

NEWMARK

53

FOREST AVENUE

OLD GREENWICH | CONNECTICUT



HIGH-END FURNISHED SUBLEASE IN OLD GREENWICH @ TRAIN

LOCATED IN THE HEART OF OLD GREENWICH @ THE TRAIN



CHIPOTLE verizon

EAST PUTNAM AVENUE

95

EXIT 5

STAMFORD

OLD GREENWICH

GREENWICH AVENUE

FOREST AVENUE

53

OLD GREENWICH TRAIN STATION - SHARED PLATFORM -

INNIS ARDEN COUNTRY CLUB

BINNEY PARK

SELECT SOUND BEACH AVENUE RETAIL



Mobil

Le Fat Poodle

KINGS WHERE INSPIRATION STRIKES

GARDEN CATERING



CHASE



TOD'S POINT



RÉ NAPOLI

DESTINATION HIGHLIGHTS

- @ Old Greenwich Train Station
- 2 min. drive to Interstate 95
- 4 min. drive to Stamford
- 8 min. drive to iconic Greenwich Avenue
- 20 min. drive to Westchester County Airport
- 50 min. train ride to Grand Central Terminal

DIRECT ACCESS TO TRAIN PLATFORM & DOWNTOWN OLD GREENWICH



PROPERTY HIGHLIGHTS

- Brand new space ready for occupancy
- Recently renovated building with modern upgrades
- Short walk to downtown Old Greenwich
- Located @ Old Greenwich Train Station (direct access to building)
- Boutique financial services building
- Parking 3/1,000 SF

AVAILABILITY

- Second Floor.....3,212 RSF
- RateUpon Request
- PossessionImmediate
- Sublease TermThrough 4/30/29

CONTACT BROKERS

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TWO POINTS OF DIRECT ACCESS TO OLD GREENWICH TRAIN STATION

FREE ACCESS TO FULLY AMENITIZED GABLES CLUB



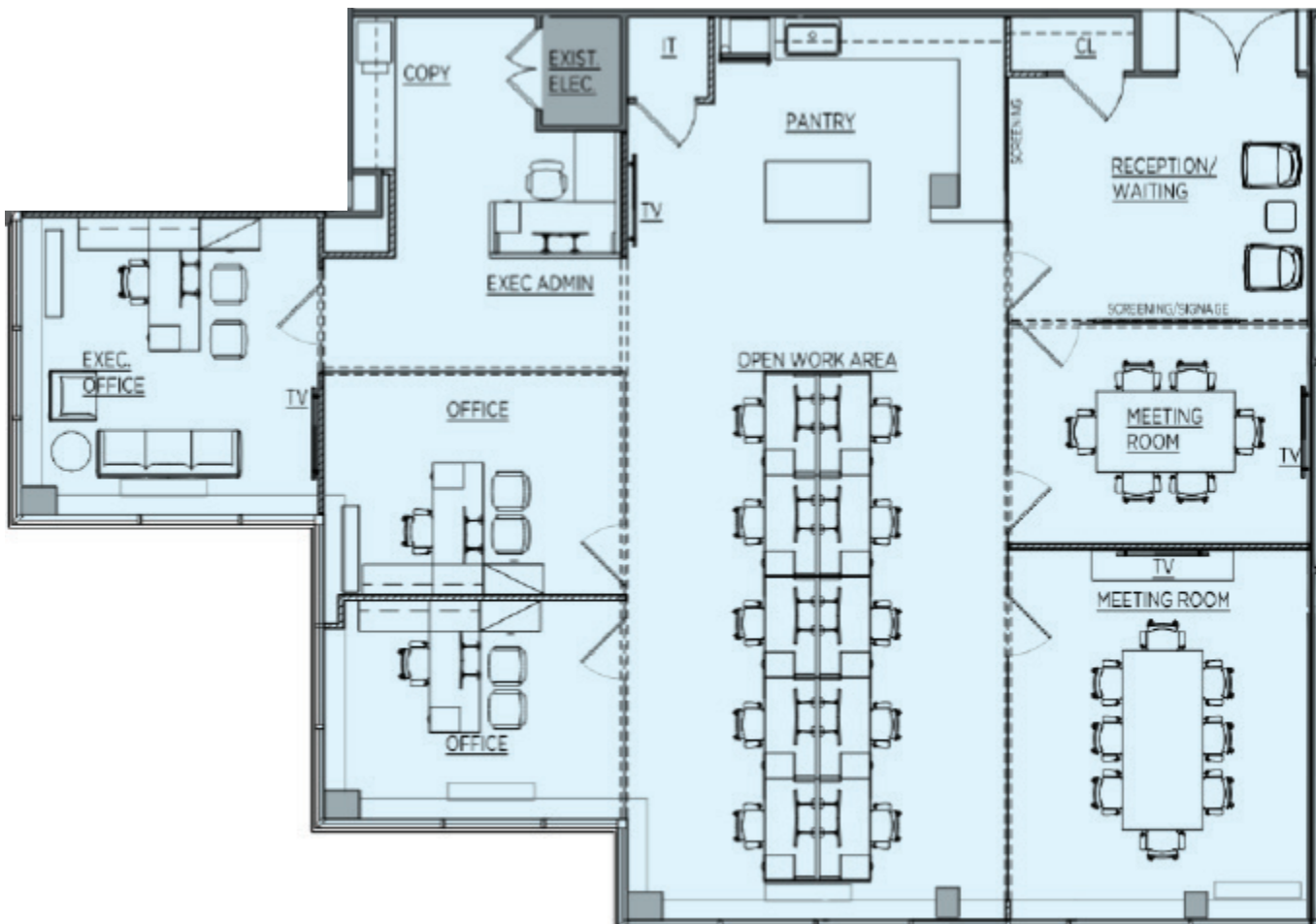
PLUG & PLAY OPPORTUNITY IMMEDIATELY AVAILABLE



FLOOR PLAN

EXISTING CONDITIONS

SUITE 215 | SECOND FLOOR | 3,212 RSF



NEWMARK

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