

# ONE

SOUND SHORE DRIVE

GREENWICH, CONNECTICUT

## HIGH END SUBLEASE WITH OUTDOOR ACCESS



**NEWMARK**

**JAMES RITMAN**  
203.531.3606 | james.ritman@nmrk.com

**JANEY STEINMETZ**  
203.531.3603 | janey.steinmetz@nmrk.com

**BENJAMIN GOLDSTEIN**  
203.705.3295 | benjamin.goldstein@nmrk.com



## AVAILABLE SPACE

### FIRST FLOOR

5,721 RSF / Suite 102 / Built and Furnished Space

### RENTAL RATE

Upon Request

### POSSESSION

Immediate

### TERM

Through 12/31/25

## 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



## RECENT BUILDING 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



# 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



**GREENWICH CENTRAL BUSINESS DISTRICT**

**COS COB**

**ONE**  
SOUND SHORE DRIVE

**COS COB TRAIN STATION**



GREENWICH AVENUE

METRO NORTH RAILROAD

EXIT 4

COS COB HARBOR

**RIVERSIDE**

**GREENWICH TRAIN STATION**



EXIT 5



STAMFORD .....	6 min.
WESTCHESTER COUNTY AIRPORT .....	28 min.
WHITE PLAINS .....	30 min.
MANHATTAN .....	34 min.
LAGUARDIA INT. AIRPORT .....	48 min.



STAMFORD .....	10 min.
WHITE PLAINS .....	24 min.
125 <sup>TH</sup> STREET .....	42 min.
GRAND CENTRAL TERMINAL .....	50 min.
BRONX.....	40 min.

**ONE**  
SOUND SHORE DRIVE



## PLUG & PLAY SUBLEASE WITH DIRECT OUTDOOR ACCESS

1ST FLOOR: 5,721 RSF

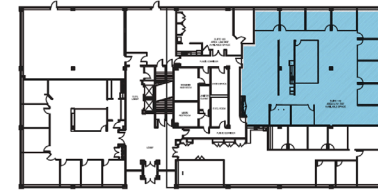
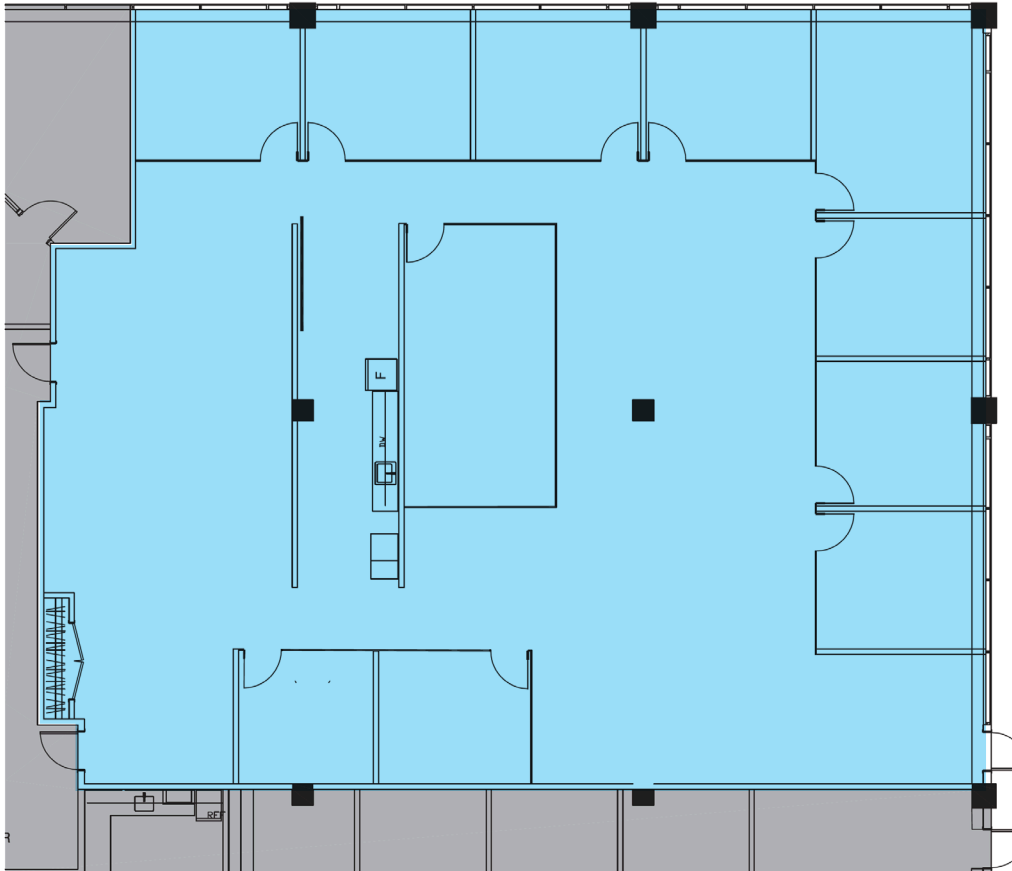


**NEWMARK**

# ONE

SOUND SHORE DRIVE

FLOOR PLAN  
5,721 RSF



KEY PLAN

# ONE

SOUND SHORE DRIVE

GREENWICH, CONNECTICUT

NEWMARK



Contact Exclusive  
Brokers:

**JAMES RITMAN**  
203.531.3606 | james.ritman@nmrk.com

**JANEY STEINMETZ**  
203.531.3603 | janey.steinmetz@nmrk.com

**BENJAMIN GOLDSTEIN**  
203.705.3295 | benjamin.goldstein@nmrk.com