

# 163-167 BEDFORD ST STAMFORD, CT



As exclusive broker, EAC Properties proudly presents 163-167 Bedford Street, Stamford, Connecticut.

Available for lease is a 2,512 SF professional office suite located in the heart of downtown Stamford. This premium B+ space offers a unique blend of boutique character and modern functionality, ideal for small teams of approximately 6-14 employees seeking a high-quality, walkable office environment.

The suite features private front and rear walk-up entrances, leading into a bright, sun-filled interior with an efficient layout. Recently updated, the space includes newly renovated bathrooms and a modern kitchenette, providing a move-in ready solution for a variety of professional users.

Situated on Bedford Street, one of Stamford's most vibrant corridors, the property offers immediate access to a wide range of restaurants, retail, and daily amenities, creating an exceptional experience for both employees and clients. The location is highly walkable and well-positioned within Stamford's dynamic downtown market.

Additional highlights include dedicated rear parking spaces, a rare and valuable amenity in this location.

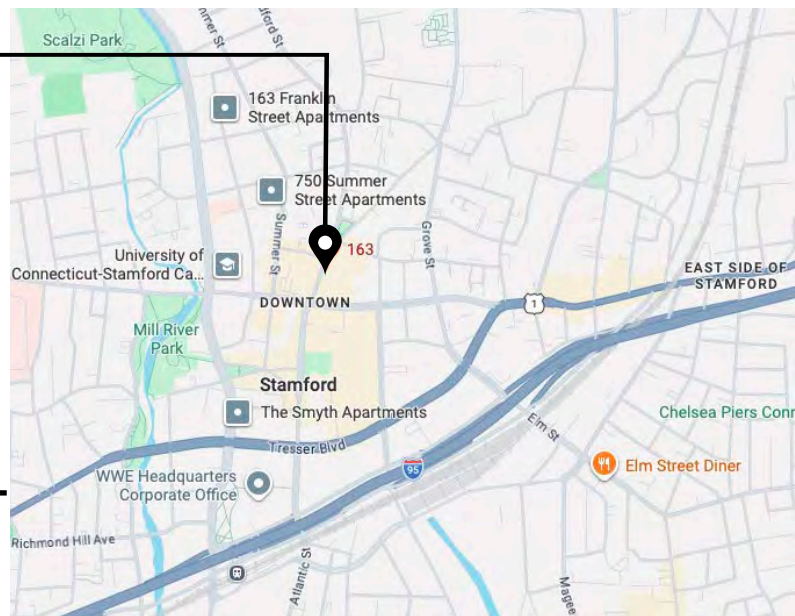


## PROPERTY AVAILABLE FOR LEASE

- 2nd Floor - 2,512 SF Available Class A Office Space
- Gross Building Size of 11,928 SQ FT 2 Story Building,
- Private front and rear walk-up access
- Parking Lot to Rear
- Walk-ability unmatched
- 17 Minute walk to Metro North Stamford Station
- Easy Access

## DEMOGRAPHICS

	1 mile	3 miles
Population	51,938	143,573
Households	22,618	56,066
Median Age	36.20	38.70
Median HH Income	\$88,311	\$110,294
Daytime Employees	51,177	98,804
Population Growth '25 - '30	↑ 3.14%	↑ 2.44%
Household Growth '25 - '30	↑ 3.60%	↑ 2.72%



## CONTACT

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# BEDFORD STREET

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