

37 Arch Street, Greenwich, CT

Offering Memorandum Boutique Downtown Greenwich Office Building

Executive Summary

37 Arch Street presents a rare opportunity to acquire a boutique commercial property in the heart of downtown Greenwich, just two doors from Greenwich Avenue and moments from the Metro-North train station. This charming Federal-style building, circa 1815, is currently configured as executive office space and offers approximately 3,090 SF on an oversized 8,158 SF lot in one of Fairfield County's most desirable commercial corridors.

Investment Highlights

- Prime downtown Greenwich location steps from Greenwich Avenue
- Walk to Metro-North train station
- Approx. 3,090 SF boutique office building
- Approx. 8,158 SF lot
- Rare downtown on-site parking (8 outdoor + 2 garage spaces)
- Flexible tenant structure with 90-day vacate clauses
- Strong existing cash flow with upside potential
- GCBD zoning allows for a variety of commercial and potential residential/mixed-use opportunities
- Ideal for owner-user, investor, hedge fund, attorney, or boutique financial office

Property Overview

Property Address	37 Arch Street, Greenwich, CT
Property Type	Boutique Office Building
Building Size	Approx. 3,090 SF
Lot Size	Approx. 8,158 SF
Parking	Approx. 8 Outdoor + 2 Garage Spaces
Year Built	Circa 1815
Zoning	GCBD
Offering Price	\$3,600,000

Current Rent Roll

Floor 1 Suite	Tenant	Monthly Rent
1A	Tenant A	\$1,000
1B	Tenant B	\$1,200
1C	Vacant	-
1D / 1E	Tenant C	\$2,800

Floor 2 Suite	Tenant	Monthly Rent
2A	Tenant D	\$1,100
2B	Tenant E	\$1,050
2C	Tenant F	\$1,425
2D	Tenant G	\$1,250
2E	Tenant H	\$600

Estimated Current Gross Monthly Income: \$10,425/month

Estimated Annualized Gross Income: \$125,100/year

Projected Rental Upside

Several tenants have pending rent increases, renewals, or reconfigurations anticipated throughout 2026, creating meaningful upside potential for future ownership.

- Tenant A increasing to \$1,075/month
- Potential combination of Suites 1A + 1B plus signage totaling \$2,525/month
- Tenant D increasing to \$1,175/month
- Suite 2B transitioning to a new tenant at \$1,250/month
- Tenant G pending renewal at \$1,350/month
- Suite 1C currently vacant and available for lease-up opportunity

Location Overview

Located in the center of downtown Greenwich, 37 Arch Street benefits from immediate proximity to Greenwich Avenue luxury retail, Metro-North Railroad, restaurants, parks, and major commuter routes. Downtown Greenwich remains one of the most affluent and supply-constrained commercial markets in the Northeast.

Contact Information

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All information has been obtained from sources deemed reliable but is not guaranteed. Buyer should independently verify all information including zoning, permitted uses, square footage, financials, leases, and property condition.