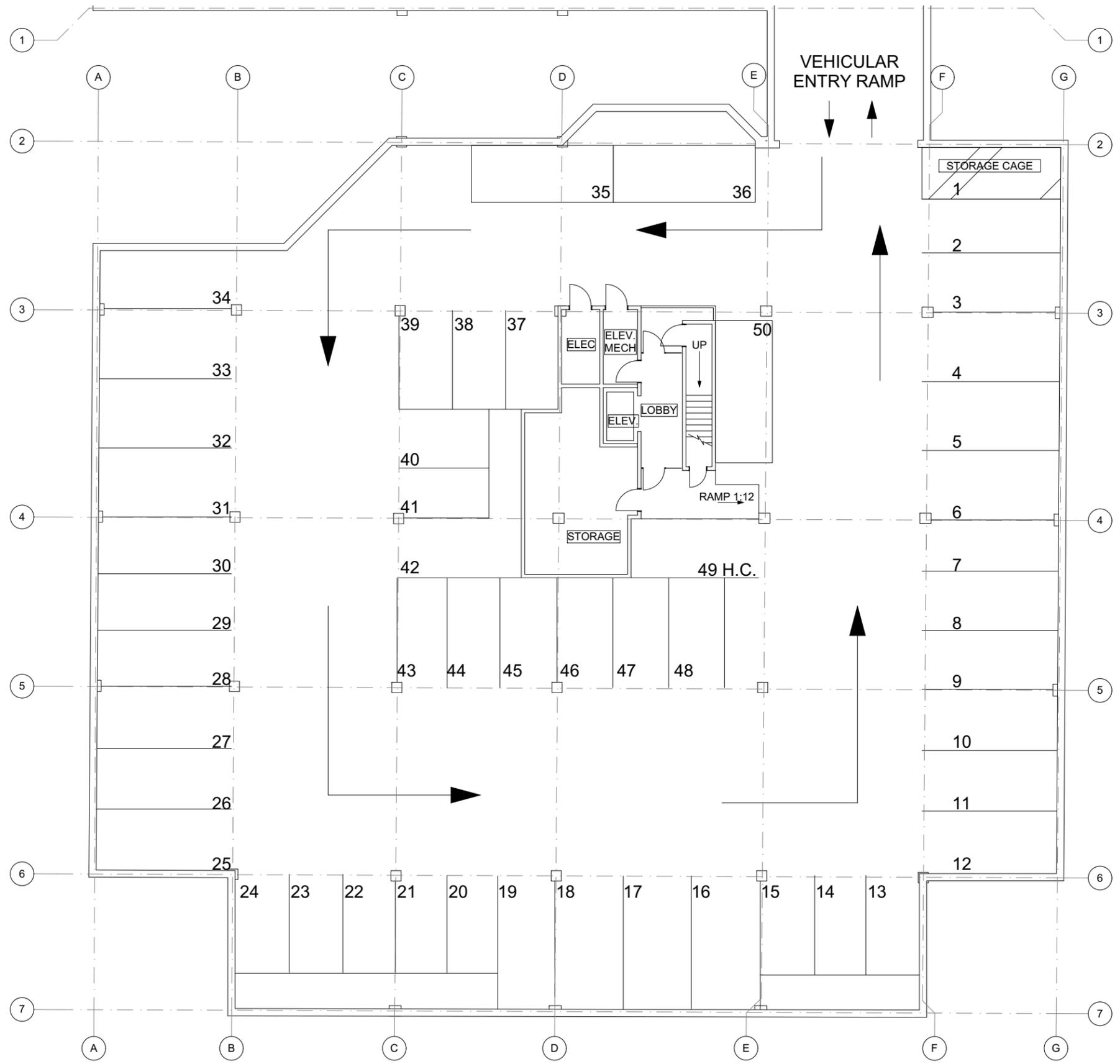
N/F RH REALTY HOLDING, LLC  
BK. 3628, PG. 195 G.L.R.

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.



ESTABLISHED 1957 22 FIRST STREET · STAMFORD, CONNECTICUT 06905 · 203-327-0500

7982_ILS_PARKING.dwg	
JOB NO.:	7982-1
DATE:	12/15/2014
DRAWN BY:	CJV
CHECKED BY:	
SCALE:	1" = 20'



N

	R
	E
	V
	I
	S
	I
	O
	N
	S

ISSUE DATE: 2/17/2015

PROJECT #109073  
PROJECT NAME:  
67 HOLLY HILL LANE  
GREENWICH, CT 06830

SHEET TITLE:

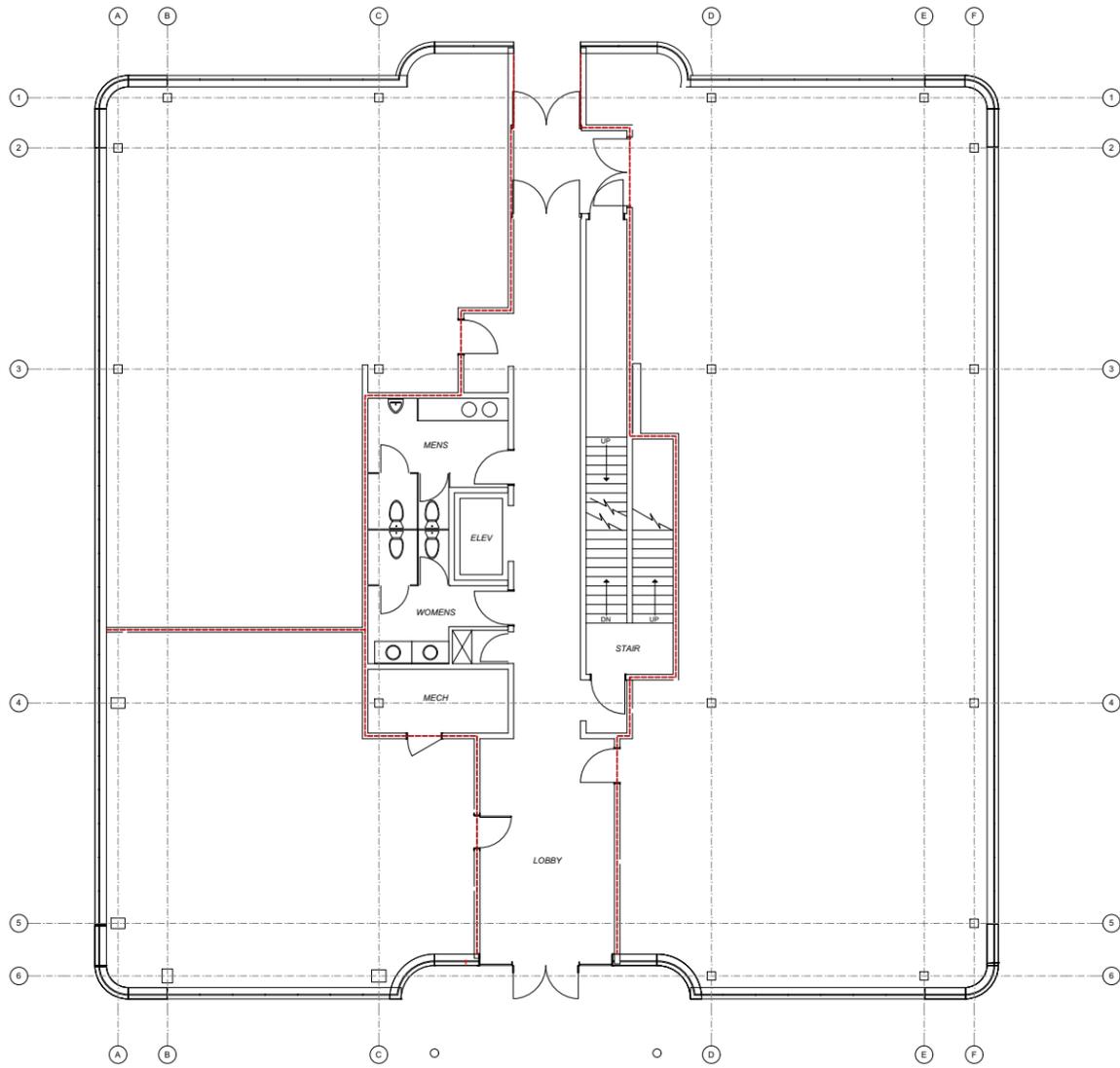
1  
AD.2    PARKING GARAGE LEVEL EXISTING PLAN  
SCALE: 1/16" = 1'-0"

PARKING GARAGE LEVEL KEY PLAN

**FREDERICKWILLIAMHOAG**  
ARCHITECT

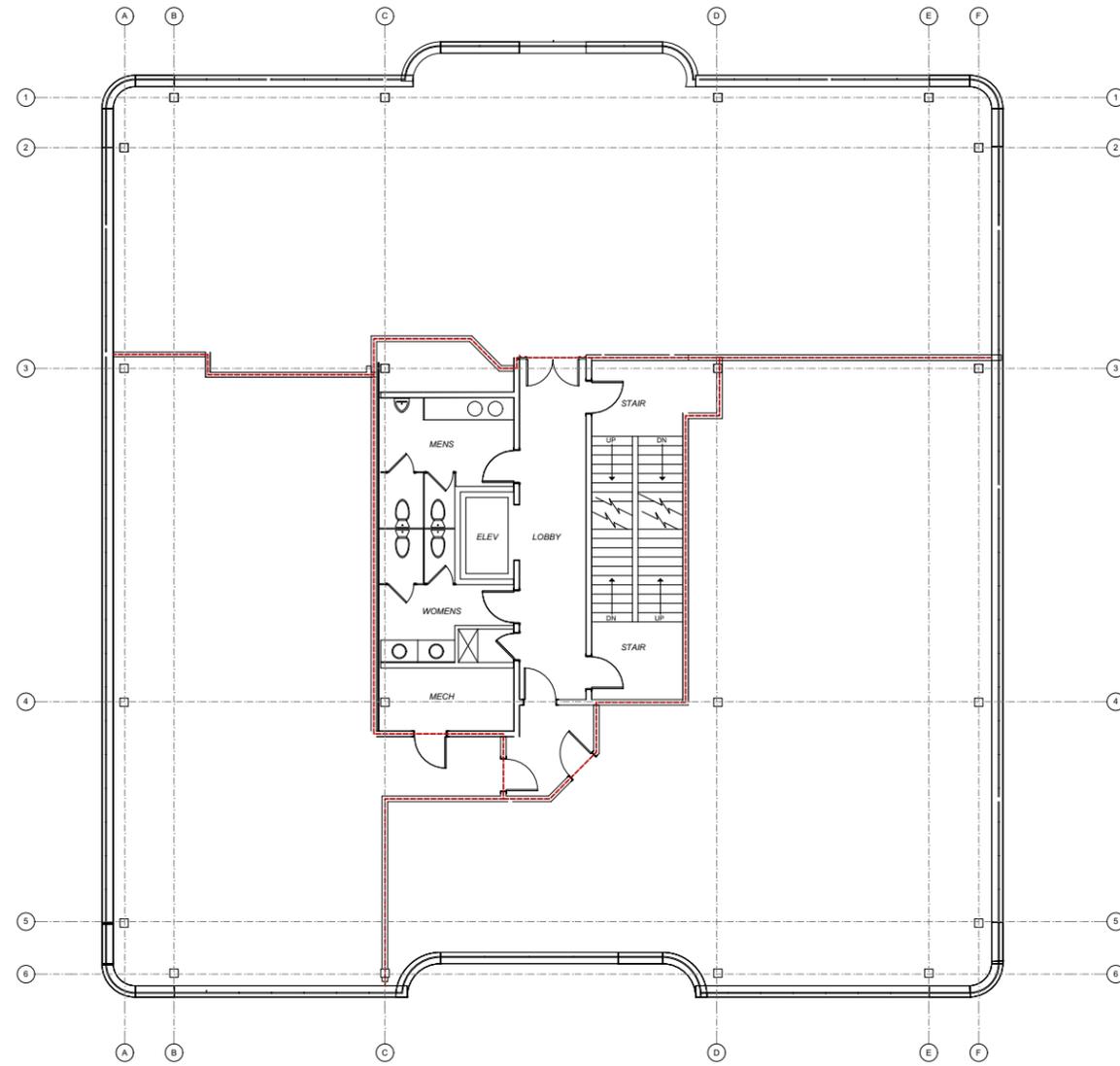
21 JESUP ROAD  
WESTPORT, CT 06880  
P: 203.557.0803

AD.2



HOLLY HILL LANE

1 FIRST FLOOR PLAN  
 AD.3 SCALE: 1/16" = 1'-0"



2 SECOND FLOOR PLAN  
 AD.3 SCALE: 1/16" = 1'-0"



	R
	E
	V
	I
	S
	I
	O
	N
	S

ISSUE DATE 2/17/2015

PROJECT #109073  
 PROJECT NAME:  
**PEAK PHYSIQUE**  
 TENANT SPACE 100  
 67 HOLLY HILL LANE  
 GREENWICH, CT 06830

SHEET TITLE:

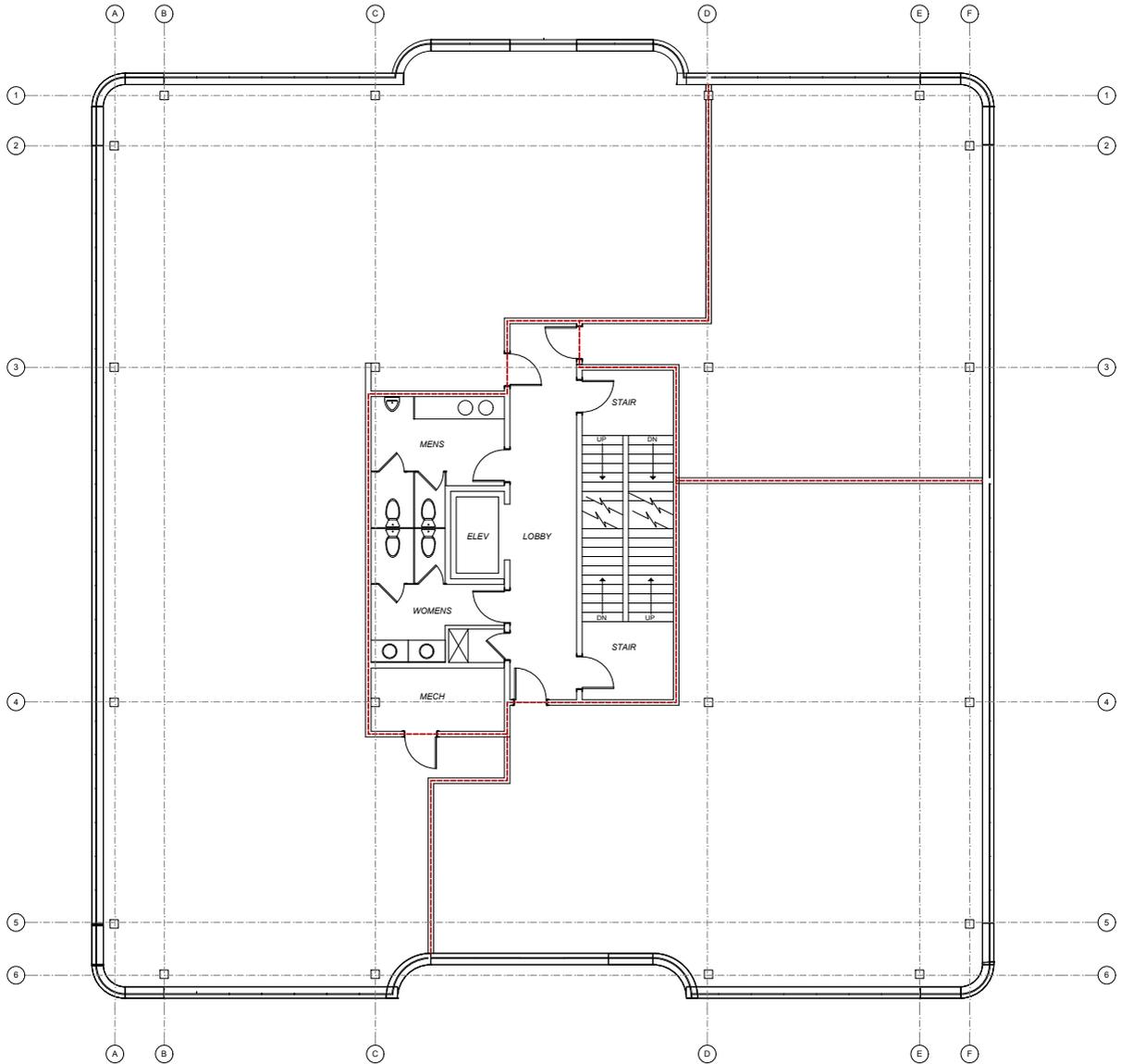


FREDERICK WILLIAM HOAG  
 ARCHITECT

21 JESUP ROAD  
 WESTPORT, CT 06880  
 P: 203.557.0803

FIRST & SECOND FLOOR KEY PLAN

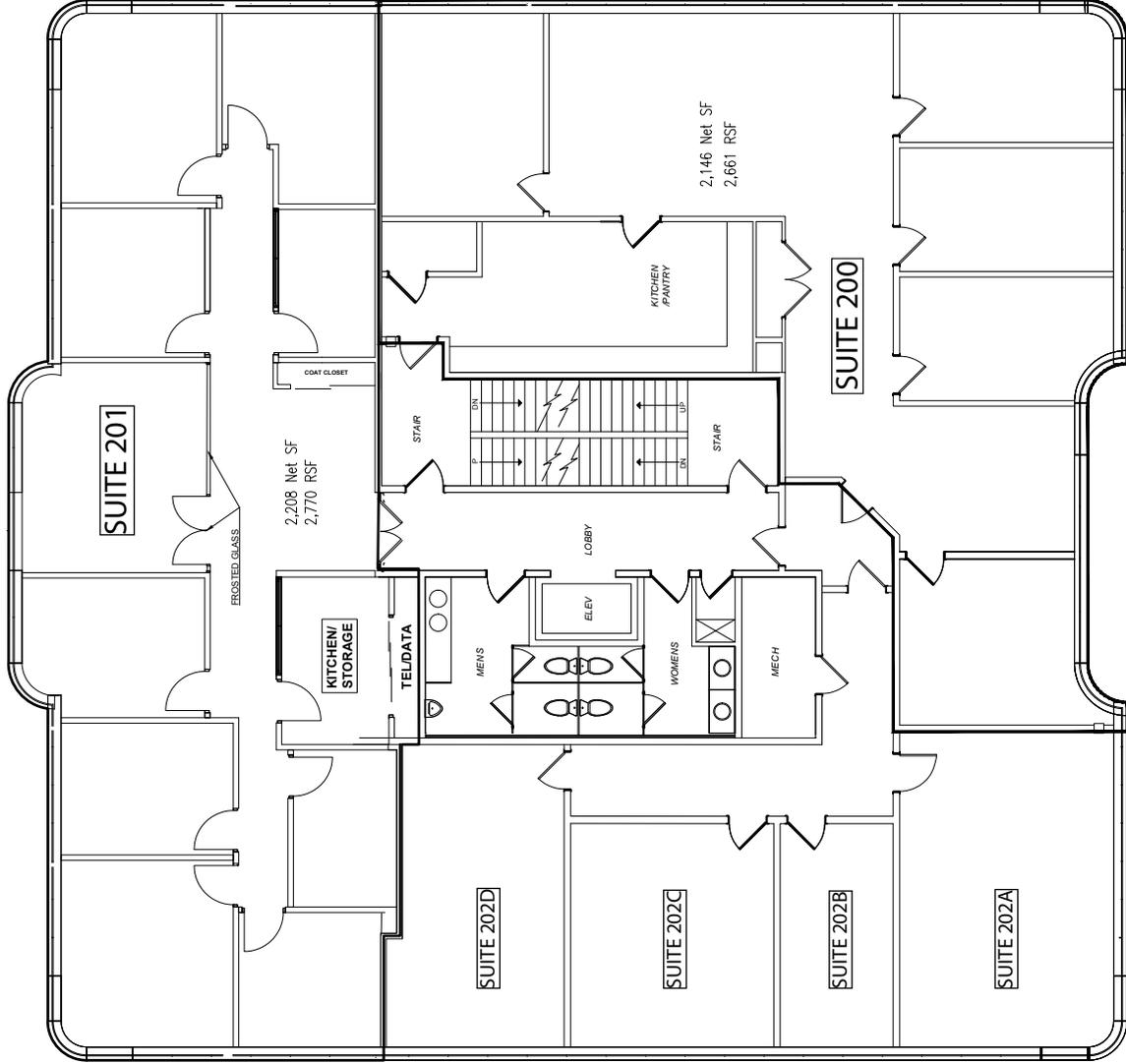
AD.3



1  
A0.4

THIRD FLOOR PLAN

SCALE : 1/16" = 1'-0"

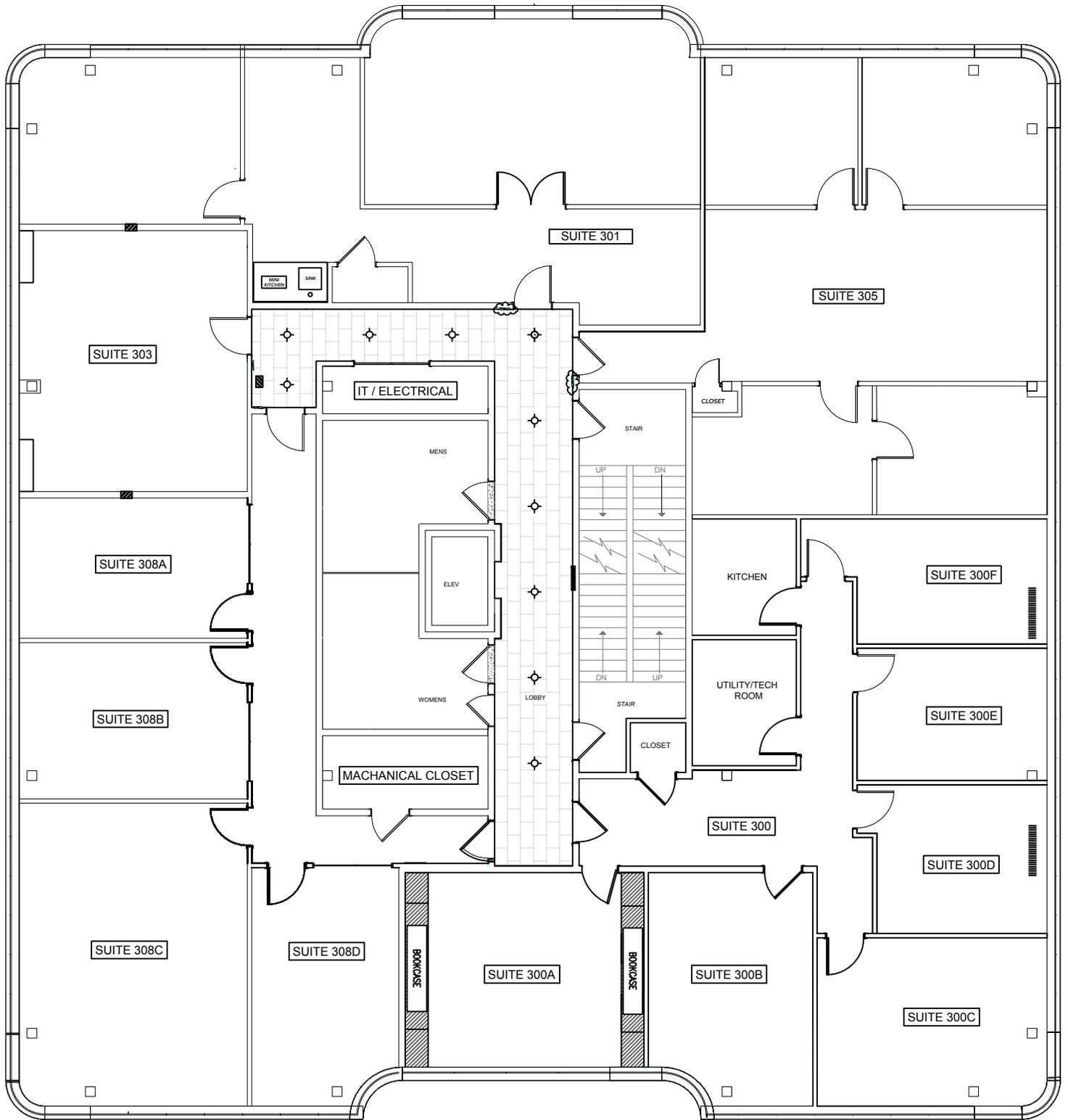


Notes:  
 1) Ceiling Height: 8'2"  
 2)

**67**  
 HOLLY HILL LANE  
 GREENWICH CT 06830  
 ARYEHLAND & TECHNOLOGY GROUP

**SAMMEL**  
 ARCHITECTURE PLLC  
 332 ROUTE 100 SOMERS, NY 10589  
 TEL: 914-276-0777 FAX: 914-276-0779

PROJECT NAME	EXPANDED TITLE
SCALE	DATE
DRAWN BY:	CHECK BY:
DATE	DATE
NO. FILE	NO. FILE
NEW DWG.:	REV. TO EXIST. DWG.:
ADDENDUM TO DWG.:	SHEET:



# THIRD FLOOR

**67**  
 HOLLY HILL LANE  
 GREENWICH CT 06830  
 ARYEH LAND & TECHNOLOGY GROUP

Notes:  
 1) Ceiling Height:  
 2)

PROJECT NAME  
 DATE:  
 DRAWN BY: SY A  
 CHK'D BY:  
 CAD FILE:

DRAWING TITLE  
 NEW DWG.:  REV. TO EXIST. DWG.:   
 ADDENDUM TO DWG.: SHEET:



Exterior of Building

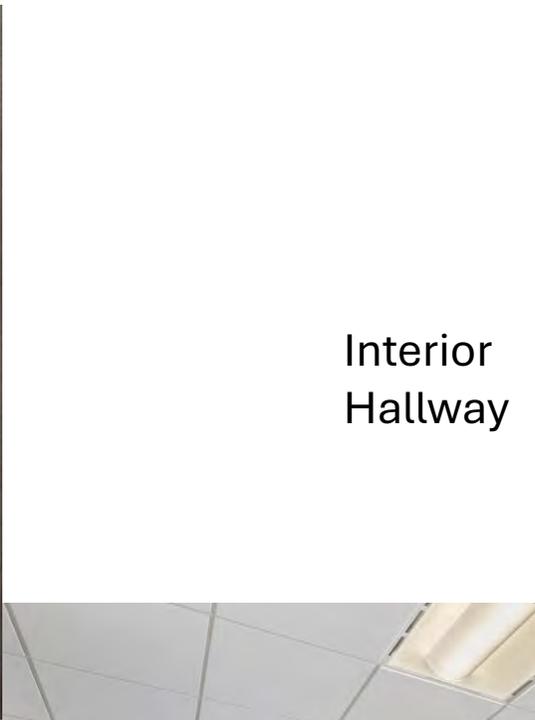


1<sup>st</sup> Floor Tenant – Facilities and Seating Area





1st Floor Lobby



Interior  
Hallway



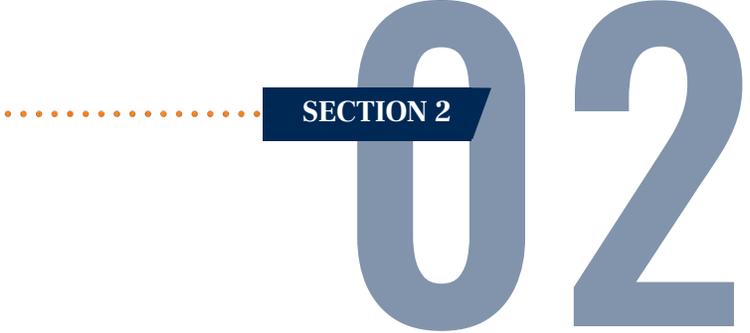
Office



Indoor Underground Garage Entrance

Electrical Panel





SECTION 2

02



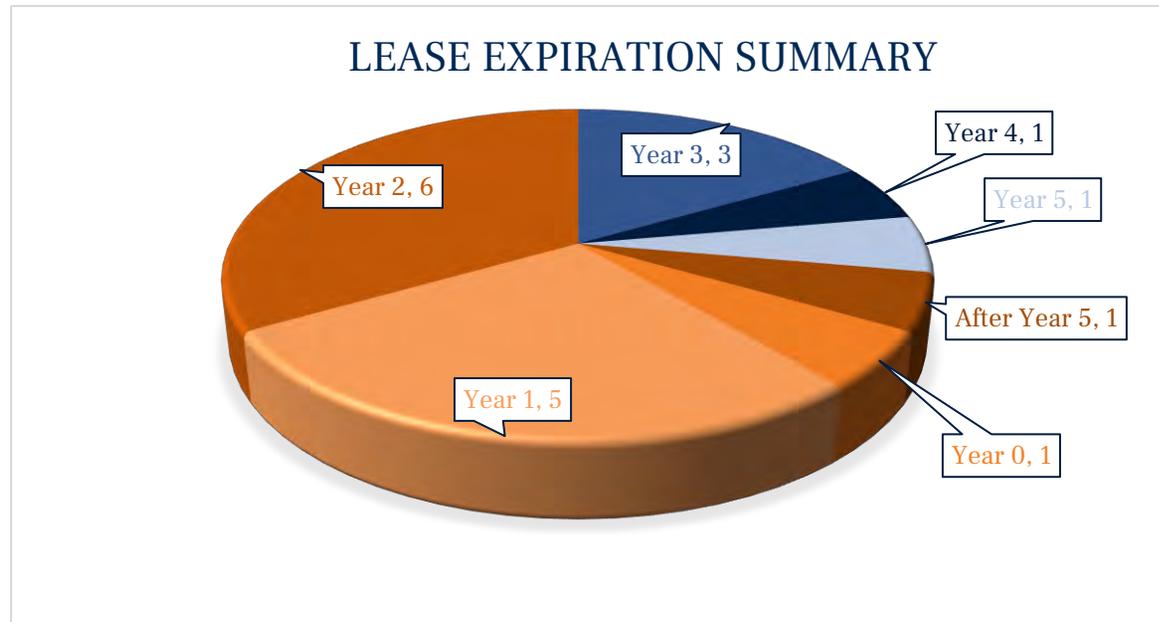
# FINANCIAL ANALYSIS

Rent Roll as of 10/15/2025  
Pro Forma  
Financial Details



# 67 HOLLY HILL LANE

## FINANCIAL DETAILS



Year	Tenant	SF	% of RBA	2025 Rent	Expiration
0	308 Suites Vacant	300	1.45%	\$0.00	
After Year 5	300 Suites Otter Creek	0	0.00%	\$0.00	9/14/2025

# 67 HOLLY HILL LANE

## FINANCIAL DETAILS

INCOME	In Place	Per SF	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	963,365	46.65	966,053	46.78	999,307	48.39	
Expense Reimbursement Income							
CAM	14,017	0.68	14,017	0.68	14,438	0.70	
Real estate Taxes	1,320	0.06	1,320	0.06	1,360	0.07	
Utilities	8,259	0.40	8,259	0.40	8,507	0.41	
Total Reimbursement Income	\$23,596	\$1.14	\$23,596	\$1.14	\$24,304	\$1.18	
Potential Gross Revenue	986,961	47.79	989,649	47.92	1,023,611	49.56	
General Vacancy	(28,901)	3.0% (1.40)	(28,982)	3.0% (1.40)	(29,979)	3.0% (1.45)	
Effective Gross Revenue	\$958,060	\$46.39	\$960,668	\$46.52	\$993,632	\$48.11	
OPERATING EXPENSES	In Place	Per SF	Current	Per SF	Pro Forma	Per SF	
Electric	80,741	3.91	80,741	3.91	82,356	3.99	
Janitorial	51,415	2.49	51,415	2.49	52,443	2.54	
Water and Water Treatment Services	6,610	0.32	6,610	0.32	6,742	0.33	
Trash Removal	5,854	0.28	5,854	0.28	5,971	0.29	
Repairs & Maintenance Including HVAC	28,277	1.37	28,277	1.37	29,125	1.41	
Landscaping	14,337	0.69	14,337	0.69	14,624	0.71	
Snow Removal	6,340	0.31	6,340	0.31	6,467	0.31	
Elevator	5,048	0.24	5,048	0.24	5,149	0.25	
Gas and Generator Fuel	3,509	0.17	3,509	0.17	3,579	0.17	
Internet	6,161	0.30	6,161	0.30	6,284	0.30	
Fire Alarm and Spinkler	2,808	0.14	2,808	0.14	2,864	0.14	
Insurance	12,483	0.60	12,483	0.60	12,795	0.62	
Real Estate Taxes	68,351	3.31	68,351	3.31	70,402	3.41	
Management Fee	29,100	3.0% 1.41	29,100	3.0% 1.41	29,682	3.0% 1.44	
Total Expenses	\$321,034	\$15.54	\$321,034	\$15.54	\$328,483	\$15.91	
Expenses as % of EGR	33.5%		33.4%		33.1%		
Net Operating Income	\$637,026	\$30.85	\$639,634	\$30.97	\$665,149	\$32.21	

Notes and assumptions to the above analysis are on the following page.

# 67 HOLLY HILL LANE

## FINANCIAL DETAILS

SUMMARY	
Price	\$9,900,000
Down Payment	\$9,900,000
Down Payment %	100%
Number of Suites	19
Price Per SqFt	\$479.37
Rentable Built Area (RBA)	20,652 SF
Lot Size	0.91 Acres
Year Built/Renovated	1990/2012
Occupancy	98.55%

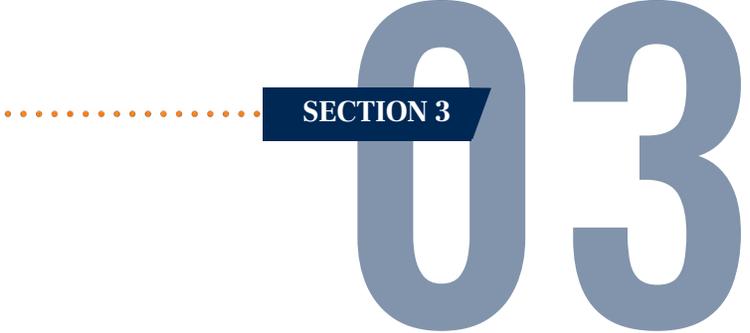
RETURNS	Current	Pro Forma
CAP Rate	6.46%	6.72%
Cash-on-Cash	6.46%	6.72%
Debt Coverage Ratio	0.00	0.00

Financing	1st Loan
Loan Amount	\$0
Loan Type	New
Interest Rate	0.00%
Amortization	0 Years
Year Due	2025

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

OPERATING DATA				
INCOME		Current	Pro Forma	
Scheduled Base Rental Income		\$966,053		\$999,307
Total Reimbursement Income	7.4%	\$23,596	7.4%	\$24,304
Potential Gross Revenue		\$989,649		\$1,023,611
General Vacancy	3.0%	(\$28,982)	3.0%	(\$29,979)
Effective Gross Revenue		\$960,668		\$993,632
Less: Operating Expenses	33.4%	(\$321,034)	33.1%	(\$328,483)
Net Operating Income		\$639,634		\$665,149
Cash Flow		\$639,634		\$665,149
Net Cash Flow After Debt Service	6.46%	\$639,634	6.72%	\$665,149
Total Return	6.46%	\$639,634	6.72%	\$665,149

Operating Expenses	Current	Pro Forma
CAM	\$211,100	\$215,605
Insurance	\$12,483	\$12,795
Real Estate Taxes	\$68,351	\$70,402
Management Fee	\$29,100	\$29,682
Total Expenses	\$321,034	\$328,483
Expenses/Suite	\$16,897	\$17,289
Expenses/SF	\$15.54	\$15.91



SECTION 3

03

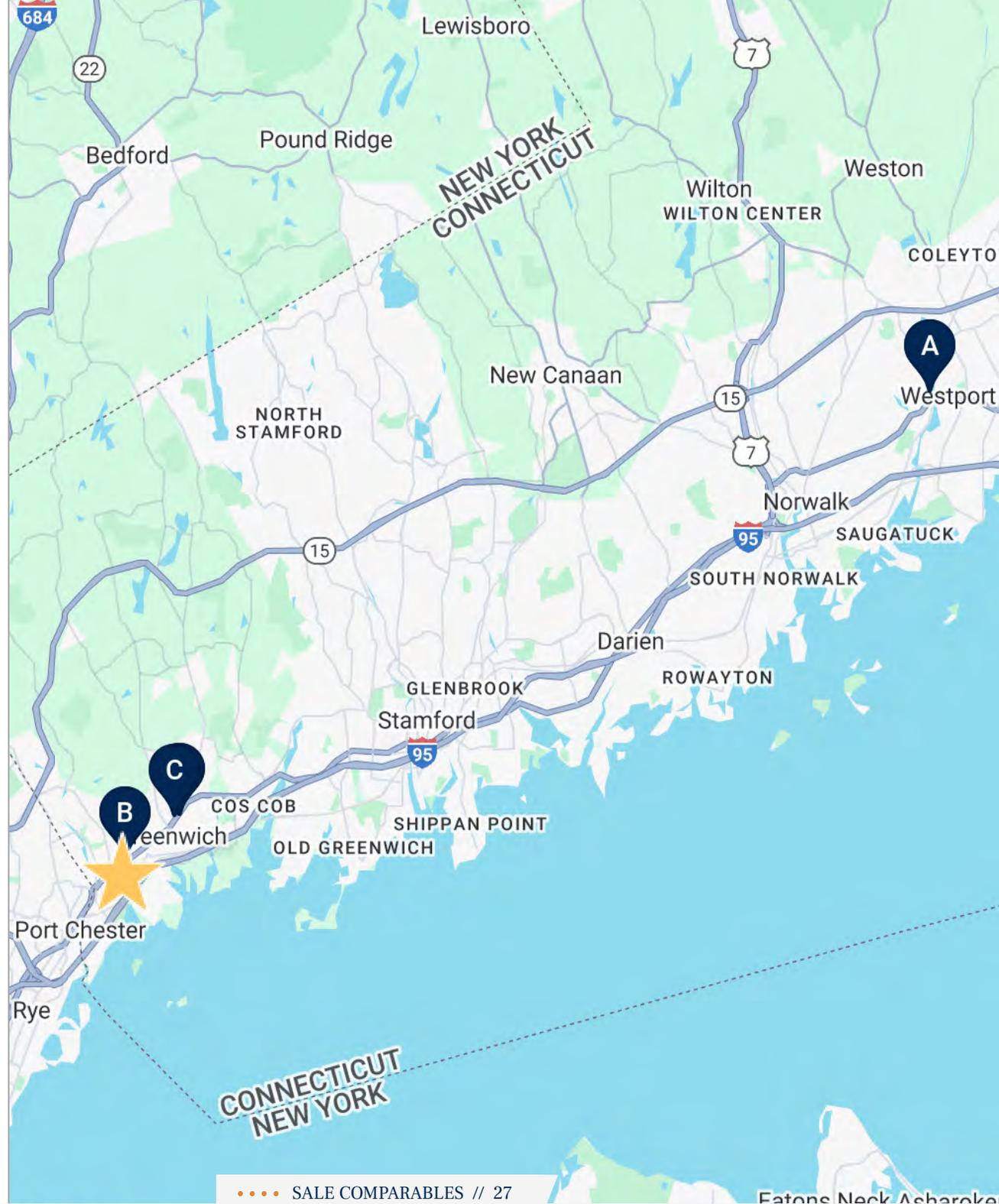


# SALE COMPARABLES

Sale Comps Map  
Sale Comps Summary  
Price per SF Chart  
Sale Comps

# SALE COMPS MAP

- ★ 67 Holly Hill Lane
- A 54 Wilton Road
- B 530 Old Post Rd
- C The Chateau
- D 10 Mason St



●●● SALE COMPARABLES // 27

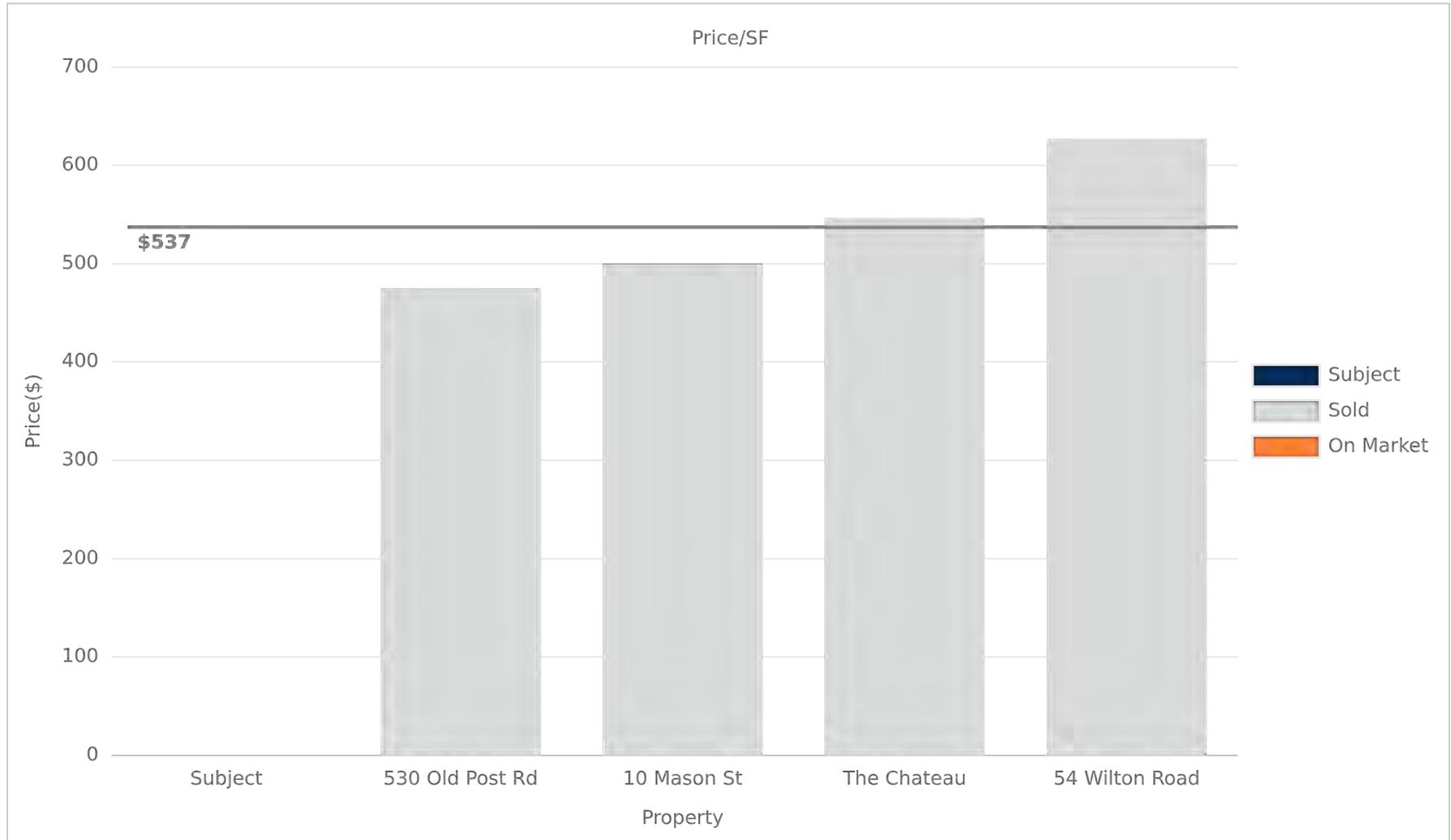
# 67 HOLLY HILL LANE

## SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	CAP RATE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
	<b>67 Holly Hill Lane</b> 67 Holly Hill Ln Greenwich, CT 06830	\$9,875,000	6.23%	20,947 SF	\$471.43	0.91 AC	-
	SALE COMPARABLES	PRICE	CAP RATE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
	<b>54 Wilton Road</b> Westport, CT 06880	\$16,500,000	-	26,320 SF	\$626.90	2.57 AC	09/25/2025
	<b>530 Old Post Rd</b> Greenwich, CT 06830	\$3,800,000	-	8,003 SF	\$474.82	-	12/19/2024
	<b>The Chateau</b> 5 West Putnam Avenue Greenwich, CT 06830	\$5,250,000	-	9,600 SF	\$546.88	0.36 AC	07/25/2025
	<b>10 Mason St</b> Greenwich, CT 06831	\$13,500,000	-	27,000 SF	\$500.00	1.41 AC	07/17/2025
	<b>AVERAGES</b>	<b>\$9,762,500</b>	<b>-</b>	<b>17,731 SF</b>	<b>\$537.15</b>	<b>1.45 AC</b>	<b>-</b>

# 67 HOLLY HILL LANE

## PRICE PER SF CHART



# 67 HOLLY HILL LANE

SALE COMPS



## 67 Holly Hill Lane

67 Holly Hill Ln, Greenwich, CT 06830

Listing Price:	\$9,875,000	Net Rentable Area:	20,947 SF
Down Payment:	100% / \$9,875,000	Price/SF:	\$471.43
Cap Rate:	6.23%	Occupancy:	97%
Property Type:	Office	Year Built/Renovated:	1990/2012
Lot Size:	0.91 Acres	Floors:	3
COE:	-		



## 54 Wilton Road

Westport, CT 06880

Sale Price:	\$16,500,000	Net Rentable Area:	26,320 SF
Down Payment:	0% / -	Price/SF:	\$626.90
Cap Rate:	-	Occupancy:	100%
Property Type:	Office	Year Built/Renovated:	2018/-
Lot Size:	2.57 Acres	Floors:	-
Days On Market:	-	COE:	09/25/2025

The subject property is a 26,320-SF, multi-tenant asset located in Fairfield County. It sits on a 2.57-acre site and was constructed in 2018. Gemspring occupies over 12,000-SF on the 2nd floor while the 1st floor is leased to a number of tenants.

# 67 HOLLY HILL LANE

SALE COMPS



**B** 530 Old Post Rd  
Greenwich, CT 06830

Sale Price:	\$3,800,000	Net Rentable Area:	8,003 SF
Down Payment:	0% / -	Price/SF:	\$474.82
Cap Rate:	-	Occupancy:	-
Property Type:	Office	Year Built/Renovated:	1979/-
Lot Size:	Acres	Floors:	2
Days On Market:	-	COE:	12/19/2024

On December 19, 2024, a private individual sold this property to another private individual. The 8,003 SF office building traded for \$3.8 million or about \$475 per square foot.



**C** The Chateau  
5 West Putnam Avenue Greenwich, CT 06830

Sale Price:	\$5,250,000	Net Rentable Area:	9,600 SF
Down Payment:	0% / -	Price/SF:	\$546.88
Cap Rate:	-	Occupancy:	-
Property Type:	Office	Year Built/Renovated:	1960/-
Lot Size:	0.36 Acres	Floors:	-
Days On Market:	-	COE:	07/25/2025

Located right at the top of Greenwich Avenue and with great views down Greenwich and West Putnam Avenues, this ornate building offers an alternative to the standard office building.

# 67 HOLLY HILL LANE

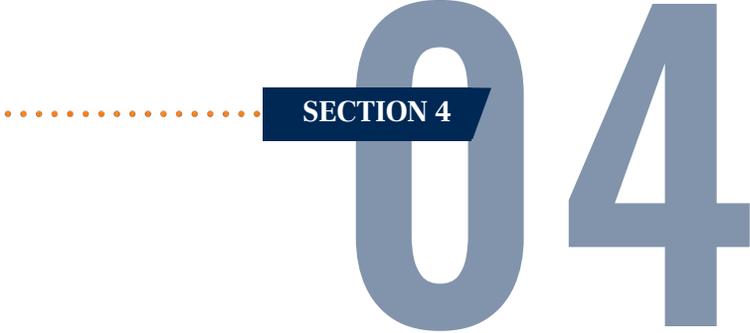
SALE COMPS



**D** 10 Mason St  
Greenwich, CT 06831

Sale Price:	\$13,500,000	Net Rentable Area:	27,000 SF
Down Payment:	0% / -	Price/SF:	\$500.00
Cap Rate:	-	Occupancy:	-
Property Type:	Office	Year Built/Renovated:	1954/-
Lot Size:	1.41 Acres	Floors:	-
Days On Market:	-	COE:	07/17/2025

The subject property is a 27,000-SF, multi-tenant office facility located in the Greenwich submarket. The facility sits on a 1.41-acre site and was constructed in 1954. The 0.7-acre parking lot that was included in the deal is across the street from the office building. BNY Mellon will be leasing back the wealth management site from Atlas Holdings.



SECTION 4

# 04

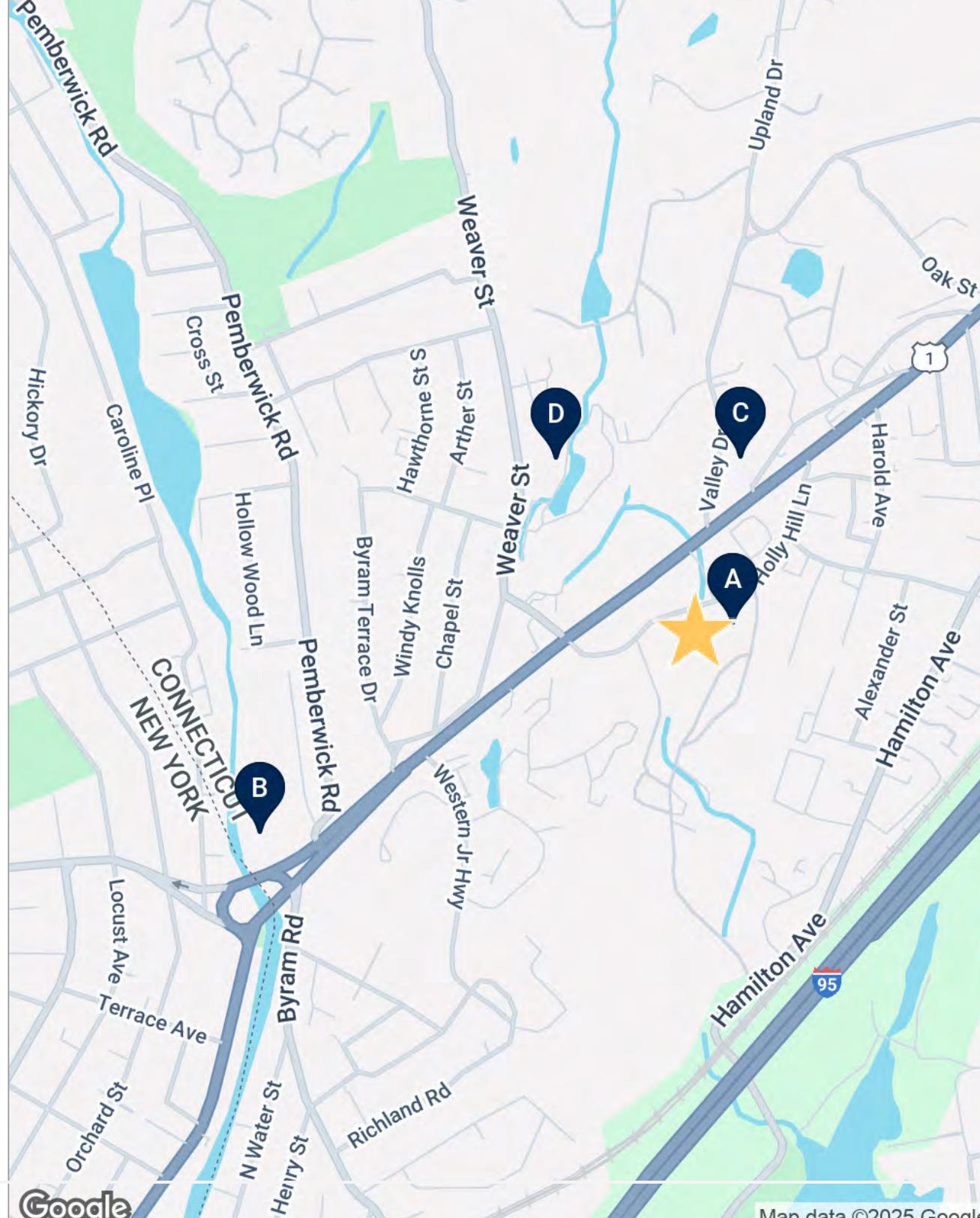


## LEASE COMPARABLES

Rent Comps Map  
Rent Comps Summary  
Rent per SF Chart  
Rent Comps

# RENT COMPS MAP

- ★ 67 Holly Hill Lane
- A 81 Holly Hill Lane
- B 777 West Putnam Avenue
- C 15 Valley Dr
- D Greenwich Office Park



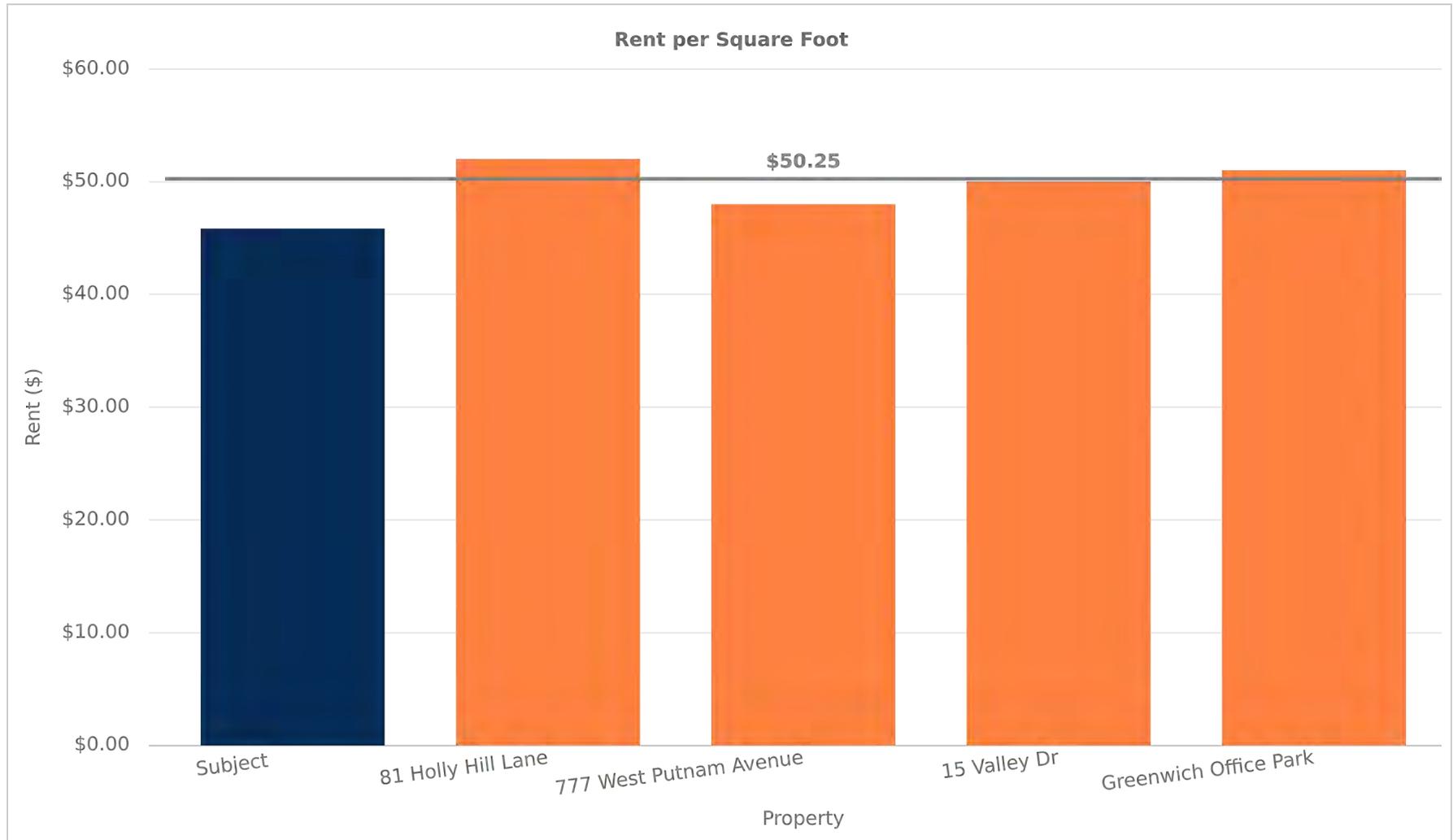
# 67 HOLLY HILL LANE

## RENT COMPS SUMMARY

	SUBJECT PROPERTY	NET RENTABLE AREA	AVERAGE RENT	PARKING RATIO	OCCUPANCY %
	<b>67 Holly Hill Lane</b> 67 Holly Hill Ln Greenwich, CT 06830	20,947 SF	\$45.84/SF	4.2:1,000 SF	97%
	RENT COMPARABLES	NET RENTABLE AREA	AVERAGE RENT	PARKING RATIO	OCCUPANCY %
	<b>81 Holly Hill Lane</b> Greenwich, CT 06830	15,200 SF	-	-	-
	<b>777 West Putnam Avenue</b> Greenwich, CT 06830	136,000 SF	-	-	-
	<b>15 Valley Dr</b> Greenwich, CT 06831	37,300 SF	-	-	-
	<b>Greenwich Office Park</b> 1 Greenwich Office Park Greenwich, CT 06831	40,826 SF	-	-	-
	<b>AVERAGES</b>	<b>57,332 SF</b>	<b>-/SF</b>	<b>-1,000 SF</b>	<b>0%</b>

# 67 HOLLY HILL LANE

## RENT PER SF CHART



# 67 HOLLY HILL LANE

RENT COMPS

 **67 Holly Hill Lane**  
67 Holly Hill Ln, Greenwich, CT 06830

 97% Occupancy



## PROPERTY INFORMATION

Property Type:	Office	Average Rent:	\$45.84/SF
Parking Ratio:	4.2:1,000 SF	Net Rentable Area:	20,947 SF
Load Factor:	-%	Lot Size:	0.91 Acres
Year Built/Renovated:	1990/2012		

 **81 Holly Hill Lane**  
Greenwich, CT 06830



## PROPERTY INFORMATION

Property Type:	Office	Average Rent:	-
Parking Ratio:	-	Net Rentable Area:	15,200 SF
Load Factor:	-%	Lot Size:	0.65 Acres
Year Built/Renovated:	1972/2020	Survey Date:	-

# 67 HOLLY HILL LANE

RENT COMPS

**B** 777 West Putnam Avenue  
Greenwich, CT 06830



## PROPERTY INFORMATION

Property Type:	Office	Average Rent:	-
Parking Ratio:	-	Net Rentable Area:	136,000 SF
Load Factor:	-%	Lot Size:	8.59 Acres
Year Built/Renovated:	1979/2023	Survey Date:	-

This Class A Office Building is conveniently located in Greenwich, CT, just thirty miles east of New York City and minutes from the vibrant Greenwich Business District, which is home to a multitude of financial service firms, fine dining and upscale retail stores. We are offering the most competitive lease pricing on available office space in Greenwich.

**C** 15 Valley Dr  
Greenwich, CT 06831



## PROPERTY INFORMATION

Property Type:	Office	Average Rent:	-
Parking Ratio:	-	Net Rentable Area:	37,300 SF
Load Factor:	-%	Lot Size:	1.57 Acres
Year Built/Renovated:	1979/2024	Survey Date:	-

As a result of new ownership, major renovations to the interior and exterior have recently been completed. These renovations include new and improved common areas, spectacular landscaping, a new card-key security system, and an on-site executive fitness center.

Features of this building include: Easy to divide floors with center core; Secure garage parking; Expansive windows with good light exposure; On site fitness center, near post office, bank and restaurants;

# 67 HOLLY HILL LANE

RENT COMPS



## Greenwich Office Park

1 Greenwich Office Park, Greenwich, CT 06831



### PROPERTY INFORMATION

Property Type:	Office	Average Rent:	-
Parking Ratio:	-	Net Rentable Area:	40,826 SF
Load Factor:	-%	Lot Size:	23 Acres
Year Built/Renovated:	1970/2017	Survey Date:	-

Greenwich Office Park consists of nine office buildings totaling 423,340 SF located on 23-acres. A prestigious address in a park setting located only five minutes from all major highways and MetroNorth.



# 05



## MARKET OVERVIEW

About Greenwich  
Market Overview  
Demographics



# 67 HOLLY HILL LANE

ABOUT GREENWICH

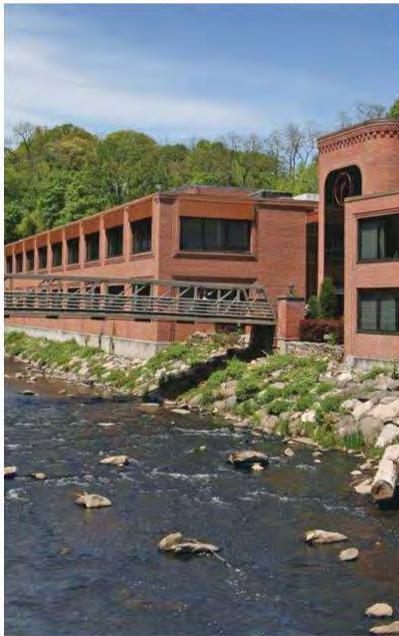
Greenwich, Connecticut, is a coastal town that blends natural beauty, historic charm, and modern amenities. Set along Long Island Sound, it features scenic shoreline, well-maintained parks, and tranquil neighborhoods. Greenwich Avenue serves as the town's vibrant center, offering luxury boutiques, restaurants, and galleries. The Bruce Museum and Greenwich Historical Society add cultural richness. Residents enjoy outdoor activities like hiking at Audubon Greenwich, kayaking the Mianus River, and visiting Greenwich Point Park. Annual events such as the Greenwich Film Festival and local polo matches foster a strong sense of community. With distinct areas—Cos Cob, Riverside, Old Greenwich, and central Greenwich—each with unique character, the town offers a variety of living environments. Just 50 minutes from Manhattan via train or I-95, Greenwich provides a connected and welcoming atmosphere for a wide range of residents.

Greenwich offers commuter access via Metro-North's New Haven Line with four stations connecting to NYC in under an hour. I-95 and the Merritt Parkway provide fast driving routes, while local buses, rideshares, and a walkable downtown support in-town transit. Nearby Westchester Airport adds regional travel options, making Greenwich convenient for commuters and frequent travelers while maintaining its coastal-suburban charm.

Greenwich is rich in culture, featuring the Bruce Museum with art, science, and history exhibits, and the Greenwich Historical Society preserving the town's colonial heritage. Annual events like the Greenwich International Film Festival and Art in the Park highlight local talent. Historic homes, restored estates, and lighthouses add charm and reflect the community's appreciation for arts and heritage, offering engaging experiences for all residents and visitors.

Greenwich homes range from waterfront estates and historic colonials to modern buildings and cottages. Neighborhoods such as Belle Haven, Cos Cob, and Riverside offer varied settings, from peaceful, spacious areas to centrally located streets. Architectural styles vary widely, with manicured lawns and tree-lined streets creating a timeless, elegant aesthetic. Housing diversity accommodates many preferences, supporting an inclusive and welcoming residential environment.

Greenwich offers a sophisticated lifestyle with a strong community focus. Residents enjoy local amenities, social clubs, cultural events, and outdoor activities. The pace is relaxed compared to NYC but still dynamic, balancing quiet neighborhoods with active town life. Civic involvement, seasonal events, and recreational opportunities provide a rich, inclusive experience, appealing to people of all ages, backgrounds, and household types.



# Office Submarket Report

## Greenwich

Stamford - CT USA

12 Mo Deliveries in SF

**0**

12 Mo Net Absorption in SF

**109K**

Vacancy Rate

**10.4%**

Market Asking Rent Growth

**1.7%**

The Greenwich office submarket continues to see gradual improvement. Absorption was positive for two consecutive quarters, helping availability continue a downward trajectory.

Net absorption has seesawed between positive and negative values throughout 2025, though it is currently projected to finish the year in positive territory, which would be the first instance of a positive annual figure since 2022. New leasing activity amounted to 66,000 SF in 25Q3, on par with the five-year quarterly average. That leasing could reach the five-year average is impressive, as reduced availability, especially in quality buildings, has limited options for the high-end financial service tenants that typically drive leasing in the submarket. The lack of options can introduce an artificial cap on both leasing activity and absorption.

Greenwich remains popular with its core tenant base: financial services. Merrill Financial Advisors renewed for 37,000 SF at 2 Pickwick Plaza in February, while Lotus Infrastructure Partners, a financial firm focused on energy investments, renewed for 24,000 SF at 5 Greenwich Office Park in January. New leases also occurred, with Level Equity taking 13,000 SF at Greenwich American Centre in January, and Northern Trust leasing 11,000 SF at 55 Railroad Ave. in February. Although there has been some move-out activity, Greenwich has not been hit as hard by tenant relocations and downsizing as the neighboring Stamford submarket.

True new supply is a non-factor in Greenwich: it is more likely that existing buildings will be demolished than that new office development gets underway. However, owners have engaged in renovating existing buildings, as eight properties have been renovated in the past two years, representing 1 million SF.

Greenwich's availability, at 10.4%, is down considerably from the recent peak of 16.6% in 24Q2. In addition, the submarket's availability is comfortably below the metro average of 14.9%. The top-tier segment of 4 & 5 Star properties have an availability rate of 13.5%; however, nearly 200,000 SF of that is in 1-2 American Ln, a suburban campus located far from the downtown area of Greenwich. If that the single building is removed from availability figures then 4 & 5 Star assets have an availability rate of only 4.5%.

Market asking rent in Greenwich is \$49.00/SF, by far the highest among Stamford's submarkets and a more than 40% premium over the metro average of \$33.00/SF. Rent growth in Greenwich, at 1.7%, has been climbing since 24Q4 and is on par with the rate of increase in the broader metro.

Looking ahead, the baseline forecast anticipates vacancy remaining largely flat through 2025 and 2026. Rent growth is expected to increase modestly through the remainder of 2025, following a similar trajectory to the overall Stamford metro.

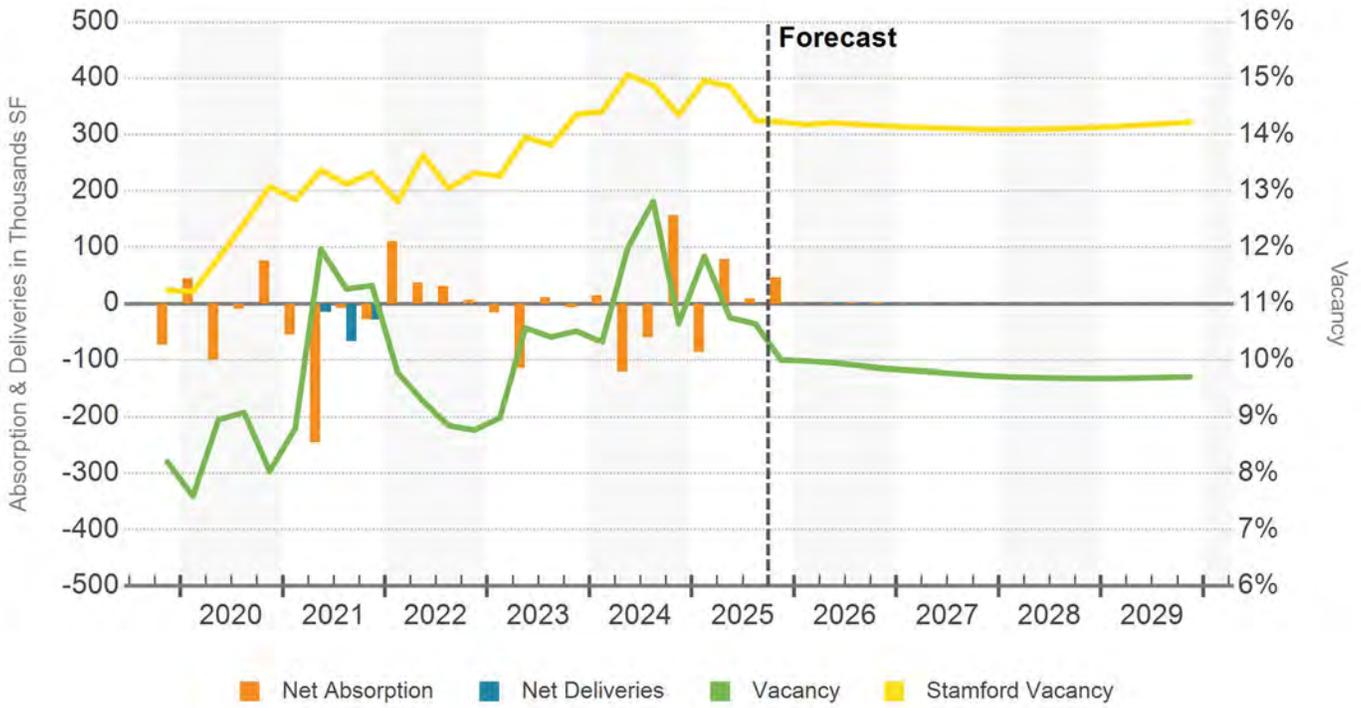
### KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	2,173,083	12.5%	\$47.95	13.5%	6,231	0	0
3 Star	3,313,814	12.1%	\$50.34	11.1%	5,201	0	0
1 & 2 Star	1,749,548	4.8%	\$46.21	5.1%	3,546	0	0
<b>Submarket</b>	<b>7,236,445</b>	<b>10.4%</b>	<b>\$48.63</b>	<b>10.4%</b>	<b>14,978</b>	<b>0</b>	<b>0</b>

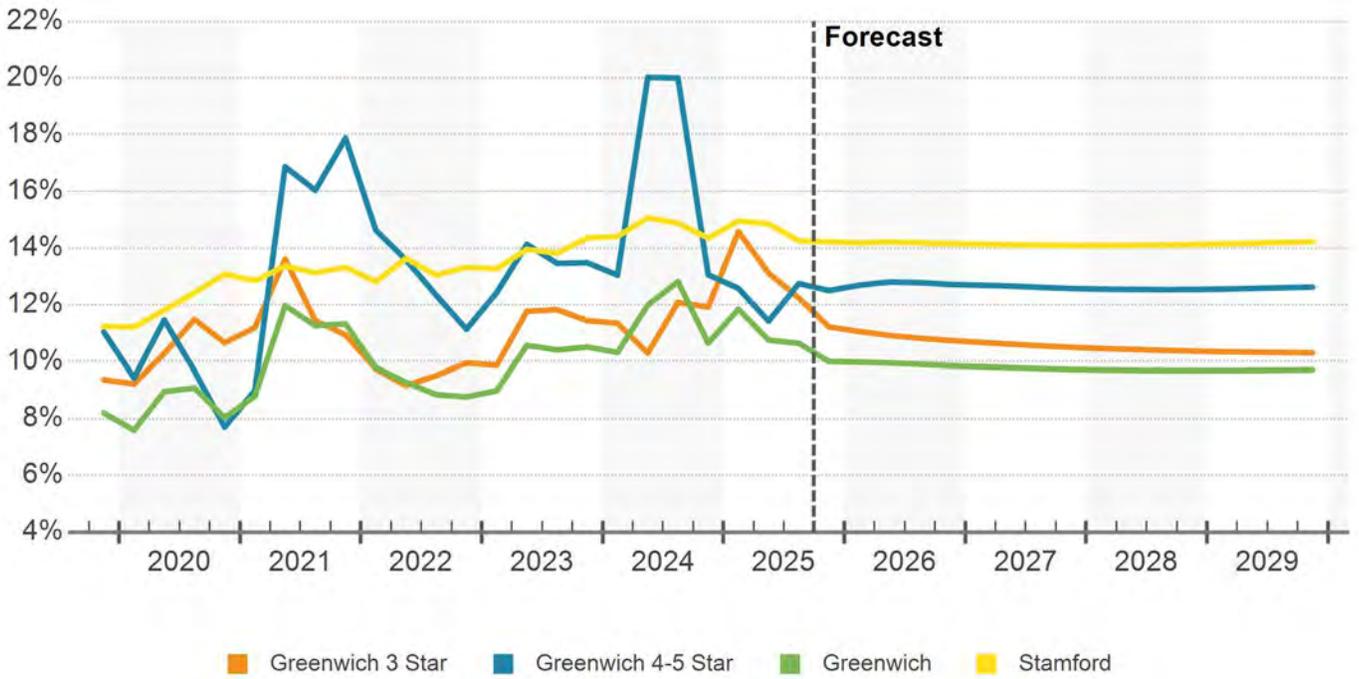
  

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-1.5% (YOY)	8.6%	9.8%	13.5%	2013 Q3	2.2%	1997 Q4
Net Absorption SF	109K	(14,124)	13,867	302,932	2019 Q1	(614,616)	2002 Q2
Deliveries SF	0	5,617	2,247	40,000	2012 Q4	0	2025 Q3
Market Asking Rent Growth	1.7%	2.3%	3.2%	17.1%	2000 Q4	-4.5%	2009 Q4
Sales Volume	\$41.8M	\$89.8M	N/A	\$483.4M	2007 Q2	\$0	2003 Q4

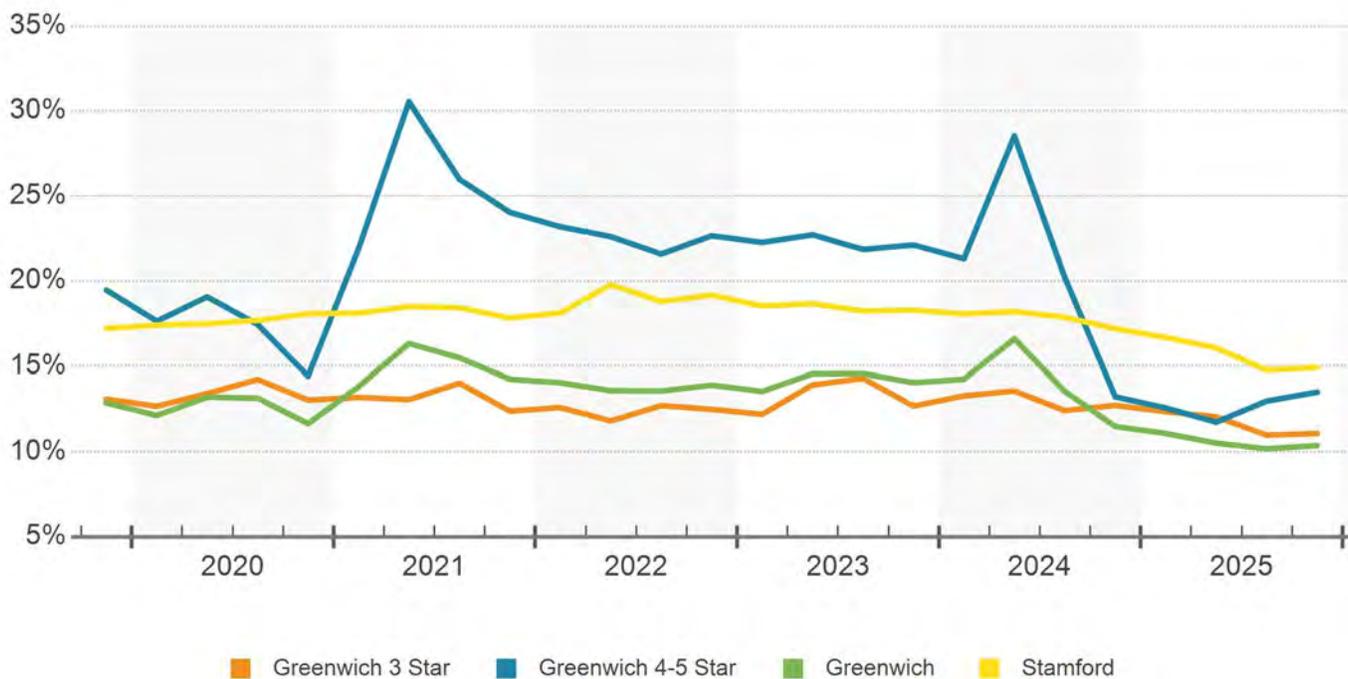
## NET ABSORPTION, NET DELIVERIES & VACANCY



## VACANCY RATE



## AVAILABILITY RATE



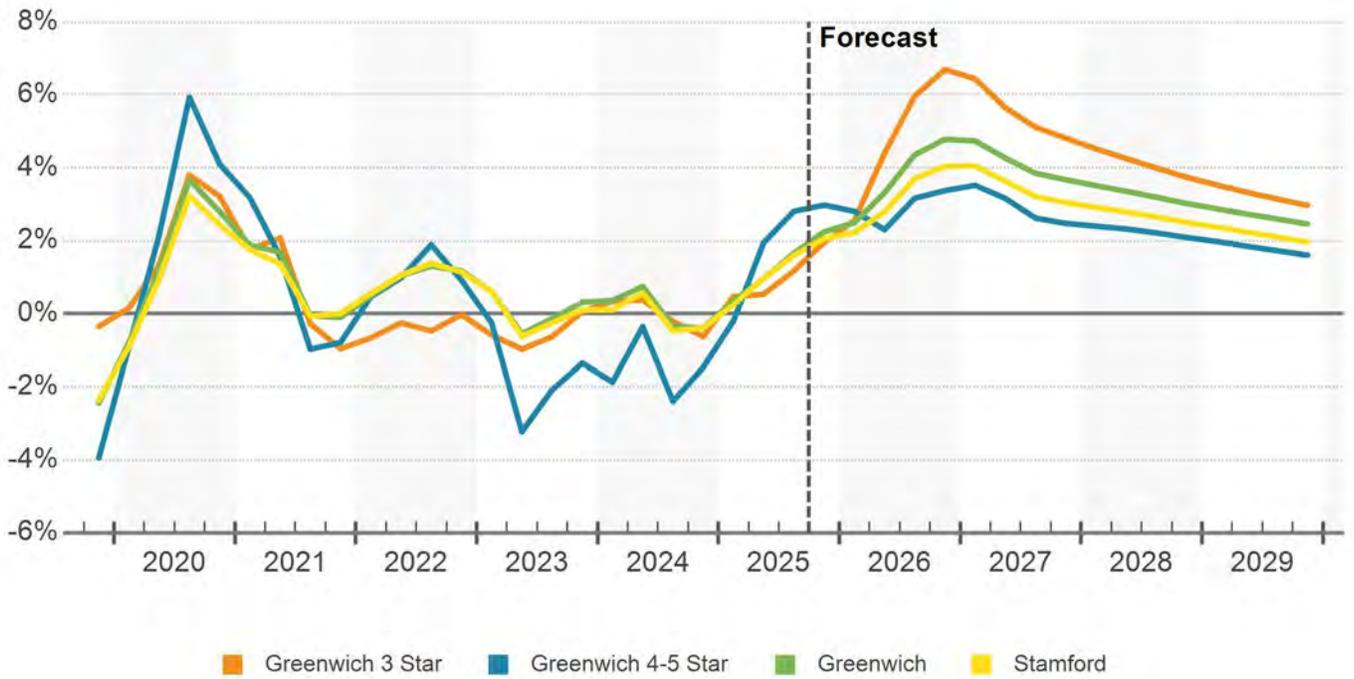
## 4 & 5 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
1-2 American Ln	★★★★☆	660,602	3	37,073	29.3%	103,747
145 Mason St	★★★★☆	56,403	1	6,468	36.3%	27,689
1 Greenwich Plz	★★★★☆	180,676	1	8,109	1.8%	8,109
1700 E Putnam Ave	★★★★☆	178,764	3	6,542	14.0%	(2,990)
777 W Putnam Ave	★★★★☆	136,000	1	2,645	6.5%	(12,114)
411 W Putnam Ave	★★★★☆	100,155	1	20,559	15.3%	(15,555)

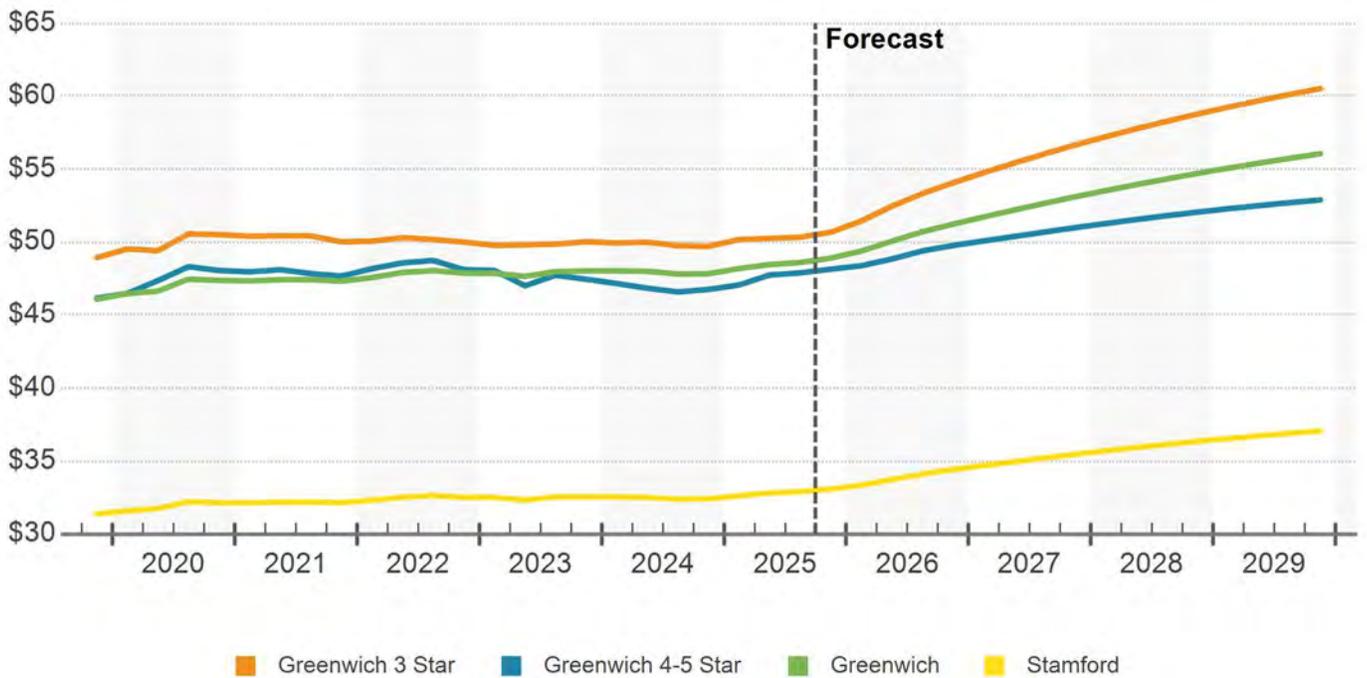
### 3 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
<b>55 Railroad Ave</b>		149,584	4	55,019	20.2%	42,438
<b>500 W Putnam Ave</b>		124,000	2	18,095	8.8%	11,575
<b>Greenwich Office Park</b> 5 Greenwich Office Park		106,293	3	43,675	29.0%	8,500
<b>75 Holly Hill Ln</b>		158,232	1	3,487	8.0%	6,330
<b>Building 3</b> 3 Pickwick Plaza		80,784	1	7,806	17.2%	5,371
<b>Greenwich Office Park</b> 3 Greenwich Office Park		33,092	2	5,196	20.7%	1,324
<b>23 Lewis St</b>		6,300	1	1,104	7.0%	1,104
<b>6 Oak St W</b>		10,266	1	1,500	5.8%	603
<b>372 Greenwich Ave</b>		8,682	1	1,000	4.6%	402
<b>Putnam Kitchens Building</b> 406 E Putnam Ave		6,940	1	1,200	0%	0
<b>81 Holly Hill Ln</b>		15,200	1	1,800	0%	0
<b>Greenwich Financial Center</b> 1 Fawcett Pl		81,334	3	6,678	1.2%	0
<b>Mason Associates Bldg</b> 35 Mason St		40,000	1	2,875	0%	0
<b>255 Field Point Rd</b>		8,434	1	3,200	15.2%	0
<b>600 W Putnam</b>		38,644	1	5,753	14.9%	0
<b>33 Benedict Pl</b>		192,254	1	7,125	8.7%	(160)
<b>4 Greenwich Office Park</b>		39,130	1	4,155	29.1%	(1,606)
<b>2 Dearfield Dr</b>		20,000	1	2,612	1.7%	(1,700)

## MARKET ASKING RENT GROWTH (YOY)



## MARKET ASKING RENT PER SQUARE FEET



# Sales Past 12 Months

Greenwich Office

Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

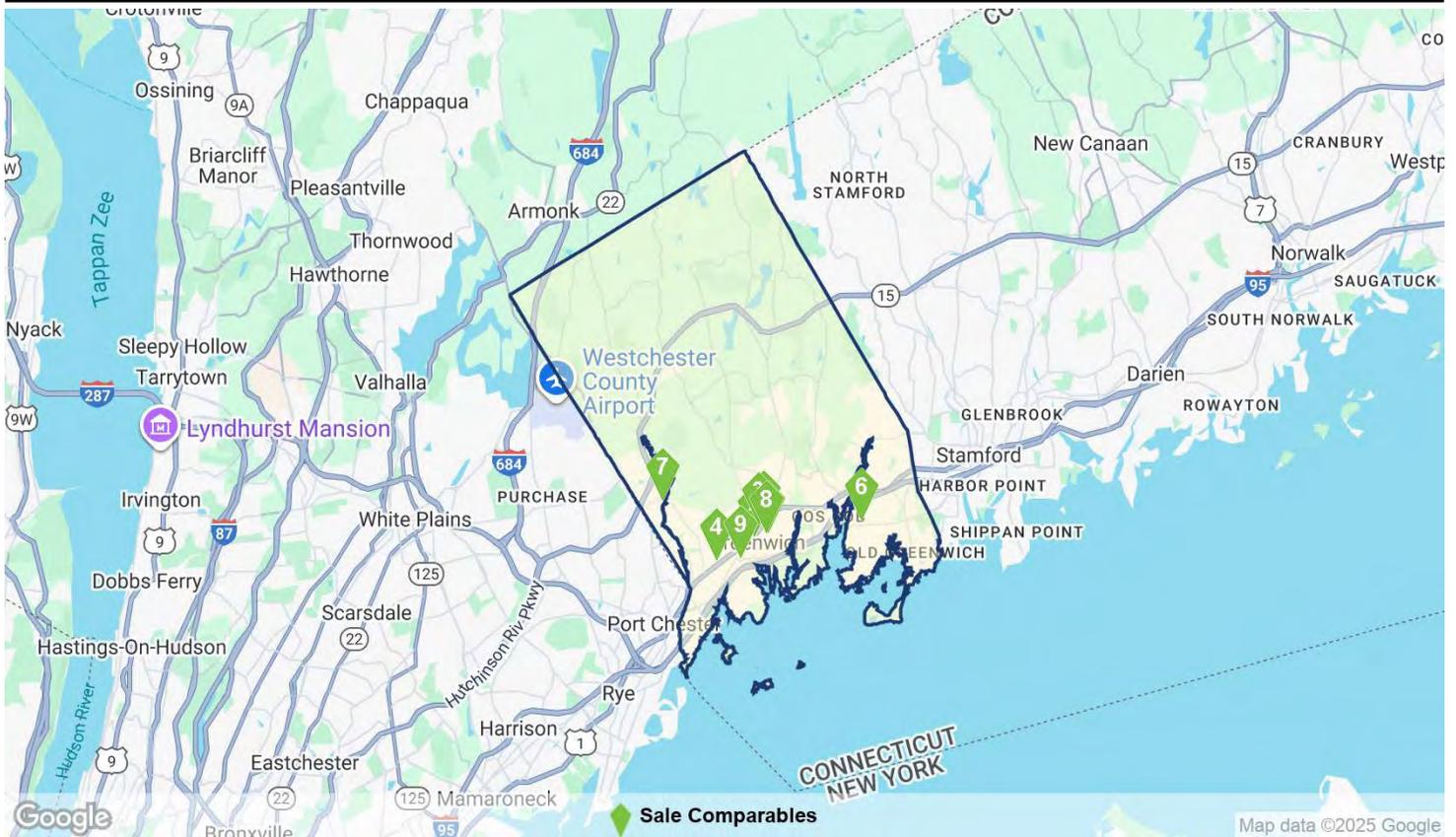
10

-

\$507

0%

## SALE COMPARABLE LOCATIONS



## SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$1,000,000	\$4,639,601	\$2,800,000	\$13,500,000
Price/SF	\$365	\$507	\$475	\$691
Cap Rate	-	-	-	-
Time Since Sale in Months	2.1	6.7	6.8	11.8
Property Attributes	Low	Average	Median	High
Building SF	2,212	8,455	7,036	27,000
Stories	2	3	3	4
Typical Floor SF	1,106	3,243	3,764	6,750
Vacancy Rate At Sale	0%	0%	0%	0%
Year Built	1868	1921	1917	1979
Star Rating	★★★★★	★★★★★ 2.1	★★★★★	

# Sales Past 12 Months

Greenwich Office

## RECENT SIGNIFICANT SALES

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 10 Mason St	★★★★★	1954	27,000	0%	7/15/2025	\$13,500,000	\$500	-
2 24 Field Point Rd	★★★★★	1904	11,947	0%	9/2/2025	\$8,250,000	\$691	-
3 The Chateau 5 W Putnam Ave	★★★★★	1960	9,600	0%	7/25/2025	\$5,250,000	\$547	-
4 530 Old Post Rd 530 Old Post Rd	★★★★★	1979	8,003	0%	12/19/2024	\$3,800,000	\$475	-
5 123 Mason St	★★★★★	1868	6,544	0%	11/11/2024	\$2,800,000	\$428	-
6 17 Wilmot Ln	★★★★★	1910	7,527	0%	4/8/2025	\$2,750,000	\$365	-
7 The Mansion At The Mill 6 Glenville St		1900	6,000	0%	8/13/2025	\$2,225,317	\$371	-
8 116 Mason	★★★★★	1891	3,500	0%	4/16/2025	\$2,181,094	\$623	-
9 28 Old Field Point Rd	★★★★★	1924	2,212	0%	3/25/2025	\$1,000,000	\$452	-
9 28 Old Field Point Rd	★★★★★	1924	2,212	0%	12/9/2024	-	-	-

# 67 HOLLY HILL LANE

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	15,636	73,786	133,498
<b>2024 Estimate</b>			
Total Population	15,521	73,238	131,889
<b>2020 Census</b>			
Total Population	15,991	75,820	134,954
<b>2010 Census</b>			
Total Population	14,569	71,067	128,191
<b>Daytime Population</b>			
2024 Estimate	12,936	82,792	158,563
<b>HOUSEHOLDS</b>			
<b>2029 Projection</b>			
Total Households	6,183	28,048	48,081
<b>2024 Estimate</b>			
Total Households	6,136	27,863	47,520
Average (Mean) Household Size	2.5	2.7	2.7
<b>2020 Census</b>			
Total Households	6,068	27,599	46,733
<b>2010 Census</b>			
Total Households	5,635	25,966	44,658
<b>HOUSEHOLDS BY INCOME</b>			
<b>2024 Estimate</b>			
\$200,000 or More	23.7%	31.8%	41.8%
\$150,000-\$199,999	10.5%	10.7%	9.8%
\$100,000-\$149,999	20.1%	16.6%	15.1%
\$75,000-\$99,999	10.6%	9.8%	8.0%
\$50,000-\$74,999	11.6%	10.1%	8.3%
\$35,000-\$49,999	7.0%	6.3%	5.2%
\$25,000-\$34,999	5.7%	4.0%	3.4%
\$15,000-\$24,999	7.0%	4.8%	3.9%
Under \$15,000	3.9%	5.8%	4.6%
Average Household Income	\$144,532	\$163,842	\$188,563
Median Household Income	\$106,261	\$99,750	\$109,014
Per Capita Income	\$57,878	\$62,353	\$67,968

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2024 Estimate Total Population	15,521	73,238	131,889
Under 20	23.5%	23.9%	26.8%
20 to 34 Years	18.2%	17.5%	15.7%
35 to 49 Years	21.6%	20.8%	19.6%
50 to 59 Years	14.1%	14.1%	14.3%
60 to 64 Years	6.6%	6.5%	6.4%
65 to 69 Years	5.2%	5.2%	5.0%
70 to 74 Years	3.9%	4.1%	4.0%
Age 75+	6.8%	7.9%	8.2%
Median Age	40.0	41.0	42.0
<b>Population by Gender</b>			
2024 Estimate Total Population	15,521	73,238	131,889
Male Population	51.7%	50.6%	51.1%
Female Population	48.3%	49.4%	48.9%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	30.0	31.0	34.0

# 67 HOLLY HILL LANE

## DEMOGRAPHICS



### POPULATION

In 2024, the population in your selected geography is 131,889. The population has changed by 2.88 percent since 2010. It is estimated that the population in your area will be 133,498 five years from now, which represents a change of 1.2 percent from the current year. The current population is 51.1 percent male and 48.9 percent female. The median age of the population in your area is 42.0, compared with the U.S. average, which is 39.0. The population density in your area is 1,676 people per square mile.



### HOUSEHOLDS

There are currently 47,520 households in your selected geography. The number of households has changed by 6.41 percent since 2010. It is estimated that the number of households in your area will be 48,081 five years from now, which represents a change of 1.2 percent from the current year. The average household size in your area is 2.7 people.



### INCOME

In 2024, the median household income for your selected geography is \$168,558, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 71.85 percent since 2010. It is estimated that the median household income in your area will be \$185,981 five years from now, which represents a change of 10.3 percent from the current year.

The current year per capita income in your area is \$67,968, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$188,563, compared with the U.S. average, which is \$101,307.



### EMPLOYMENT

In 2024, 63,027 people in your selected area were employed. The 2010 Census revealed that 70.6 percent of employees are in white-collar occupations in this geography, and 11.9 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



### HOUSING

The median housing value in your area was \$1,000,000 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 28,258.00 owner-occupied housing units and 16,405.00 renter-occupied housing units in your area.



### EDUCATION

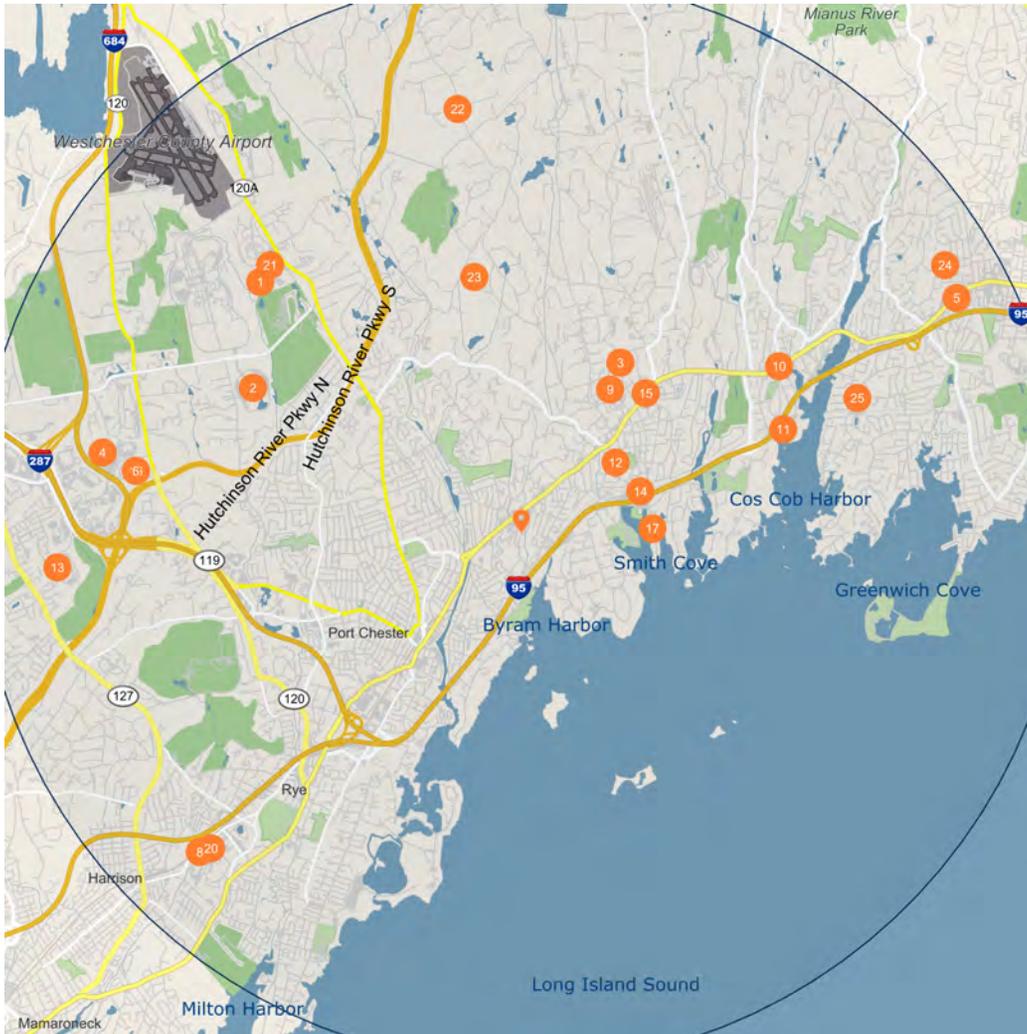
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 59.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.2 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was lower than the nation's at 7.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.5 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 17.7 percent in the selected area compared with the 19.7 percent in the U.S.

# 67 HOLLY HILL LANE

## DEMOGRAPHICS



### Major Employers

### Employees

1	Compass Group USA Investments	4,296
2	Pepsico Inc-Pepsico	3,979
3	Atlas Agi Holdings LLC-Agi-Shorewood US	3,860
4	Central Nat Pulp & Ppr Sls Inc	2,500
5	Millennium Management LLC	2,276
6	Mastercard Incorporated-MASTERCARD	2,198
7	Pepsico Beverage Sales LLC	2,000
8	Consolidated Edison Co NY Inc-Consolidated Edison	1,350
9	Greenwich Hospital	1,263
10	Redbox Automated Retail LLC	1,194
11	Littlejohn Fund II L P	1,069
12	Town of Greenwich	1,000
13	Arlon Viscor Ltd	858
14	Trident Holdco LLC	838
15	Littlejohn Partners IV LP	811
16	Mastercard International Inc-Mastercard Worldwide	800
17	Zinnia Distr Solutions LLC	700
18	TAC Acquisition Corp-Tensar	650
19	72 Capital Advisors LP-S A C	629
20	Dunes Point Capital LP	626
21	Avon Products Inc-Avon	614
22	House Representatives Conn	612
23	House Representatives Conn	612
24	House Representatives Conn	612
25	House Representatives Conn	612

# 67 HOLLY HILL LANE

DEMOGRAPHICS

