



Greenwich Plaza



PREMIER OFFICE COMPLEX

- Superior corporate headquarters quality and recognized as one of the preeminent office locations in the Northeast corridor
- 354,000 square foot office and retail complex; two buildings, four floors each
- Greenwich Harbor and Long Island Sound clearly visible from all floors
- 100% secure, 2-level underground garage parking; 24/7 manned security service
- Highly visible, beautifully landscaped site with outdoor seating and prestigious sculpture
- Recent improvements to common area restrooms and corridors

LOCAL, LONG-STANDING OWNERSHIP & MANAGEMENT

- The Ashforth Company, founded in 1896
- Headquartered in Fairfield County for 30 years; completed development of Greenwich Plaza in 1970
- Own, develop, manage 4 million square feet on the East and West Coasts
- On-site property management including a dedicated senior property manager, property operations administrator, engineers, security officers and porters

SUPERIOR TECHNOLOGY

- Card access system for admittance to offices
- EZ Pass-type parking gate control system
- Major electrical service upgrades to provide greater power capacity and reliability
- Recent elevator modernization provides optimal speed and increased reliability.
- Building serviced by three fiber optic providers – Cablevision LightPath, Verizon & Light Tower
- Cameras, turnstiles/access control

HIGHLY-ACCESSIBLE CENTRAL LOCATION

- Located at the Greenwich Train Station and I-95, Exit 3
- Property includes a MetroNorth train station; 42- minute train ride to Grand Central Station
- Walking distance to Greenwich Avenue's upscale brand shops and restaurants and service amenities
- Within minutes of Greenwich Hyatt hotel and the prestigious Delamar hotel located on the Greenwich Harbor featuring modern accommodations, an upscale restaurant and spaces for meetings and events
- Private taxi service on-site; 15 minutes to Westchester County Airport, 40 minutes to LGA & 50 minutes to JFK
- Surrounded by blue-chip corporate tenants and neighbors

ENVIRONMENTALLY CONSCIOUS WORK ENVIRONMENT

- Sustainable management and operating standards
- Superior indoor air quality; high-efficiency 500-ton chillers; modified-bitumen roof
- Highly efficient building systems with VFDs
- State-of-the-art energy management systems – continuously tracks and monitors energy consumption and operating temperatures
- Conservation: Low-flow restroom fixtures; low-water-use landscaping; all eco-friendly cleaning supplies used; energy-efficient lighting in garages and common areas
- Ownership/management committed to environmental stewardship and social responsibility; results in lower operating costs

GREENWICHPLAZA.COM



For leasing information: www.greenwichplaza.com/available.html
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SPACE AVAILABILITY

BLDG/FLOOR	SIZE (SQ. FT.)	PRICE (+ ELEC.)
No space currently available		



PROPERTY FACTS

BUILDING AREA 354,000 square foot Class A office and retail complex located at the Greenwich Railroad Station and I-95, Exit 3

OWNERSHIP The Ashforth Company

MANAGEMENT On-site Ashforth property management team

MAJOR TENANTS AQR Capital, Lone Pine Capital, Silver Point Capital

YEAR BUILT Completed in 1970. Designed by the architectural firm of Emery Roth & Sons.

CAPITAL IMPROVEMENTS Recent improvements to common area restrooms and corridors; white, modified-bitumen roof helps reduce cooling load; major electrical service upgrades to provide greater power capacity and reliability; new chillers and cooling tower, access controls and cameras.

CONSTRUCTION The office building superstructure consists of a steel frame, concrete floors and a metal and concrete roof deck.

FLOOR PLATES 32,000-43,500 square foot floors; 1st floor: 100 lbs live load, 5 lbs partition; 2nd-4th floors: 50 lbs live load, 20 lbs partition

CEILING 8' 6"

COLUMN SPACING 28' x 32' bays

TECHNOLOGY Building serviced by three fiber optic providers – Cablevision LightPath, Verizon & Light Tower

SECURITY & ACCESS Secured 24/7; property is staffed with an on-site manager and security officers; card access; turnstile lobby access; E-ZPass garage access; digital surveillance system

HVAC Two centrifugal chillers have the capacity to deliver over 1,000 tons of cooling. The system consists of four heating and cooling zones per floor. Individual fan coil units heat or cool each perimeter office depending on the exterior demand. Energy-efficient, variable frequency drives (VFD) controlling pump and fan output.

ELECTRICITY Each floor has a minimum of 300 AMP, 480 VOLT, 3 phase power for tenant use.

FIRE & LIFE SAFETY Each building has a fully-addressable fire alarm system and includes fire sprinklers throughout. The fire alarm system includes smoke and heat detectors with a central annunciation panel located in each lobby. Automatic External Defibrillator (AED) at concierge.

ELEVATORS Recent elevator modernization provides optimal speed and increased reliability. Each building served by three passenger elevators and one freight elevator.

PARKING Tenant parking is provided on two garage levels, B and C, at a ratio of 2.8 parking passes per 1,000 sq. ft. leased. Tenant parking is accessed and exited via an E-ZPass gate system. Each building has elevator service from garage levels to offices. Additionally, there are approximately 54 visitor parking spaces located on the plaza level in front of both buildings.

