



SUBURBAN
AVENUE
STAMFORD, CONN.



*Historic Office
Building Available
for Lease in Stamford*

NEWMARK





SPECIFICATIONS



SUBURBAN
AVENUE

STAMFORD, CONN.

AVAILABILITIES

Ground floor: 2,440 SF
First floor: 2,264 SF
Second floor: 4,932 SF
Mezzanine: 1,006 SF

POSSESSION

August 1, 2024

RENTAL RATE

\$44.00/SF + tenant electric

PROPERTY HIGHLIGHTS

- Space can be offered fully plug & play
- Fully documented and installed cabling infrastructure with 258 drops throughout the space
- IT room with dedicated power circuit & HVAC unit
- Battery power backup supply in IT room and desk locations
- Furniture includes desk systems by Bernhardt, HBF Geiger and Gunlocke. Trading desk designed and built by LaCour (www.lacourinc.com)
- Security includes full access control system, intrusion alarms and video surveillance system with cameras in security sensitive areas
- Fitness Center with locker rooms and state-of-the-art weight and nautilus equipment



Highly Secure | Private Fiber Optic Line

INTERIOR PHOTOS

HIGH END CENTER STAIRWAY / CONFERENCE ROOMS



INTERIOR PHOTOS

TRADING AREA / STUNNING FIREPLACES



INTERIOR PHOTOS

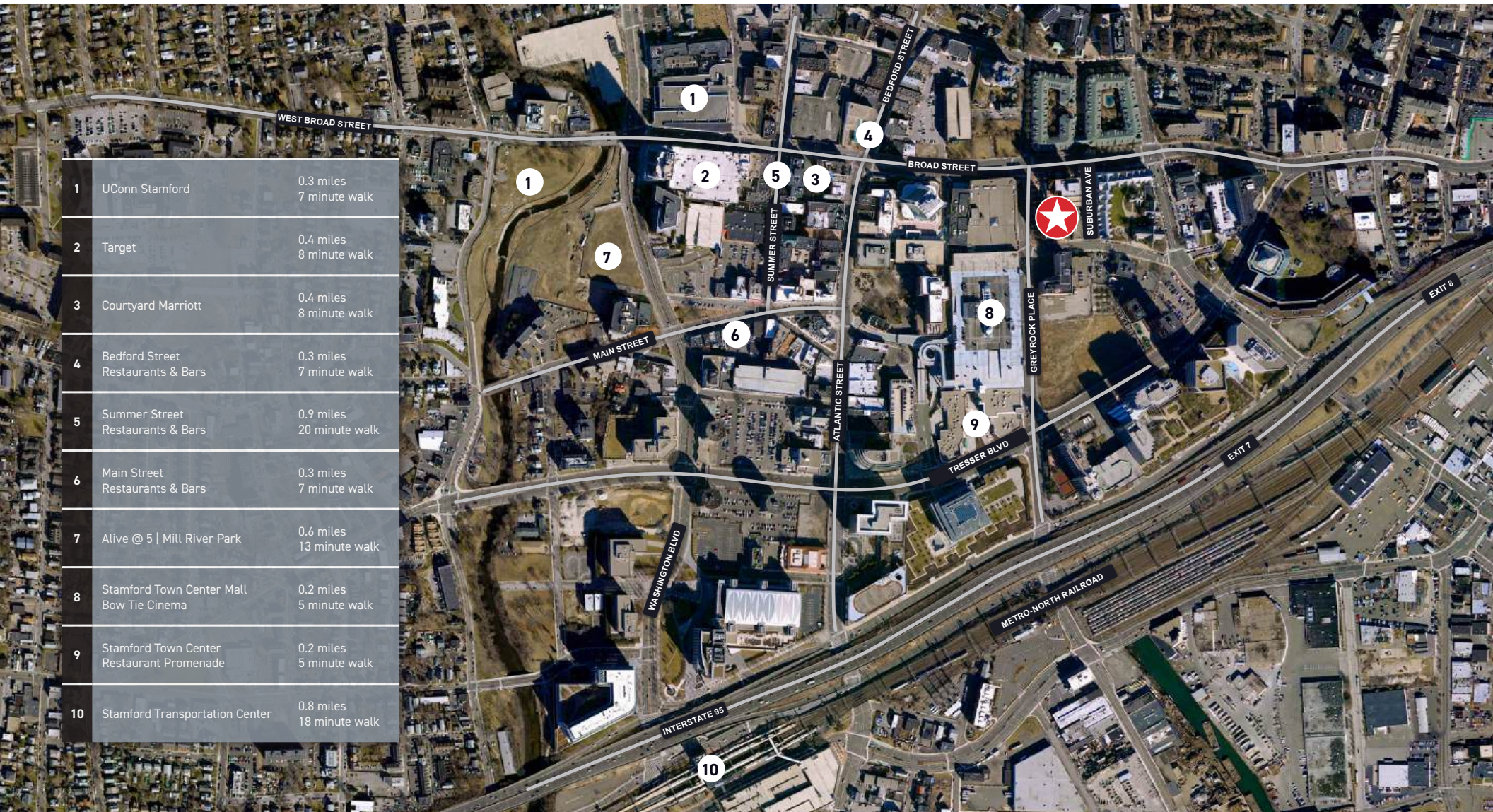
FLOOR TO CEILING WINDOWS / MASTERCRAFT WOODWORK



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AREA MAP

WALK TO IT ALL



1	UConn Stamford	0.3 miles 7 minute walk
2	Target	0.4 miles 8 minute walk
3	Courtyard Marriott	0.4 miles 8 minute walk
4	Bedford Street Restaurants & Bars	0.3 miles 7 minute walk
5	Summer Street Restaurants & Bars	0.9 miles 20 minute walk
6	Main Street Restaurants & Bars	0.3 miles 7 minute walk
7	Alive @ 5 Mill River Park	0.6 miles 13 minute walk
8	Stamford Town Center Mall Bow Tie Cinema	0.2 miles 5 minute walk
9	Stamford Town Center Restaurant Promenade	0.2 miles 5 minute walk
10	Stamford Transportation Center	0.8 miles 18 minute walk

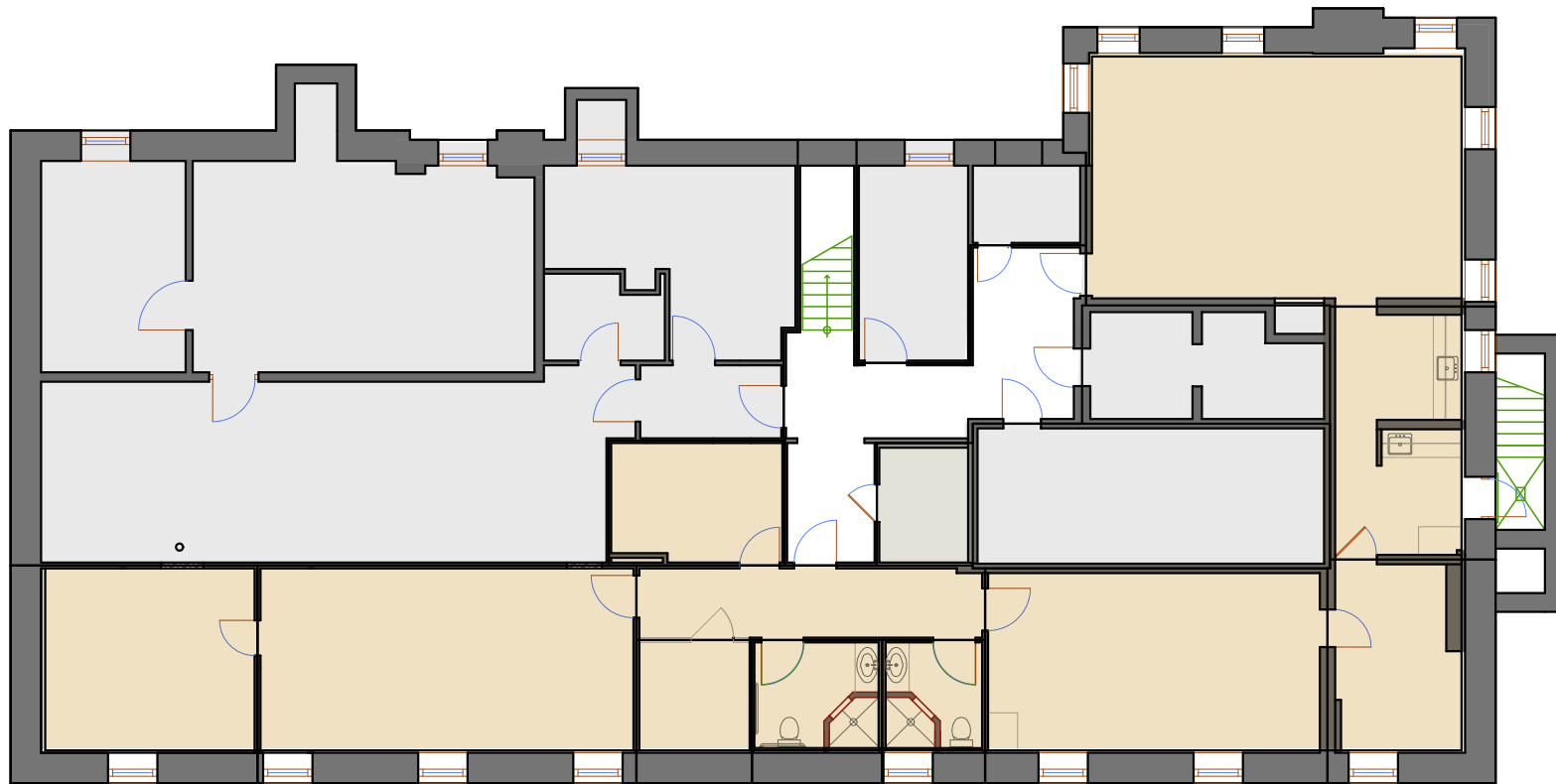
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FLOOR PLANS

SHARED FITNESS FACILITY / GROUND FLOOR: 2,440 SF



AVAILABLE LEASED

NEWMARK

TIM RORICK
203-531-3622 | tim.rorick@nmrk.com

TOREY WALSH
203-531-3633 | torey.walsh@nmrk.com

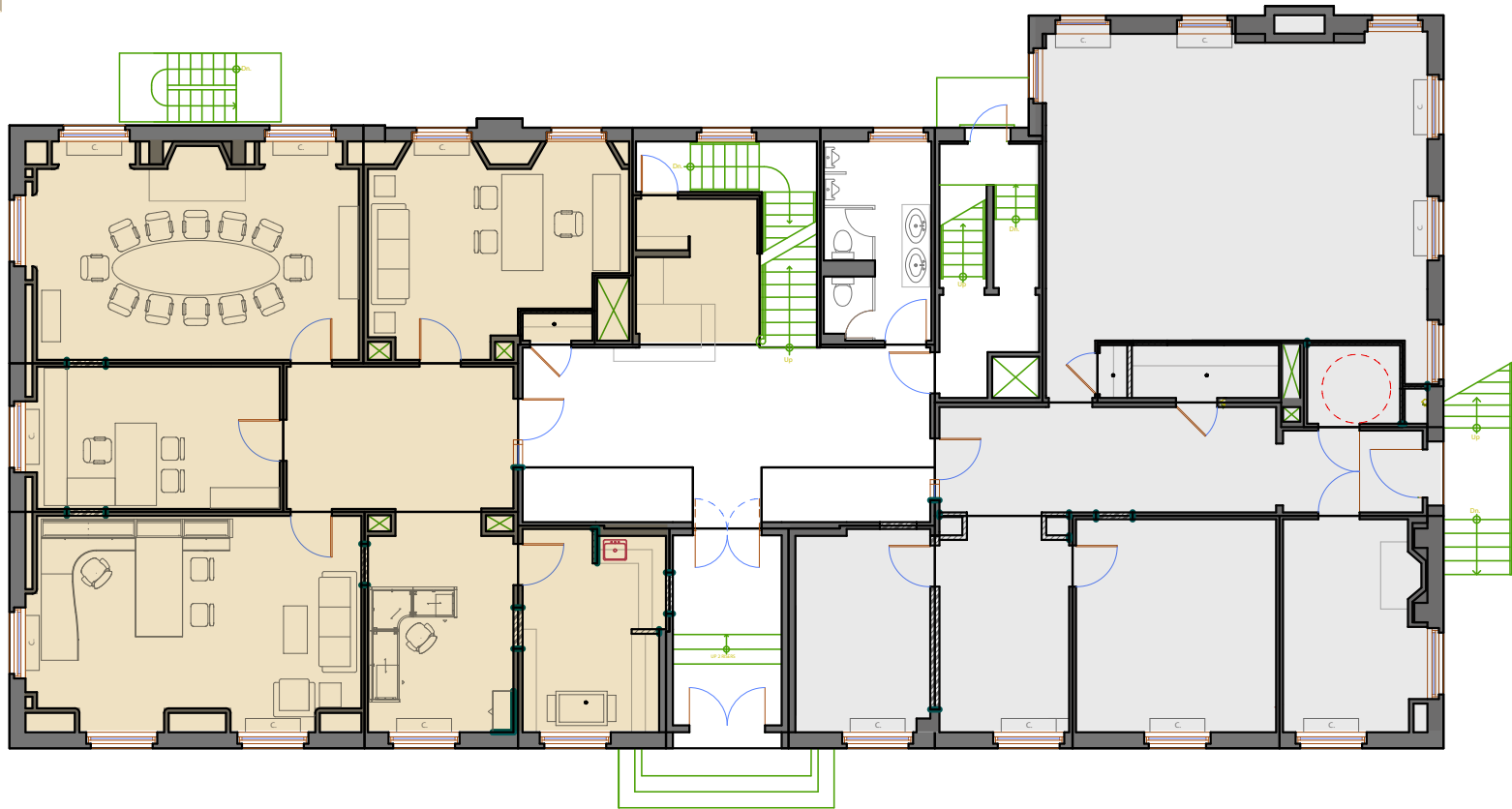
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FLOOR PLANS

FIRST FLOOR: 2,264 SF



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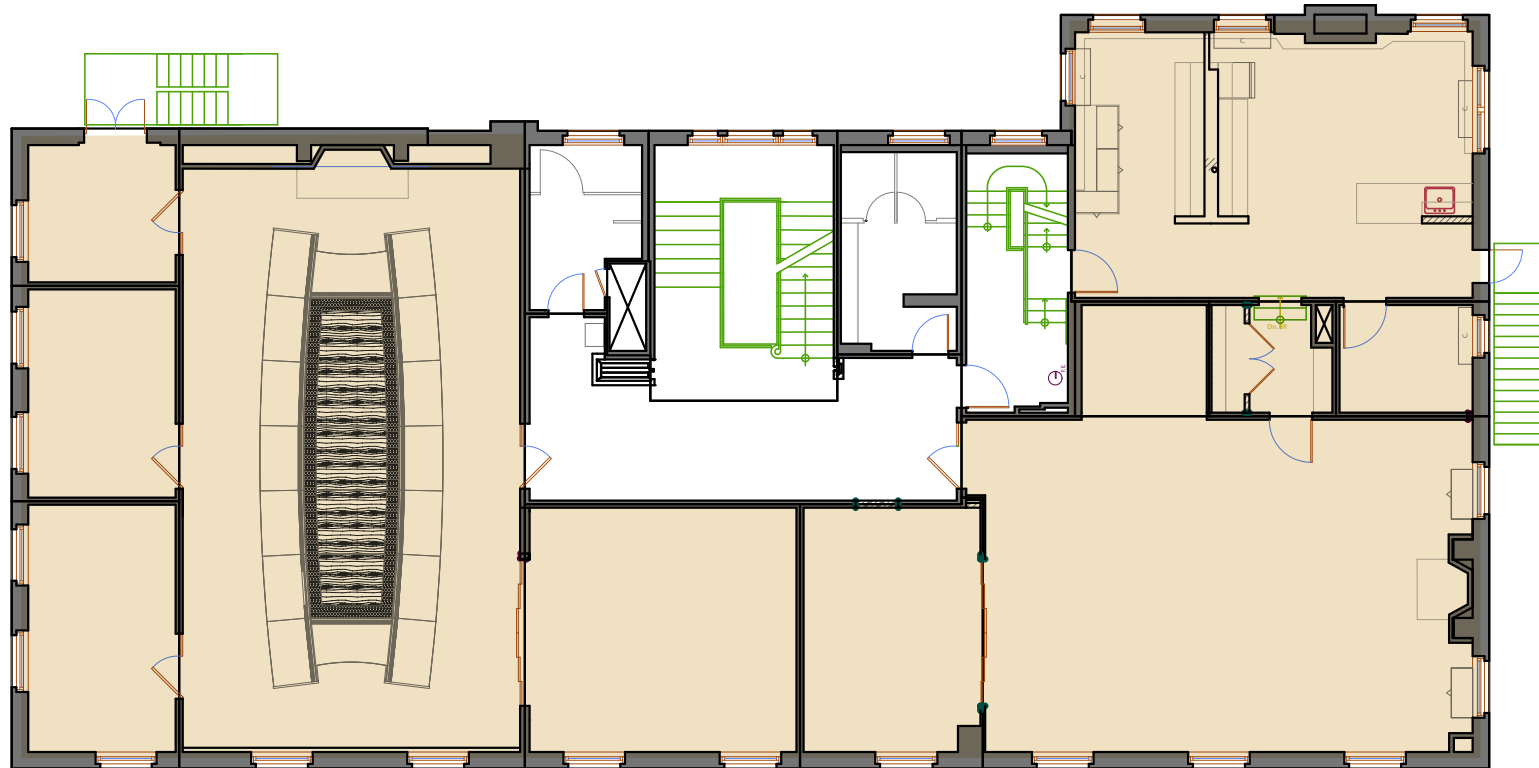
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FLOOR PLANS

SECOND FLOOR: 4,932 SF



■ AVAILABLE ■ LEASED

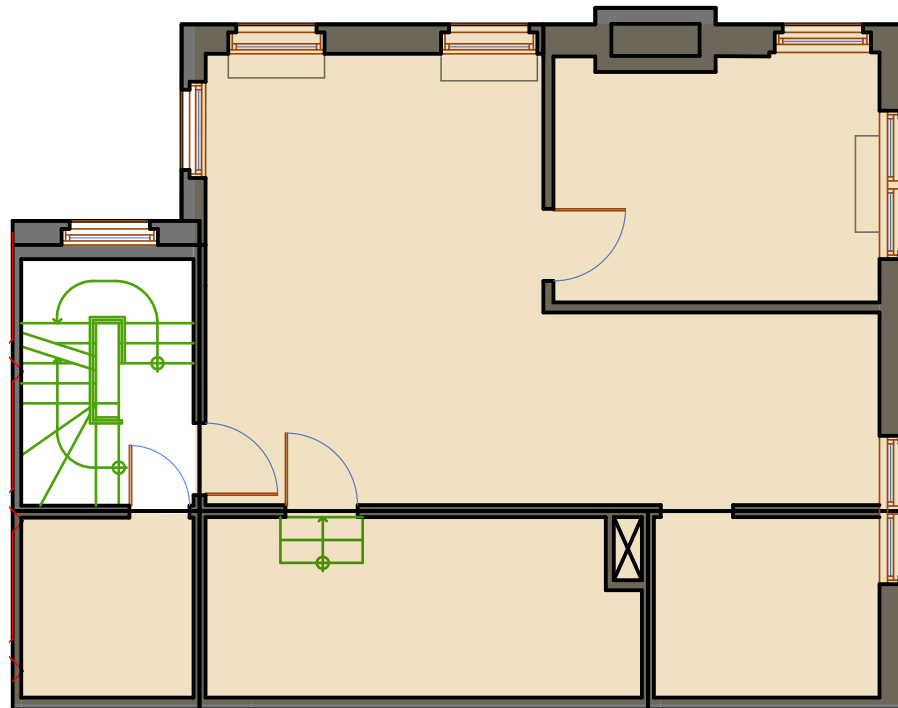
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FLOOR PLANS

MEZZANINE: 1,006 SF



AVAILABLE LEASED