

37 Arch Street, Greenwich, CT

Offering Memorandum

Rare Downtown Greenwich Investment & Owner-User Opportunity

37 Arch Street presents a rare opportunity to acquire a boutique commercial building in the heart of downtown Greenwich, Connecticut, just steps from Greenwich Avenue and a short walk to the Metro-North train station.

This charming Federal-style property, circa 1815, offers approximately 3,090 square feet on an oversized 8,158 square foot lot with exceptionally rare on-site parking including approximately 8 outdoor spaces plus 2 garage spaces.

The property is currently configured as executive office suites and may appeal to investors, owner-users, family offices, professional firms, medical users, or potential mixed-use/redevelopment opportunities subject to buyer due diligence.

Property Highlights

- Prime downtown Greenwich location
- Walk to Metro-North train station with direct NYC access
- Approximately 3,090 SF boutique office building
- Oversized approximately 8,158 SF lot
- Federal-style architecture circa 1815
- Approximately 8 outdoor parking spaces plus 2 garage spaces
- Seven occupied suites as of September 1, 2026
- Suites 1A and 1B available - creating immediate owner-user or lease-up flexibility
- Potential mixed-use or residential conversion opportunity (buyer to verify)

Property Overview

Property Address	37 Arch Street, Greenwich, CT 06830
Property Type	Office / Mixed-Use
Building Size	Approx. 3,090 SF
Lot Size	Approx. 8,158 SF
Parking	Approx. 8 Outdoor + 2 Garage Spaces
Zoning	GCBD
Offering Price	\$3,600,000
Annual Property Tax	\$22,377

Current Rent Roll

Effective September 1, 2026

Suite	Tenant	Monthly Rent	Terms / Notes
1A	AVAILABLE	-	Available as of 9/1/26
1B	AVAILABLE	-	Available as of 9/1/26
1C	Tenant A	\$1,250	Plus utilities; lease starts 8/1/26
1D & 1E	Tenant B	\$2,800	Plus utilities; expected increase and renewal around 10/31/26
2A	Tenant C	\$1,100	Plus utilities; expected increase to \$1,175 in November with extension
2B	Tenant D	\$1,250	Plus utilities
2C	Tenant E	\$1,500	Plus utilities; relocating from Suite 1A
2D	Tenant F	\$1,350	Recently increased from \$1,250
2E	Tenant G	\$600	Utilities included

Current Occupancy	All suites occupied except 1A and 1B
Total Occupied Monthly Rent	\$9,850
Annualized Gross Rent	\$118,200
Annualized Gross Rent / Building SF	\$38.25 / SF

Income Upside: Suites 1A and 1B are currently available, providing additional lease-up potential or flexibility for an owner-user. The rent roll also notes expected future increases/renewals for certain existing tenants.

Financial Snapshot

Item	Annual	Per SF
Current Gross Rental Income	\$118,200	\$38.25
Property Tax	\$22,377	\$7.24
Gross Rent Less Property Tax*	\$95,823	\$31.01

*This is not represented as Net Operating Income. Other operating expenses should be independently verified.

Location Overview

Located in the heart of downtown Greenwich, 37 Arch Street benefits from immediate proximity to Greenwich Avenue luxury retail, restaurants, professional services, and transportation infrastructure. The property is within walking distance to the Metro-North Greenwich train station offering direct access to New York City.

Contact Information

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This Offering Memorandum has been prepared exclusively for informational purposes. All information is deemed reliable but not guaranteed. Prospective purchasers should conduct their own independent due diligence.