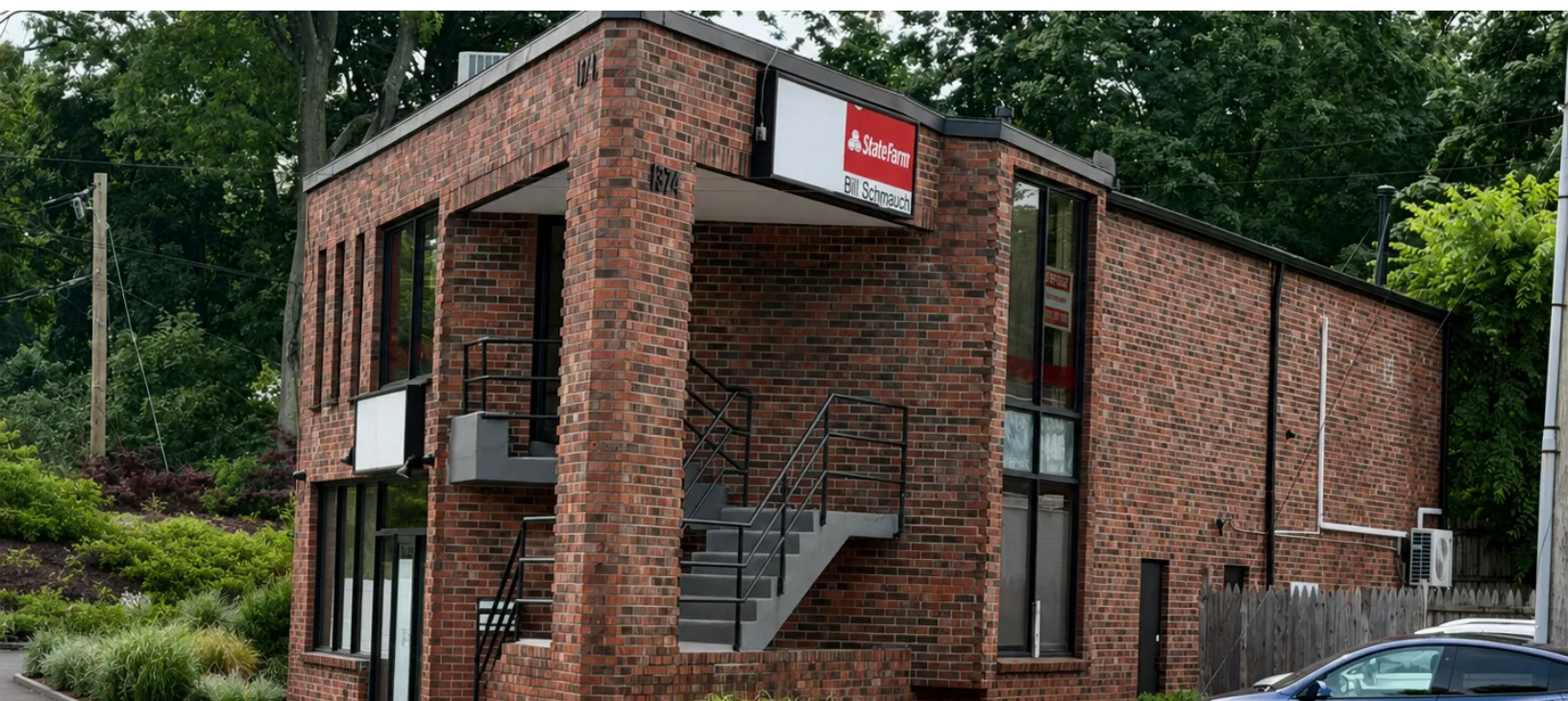


LEASE

1374 EAST PUTNAM AVENUE

Greenwich, CT 06878



PROPERTY DESCRIPTION

Position your business in one of Greenwich's premier professional office locations. 1374 East Putnam Avenue offers two well-appointed office suites designed for a variety of professional, medical, financial, legal, and consulting users. Situated along the highly desirable East Putnam Avenue corridor, the property provides exceptional visibility, convenient access, and a prestigious business address in the heart of Riverside.

The available suites feature efficient floor plans with abundant natural light, a professional atmosphere, and flexible layouts that can accommodate both private offices and collaborative workspaces. Ample on-site parking and immediate access to Interstate 95, Metro-North, and downtown Greenwich make this an ideal location for both employees and clients.

Whether you're an established business or growing practice, 1374 East Putnam Avenue provides an exceptional leasing opportunity in one of Fairfield County's most desirable commercial markets.

PROPERTY HIGHLIGHTS

- Prestigious Greenwich business address on East Putnam Avenue (U.S. Route 1)
- Ideal for professional, medical, legal, financial, and consulting firms
- Flexible, efficient floor plans with abundant natural light
- Excellent access to I-95, Metro-North, and Downtown Greenwich
- Surrounded by premier restaurants, retail, banks, and neighborhood amenities
- Immediate occupancy available

OFFERING SUMMARY

Lease Rate:	\$4,500 - 5,900 per month (NNN)
Available SF:	750 - 1,000 SF
Building Size:	4,315 SF

Chris Scatterday
(203) 461-1931



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	750 - 1,000 SF	Lease Rate:	\$4,500 - \$5,900 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor	Available	750 SF	NNN	\$4,500 per month	±750 RSF first-floor retail/office space on East Putnam Avenue with excellent visibility. Street-level access, abundant natural light, and an efficient open layout. Ideal for boutique retail, showroom, wellness, beauty, or professional service users in a prestigious Greenwich location.
Second Floor	Available	1,000 SF	NNN	\$5,900 per month	±1,000 RSF second-floor office suite with private offices, abundant natural light, and a welcoming layout. Ideal for attorneys, financial advisors, accountants, medical professionals, and other service firms seeking a prestigious Greenwich address, with easy access to East Putnam Avenue, I-95, and downtown.

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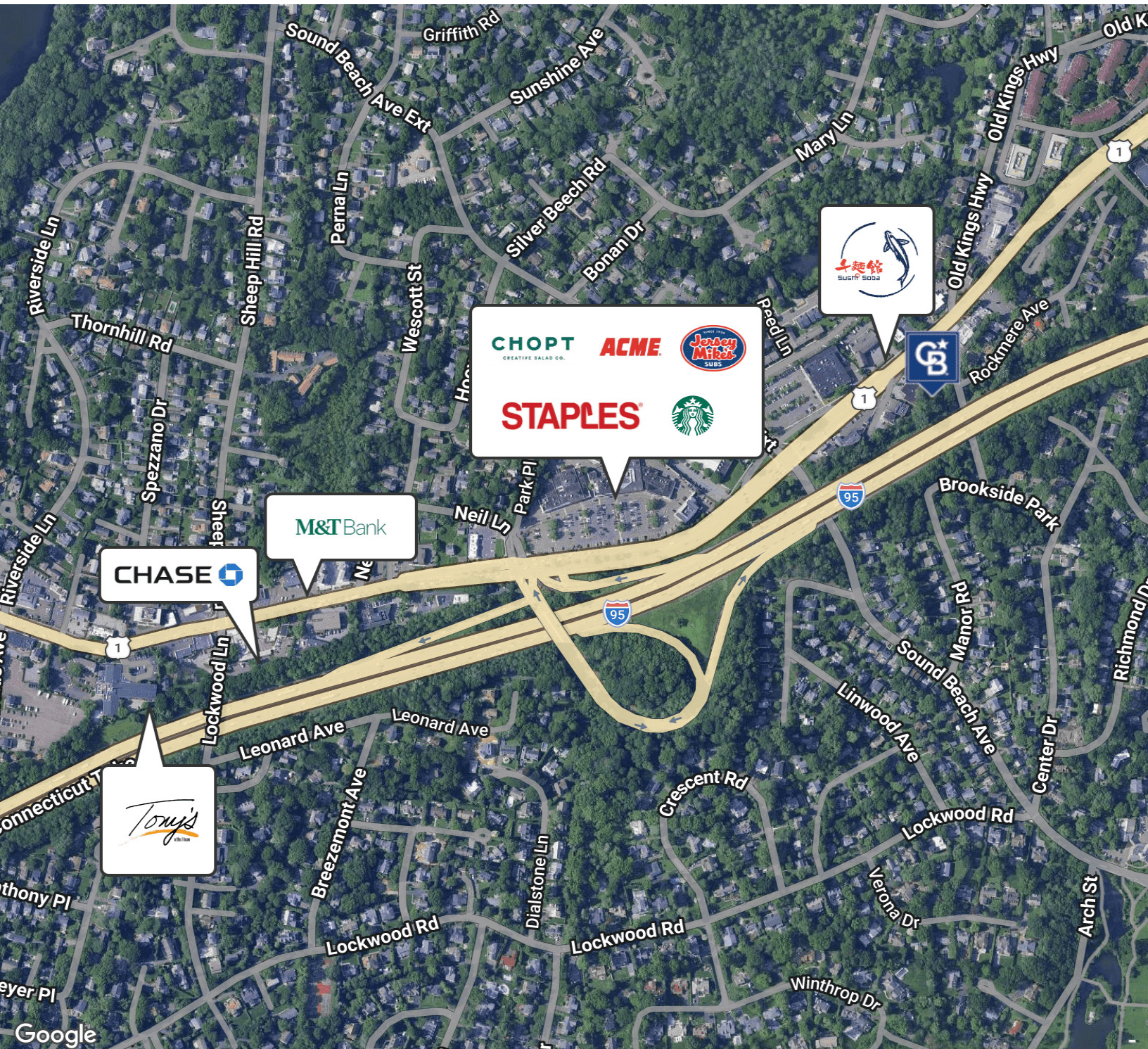
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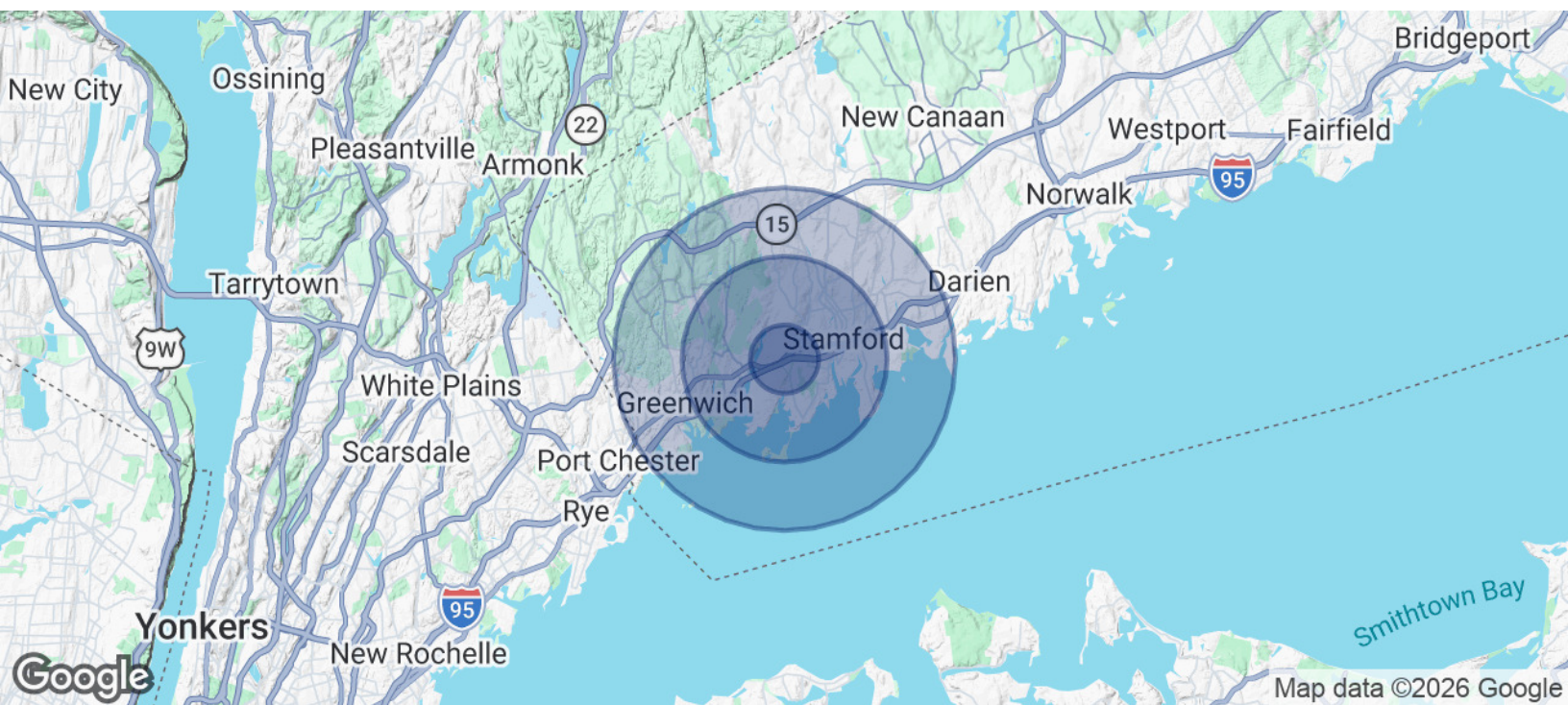
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,496	117,870	191,538
Average Age	37.6	38.4	39.6
Average Age (Male)	36.4	37.7	38.6
Average Age (Female)	37.8	39.2	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,766	47,033	74,026
# of Persons per HH	3	2.5	2.6
Average HH Income	\$237,057	\$196,015	\$212,549
Average House Value	\$1,382,426	\$1,195,027	\$1,241,221

2023 American Community Survey (ACS)

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