

STAMFORD  
CONNECTICUT

FLEX/WAREHOUSE/OFFICE FOR LEASE  
83 HARVARD AVENUE



SITE



STAMFORD  
CONNECTICUT

FLEX/WAREHOUSE/OFFICE FOR LEASE  
83 HARVARD AVENUE



39,166 SF BUILDING AVAILABLE

**AVAILABLE:**

39,166 SF Building

- 20,300 SF 1<sup>st</sup> Floor (Space 1)
- 18,886 SF 1<sup>st</sup> & 2<sup>nd</sup> Floor (Space 2)
  - 8,446 SF 1<sup>st</sup> Floor
  - 10,420 SF 2<sup>nd</sup> Floor

**NEIGHBORING TENANTS:**

Concentra Urgent Care, Tesla (coming soon), Stamford Health Medical Group, Liberation Programs (coming soon), West Side Bodybuilding, DaVita Stamford Dialysis, K9 Pet Resorts, Greenwich Auctions, Ring's End, Freepoint Commodities, WindowRama, Pure Hockey, Sola Salon Studios, West Stone Supply, ShopRite, Banfield Pet Hospital, Palm Beach Tan, Dunkin', T-Mobile, Orangetheory Fitness, First County Bank, Subway, Domino's Pizza, Stop & Shop, Home Depot, CVS, Wendy's, Ethan Allen, Starbucks, Taco Bell, Edge Fitness, Hyatt Hotel and many more

**PROPERTY HIGHLIGHTS:**

- Signature Stand-Alone Two-Story Building
- Ideal for Single Tenant
- Will Consider Various Divisions
- Loading Dock Can be Easily Added
- Ample Parking
- Ceiling Heights:
  - 14'-16' (Space 1)
  - 12' (Space 2)
- Directly off of Exit 6 of I-95
- Built in 1980

**RENT:**

Call for Details

**COMMON CHARGES:**

\$6.50/SF Approx. (Includes Utilities)

**For More Information,  
Please Contact:**

**914-237-3400**

**Craig Benson – Ext. 105  
Craig@RoyalPropertiesInc.com**

**Jeff Kintzer – Ext. 103  
Jeff@RoyalPropertiesInc.com**



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EXTERIOR PHOTOS

STAMFORD, CT



# FLEX/WAREHOUSE/OFFICE FOR LEASE 83 HARVARD AVENUE

## SITE PLAN

### STAMFORD, CT



FLEX/WAREHOUSE/OFFICE FOR LEASE

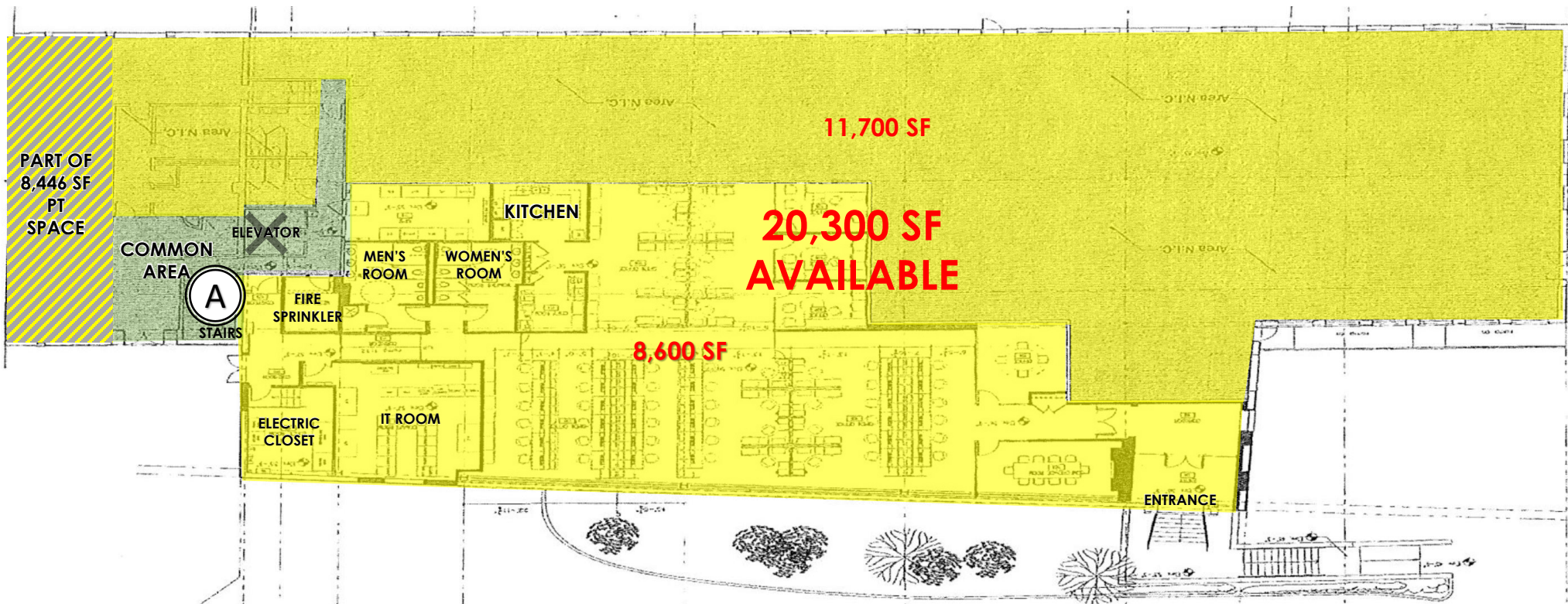
83 HARVARD AVENUE

STAMFORD, CT

SPACE 1  
FLOOR PLAN

8,600 SF – 1ST FLOOR

11,700 SF 1ST FLOOR



ROYAL  
PROPERTIES

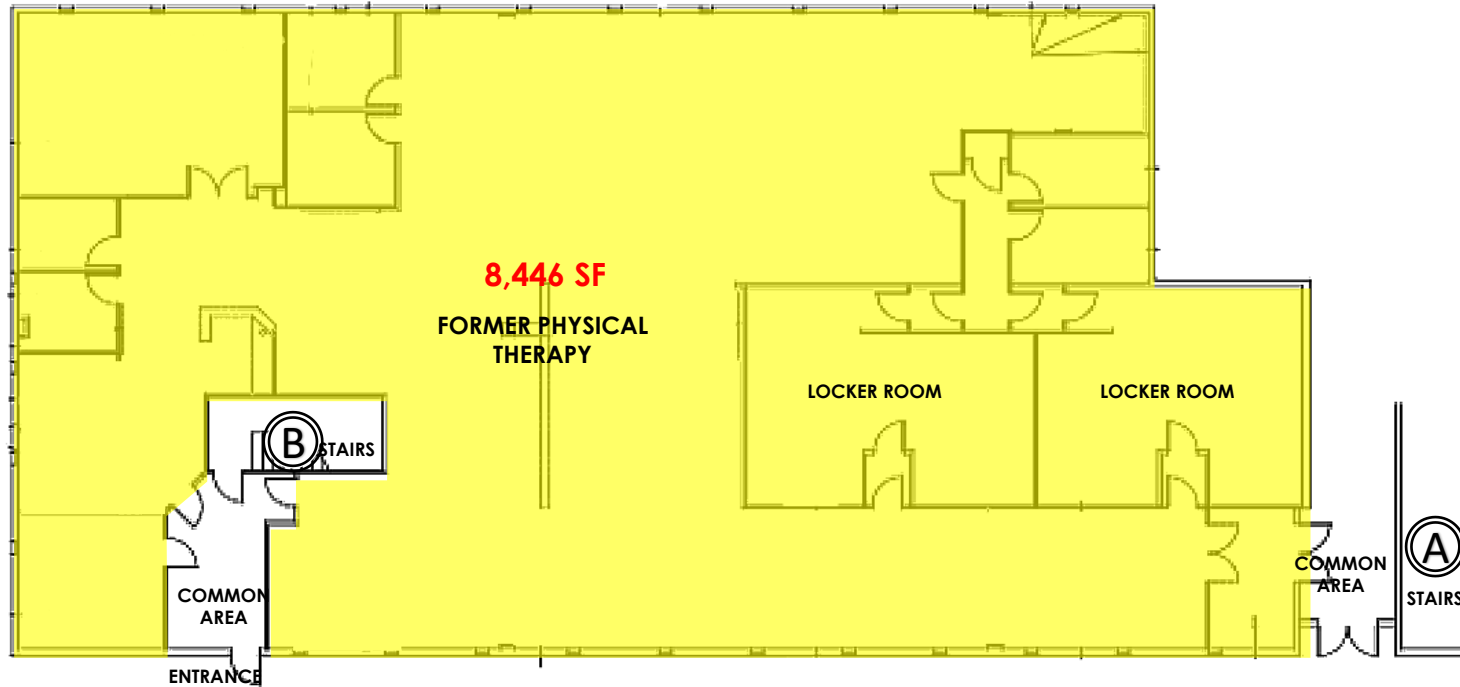
FLEX/WAREHOUSE/OFFICE FOR LEASE

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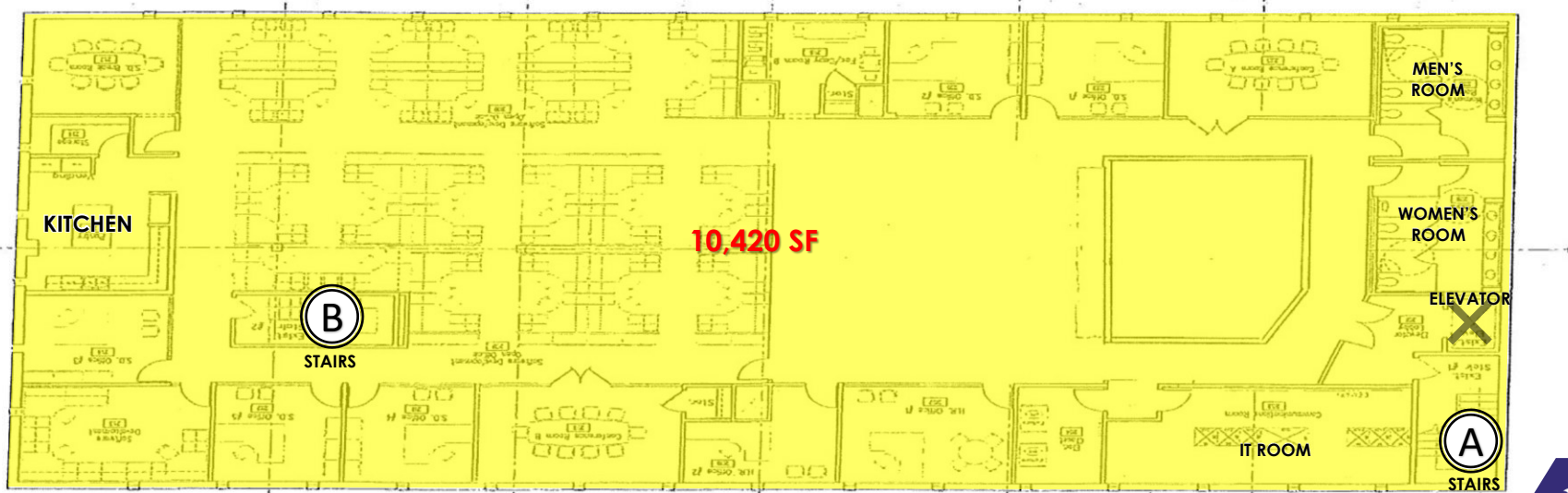
STAMFORD, CT

SPACE 2  
FLOOR PLAN

8,446 SF – 1ST FLOOR  
10,420 SF – 2ND FLOOR



18,886 SF AVAILABLE



ROYAL  
PROPERTIES

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83 HARVARD AVENUE

STAMFORD, CT



TESLA 106

HYATT

107,900 CPD

EXIT 6

83



ETHAN ALLEN

Davita 30



WEST SIDE BODYBUILDING

44



verizon



K9 RESORTS

65

HARVARD AVENUE

COMMERCE ROAD



CVS

15

