



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 7.5 million square feet on the East and West Coasts
- On-site property management including a dedicated vice president/property manager, property operations administrator, engineers, security officers and porters

SUPERIOR TECHNOLOGY

- Card access system for all admittance to parking garages and offices
- Undergoing 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

HIGHLY ACCESSIBLE CENTRAL LOCATION

- Located at the Greenwich Train Station and I-95, Exit 3
- Steps to MetroNorth train service; 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
- Steps to private taxi service; 15 minutes to Westchester County Airport, 40 minutes to LGA & 50 minutes to JFK
- Surrounded by blue-chip and hedge fund corporate tenants and neighbors

ENVIRONMENTALLY CONSCIOUS WORK ENVIRONMENT

- Sustainable management and operating standards
- Superior indoor air quality; high-efficiency 500-ton chillers; white, 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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Ashforth
 owned & managed

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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 property management team
MAJOR TENANTS	Partner Reinsurance, Silver Point Capital, Lone Pine Capital, AQR Capital
YEAR BUILT	Constructed in 1968. 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
CONSTRUCTION	The office building superstructures consist of a steel frame, concrete floors and a metal and concrete roof deck.
FLOOR PLATES	32,000-43,500 square foot floors; 65-105 lb/sq. ft. live floor loads
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 a site manager and two security officers; card system automatically locks building entrance and garage entrance doors; 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 (150/side), 277 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 three parking passes per 1,000 sq. ft. leased. Tenant parking is accessed and exited via a card controlled gate system. Each building has elevator service from garage levels to offices. Additionally, there are approximately 75 visitor parking spaces located on the plaza level in front of both buildings.

