



# 411 West Putnam Ave.

Greenwich, Connecticut

## Premier Pre-Built Office Suites Available

**AVAILABILITY:** 1st Floor: 2,465 RSF (Pre-Built - Delivered by year end)  
Separate entrance / patio access  
can be made available

3rd Floor: 1,295 RSF (Available now)

**POSSESSION:** Immediate

**RENT:** 1st Floor: \$62.00 / SF + Electric  
3rd Floor: \$58.00 / SF + Electric

**TERM:** 5 - 10 Years

### PROPERTY INFORMATION:

- Striking, modern lobby and common areas
- High end build-outs intended for the 1st and 3rd floor suites
- 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:

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

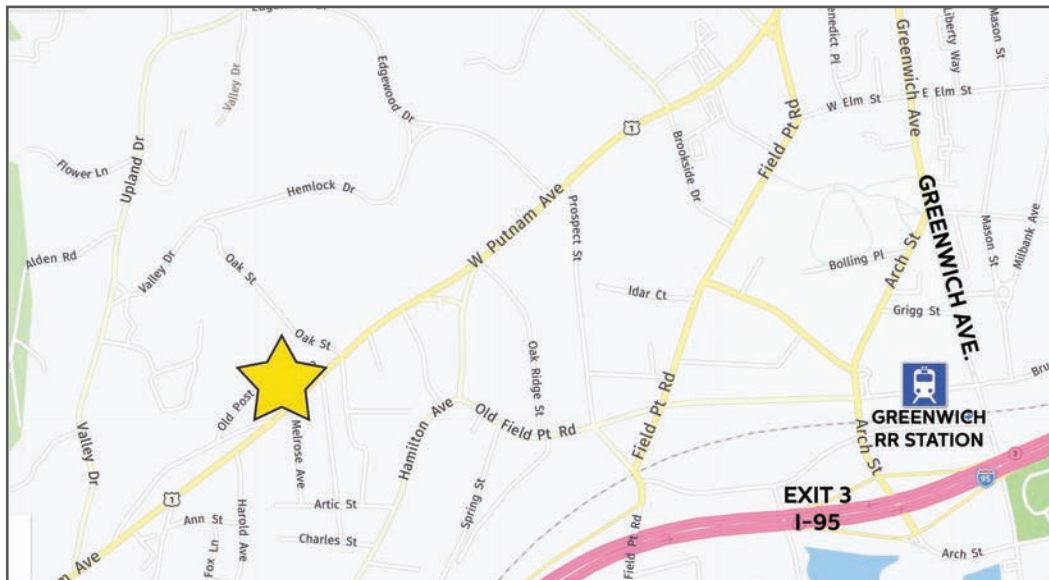
Nat Barnum  
Senior Vice President  
203.869.9001 x 310  
nbarnum@lpc.com

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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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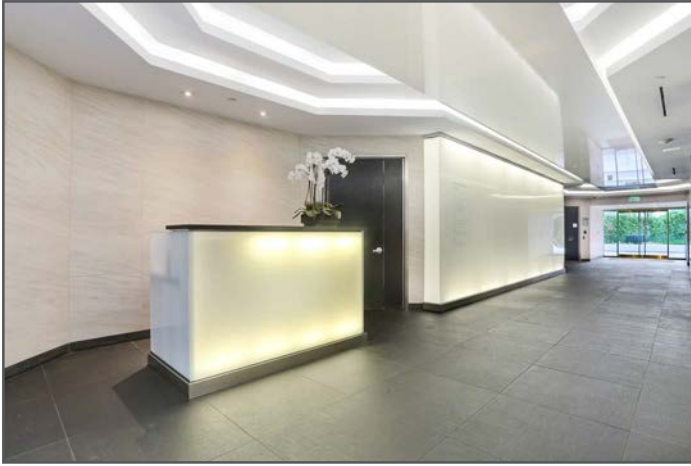
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# Building Photos

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Building Lobby



Outdoor Patio



Building Entrance



3rd Floor Reception



Potential Kitchen



Open Raw Space

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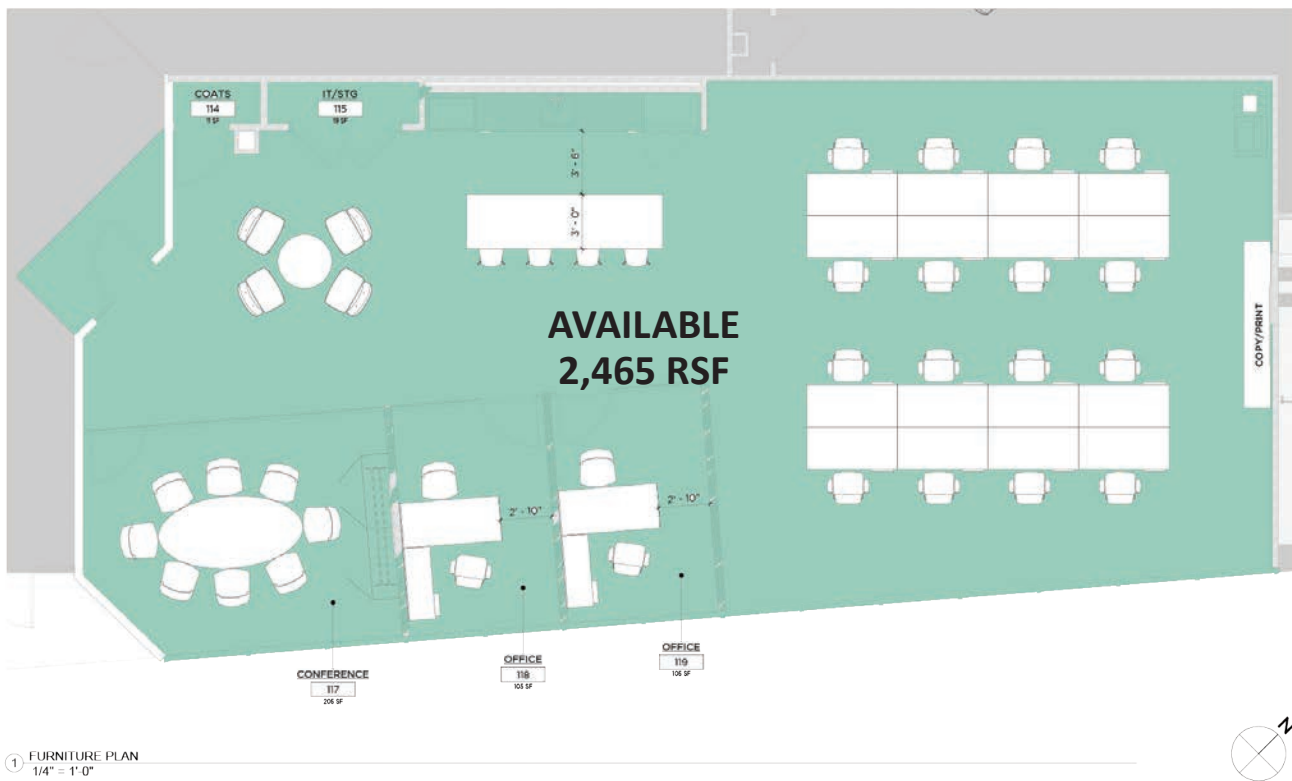
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# Floor Plan

411 West Putnam Avenue, Greenwich, CT 06831

1st Floor: 2,465 RSF

Potential Layout



\* Plan not to scale. May not reflect exact layout.

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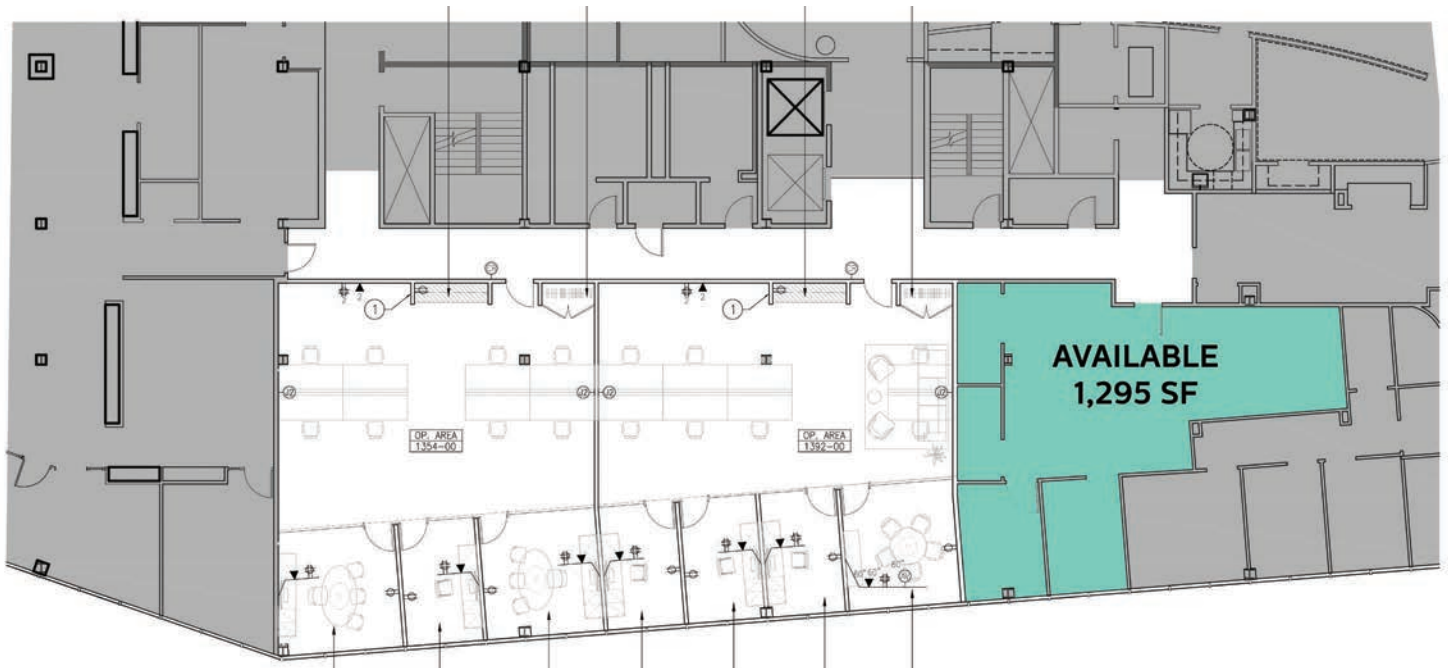
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# Floor Plan

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**3rd Floor:**

**1,295 RSF**



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