



# 411 West Putnam Ave.

Greenwich, Connecticut

## Premier Pre-Built Office Suites Available:

**AVAILABILITY:**

1st Floor:	10,836 RSF (Available 5/20)
2nd Floor:	10,061 RSF (Pre-Built and Divisible)
3rd Floor:	5,025 RSF (Divisible)

**POSSESSION:** Immediate

**RENT:** \$56 PSF + Tenant Electric

**TERM:** 5 - 10 Years

### PROPERTY INFORMATION:

- Striking, modern lobby and common areas
- New, best in class pre-built office suites for lease on 2nd floor
- Renovated building exterior and landscaping
- Concierge, security and property management on-site
- 24/7 key card building access
- Surface and covered parking (3 spaces per 1,000 RSF)
- Outdoor seating area
- Commuter Shuttle serving Greenwich Metro-North Station

### For leasing information:

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Thomas Ashforth  
Senior Vice President  
203.869.9001 x 320  
tashforth@lpc.com

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Nat Barnum  
Senior Vice President  
203.869.9001 x 310  
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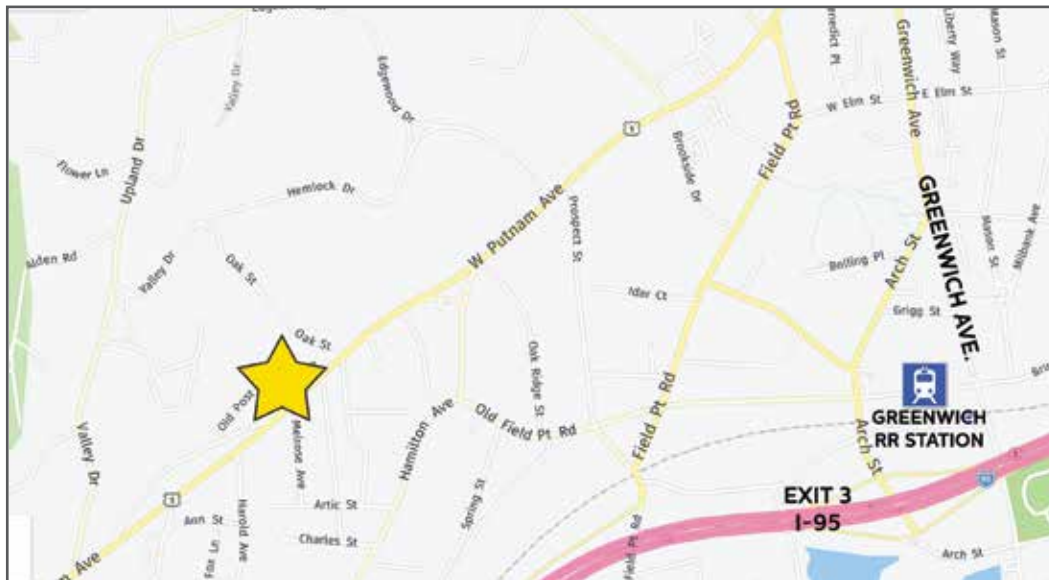
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# Location Overview

411 West Putnam Avenue, Greenwich, CT 06831



- Convenient location on West Putnam Ave (Route 1)
- Located within 5 miles of I-95 and Merritt Parkway
- Close proximity to I-684, Hutchinson River Parkway & Route 120A
- Four minutes to Greenwich train station
- Five minutes to Greenwich Hospital
- Ten minutes from Westchester County Airport
- Close proximity to Greenwich Avenue
- New neighborhood amenities such as Citarella, CVS, and Cross Fit, Chase Bank

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# Building Photos

411 West Putnam Avenue, Greenwich, CT 06831



Building Lobby



Outdoor Patio



2nd Floor: Kitchen



2nd Floor: Pre-Built Office Suites



3rd Floor: Reception / Conference

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