

sixteen

OLD TRACK ROAD

GREENWICH, CONNECTICUT



CBRE



Elevated Ambiance, Strategic Advantage

A rare and distinct asset, 16 Old Track Road introduces an unparalleled office experience to the esteemed Greenwich landscape. This property will undergo a masterful transformation, emerging as a beacon of modern sophistication. The newly constructed space will boast a modern aesthetic unique within Greenwich, offering a striking environment with 16-foot

ceilings and abundant natural light filtering through skylights, presenting an elevated and unique option.

This will not merely be an office; it will be a meticulously crafted environment designed for those who demand excellence, innovation, and an address that speaks volumes. We invite you to rediscover the future of work in Greenwich.

MODERN BRILLIANCE

Experience workspaces defined by abundant natural light, expansive high ceilings, and an aesthetic that blends edgy design with refined elegance. Every detail will be curated to foster productivity and inspire innovation.

CULINARY OPTIONS

Situated moments from 16 Old Track Road, a diverse array of exceptional dining options awaits, including the vibrant Box Car Cantina, the refined Canoe, and the fresh offerings of Lobster Bin. 16 Old Track Road is a ± 10 minute walk to most Greenwich Avenue restaurants.

LIVE, WORK, PLAY

JLofts Greenwich offers sophisticated, modern luxury residences in the heart of Greenwich, CT, providing an unparalleled urban living experience. It features elegantly designed homes from studios to penthouses, complemented by high-end amenities such as a clubroom, rooftop terrace, and concierge services, operating under the same ownership.

THE EQUINOX ADVANTAGE

Directly adjacent to Equinox, a world-class wellness institution, offering an exclusive amenity for a balanced and dynamic professional lifestyle.

EFFORTLESS CONNECTIVITY

For convenient commuting to 16 Old Track Road, easy access is provided by major highways such as Interstate 95 (I-95) and the scenic Merritt Parkway (Route 15). Westchester County Airport is less than a 20 minute drive.



Suite West

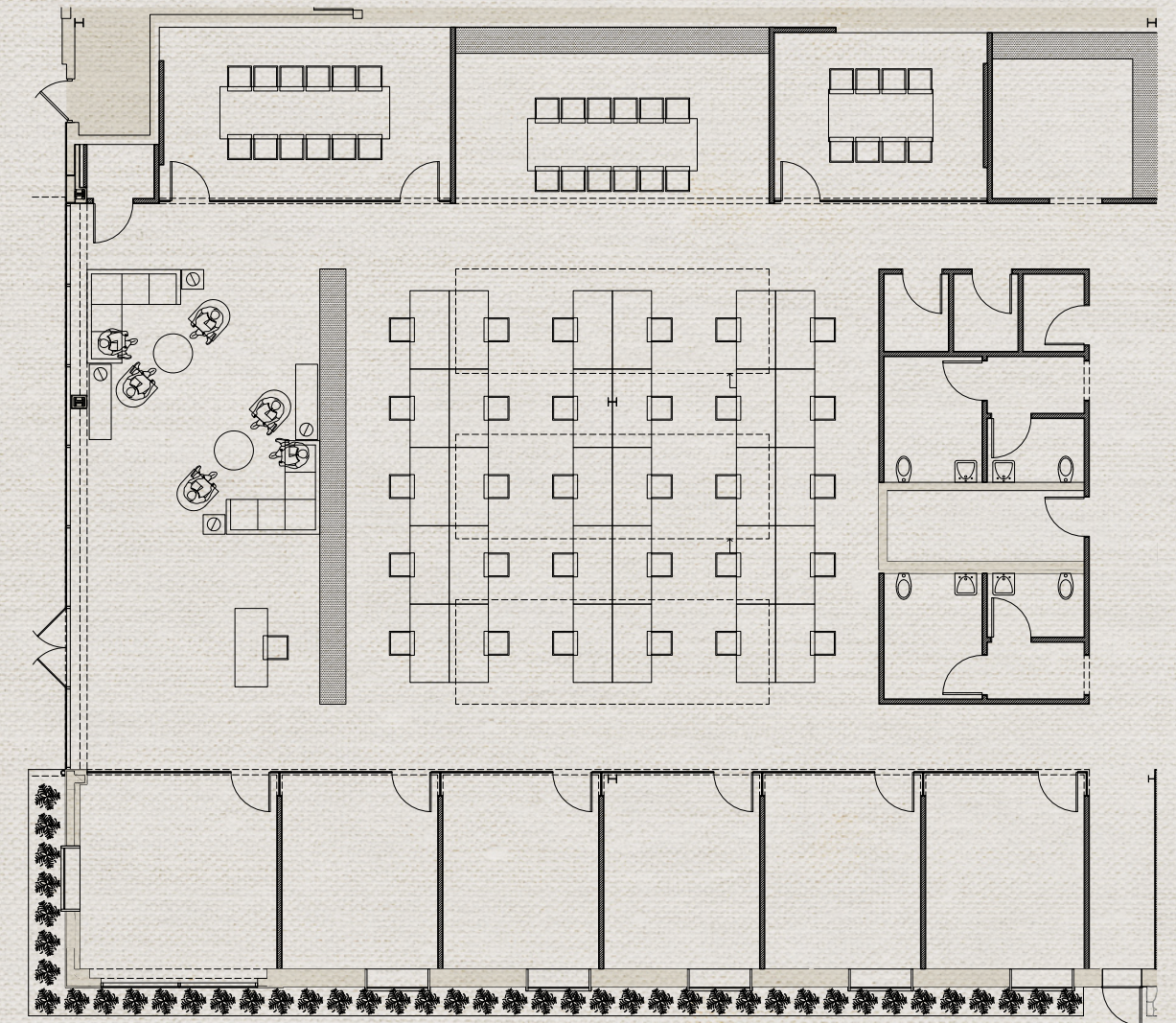
HIGHLIGHTS

- 16 Foot Ceilings
- Private Restrooms
- Efficient Trading Space
- Private Entrance
- Skylights



FLOOR 1

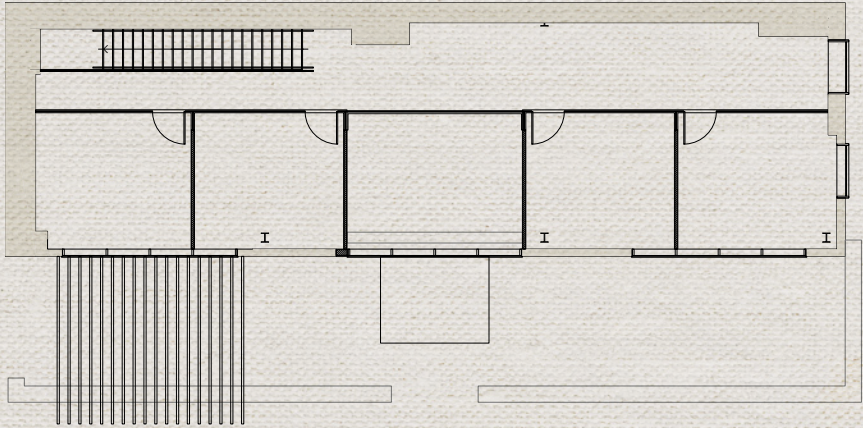
SUITE WEST IS 6,548 SF



Suite East

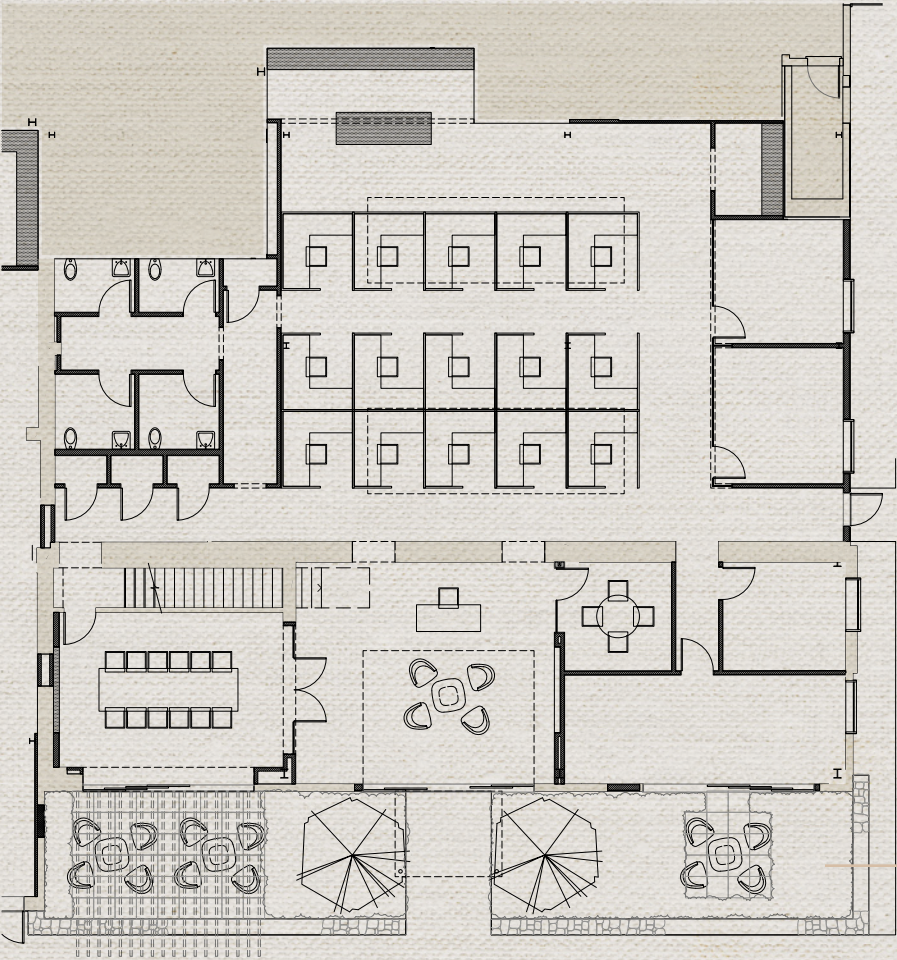
HIGHLIGHTS

- 9-12 Foot Ceilings
- Private Restrooms
- Private patio/outdoor space
- Efficient Trading Space
- Signage Facing Metro North
- Skylights
- Mezzanine with Cut-Out to Reception Below



MEZZANINE

1,811 RSF



FLOOR 1

4,769 RSF

TOTAL SUITE

6,580 SF

Private Patio



EASY WALK TO TRAIN

Enjoy seamless access with a sidewalk leading directly to the Greenwich Train Station, ensuring effortless commutes and connections to metropolitan hubs.

CONVENIENT COMMUTING

For convenient commuting to 16 Old Track Road, easy access is provided by major highways such as Interstate 95 (I-95) and the scenic Merritt Parkway (Route 15).

AIRPORT ACCESS

Westchester County Airport (HPN) is less than a 20-minute drive, providing convenient and efficient travel as a more accessible alternative to larger metropolitan airports.

GREENWICH AVENUE PROXIMITY

Situated moments from the iconic Greenwich Avenue, offering immediate access to the town's vibrant pulse and benefiting from its prestigious reputation.





WELLNESS & LIFESTYLE

Directly adjacent to Equinox, this location provides a seamless integration of world-class wellness and high-performance fitness into your daily routine. The JLofts provides exclusive short-term furnished rentals, available solely for tenants of 16 Old Track Road, and operates under the same ownership.

CULINARY EXCELLENCE

Immerse yourself in Greenwich's rich culinary landscape, where an eclectic array of distinguished dining establishments and chic bistros await every palate, all within a convenient ±10-minute walk to most Greenwich Avenue restaurants.

BOUTIQUE RETAIL & SERVICES

Experience the unparalleled shopping of world-renowned Greenwich Avenue, featuring an exclusive collection of luxury boutiques and designer labels. Beyond retail, find high-end service providers ensuring every professional and personal need is met with effortless grace.

A Curated Lifestyle at Your Doorstep

Nestled in the heart of Greenwich, 16 Old Track Road will situate your enterprise within a vibrant tapestry of premier amenities. From world-class wellness to exquisite dining

and sophisticated retail, every essential and indulgence is meticulously woven into the fabric of this esteemed locale, offering an elevated lifestyle for discerning professionals.

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