

16

OLD TRACK ROAD

Greenwich · Connecticut

www.gpsmgt.com



Prime Greenwich Location for Lease | 13,000 sq. ft. available

GPS GREENWICH
PREMIER
SERVICES

DETAILS

- 12,928 SQ. FT.
- 40 Parking Spaces
- 9 to 15 ft. Ceilings
- Newly renovated facade with insulated glass walls
- 600 Amp Electrical Service
- Natural Gas Generator, 70 KW



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AREA HIGHLIGHTS

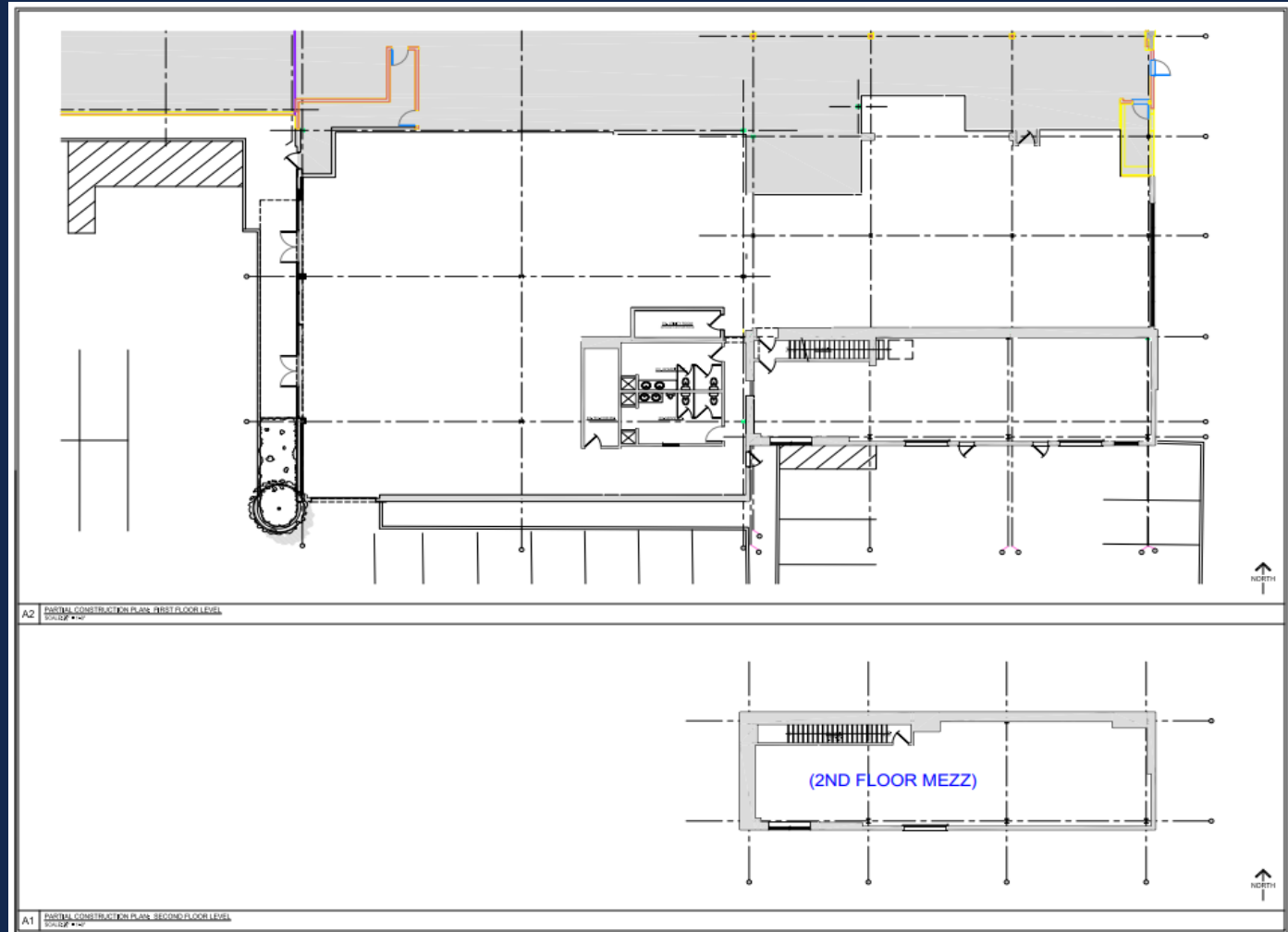
- Adjacent to Equinox and JLofts, Greenwich's premier luxury residences
- Highly desirable neighborhood, less than one mile to Greenwich Avenue shops and restaurants including APPLE, Terra Ristorante Italiano, Starbucks, TUMI, Happy Monkey by Jean - Georges, Saks Fifth Avenue, and more
- Walkable distance to Greenwich Metro North Train Station and easy access to Interstate 95
- Exclusive access to short-term residential leasing and luxury hotel with five-star restaurant



CUSTOMIZE YOUR SPACE

12,928 SQ. FT. –
Single user preferred

- 1st Floor: 11,117 sq. ft.
- 2nd Floor: 1,811 sq. ft.
(Accessible from interior stairs.)



DEMOGRAPHICS

Population (5 miles):

63K

Average HH Income:

\$297K

Number of Households:

23,000

Median Age:

44 yrs

Average Home Value:

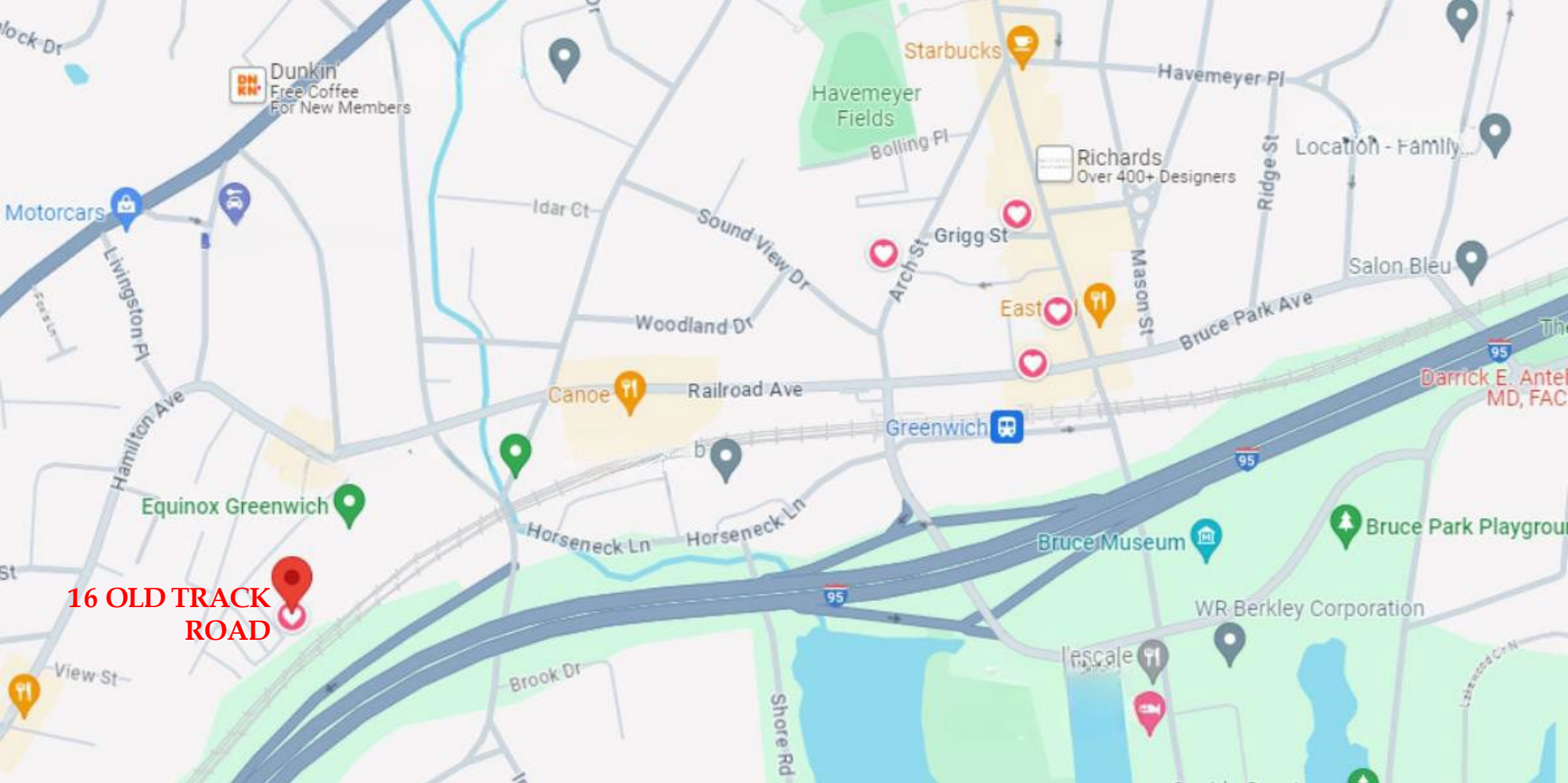
\$2.1M

College Educated:

75%

Sources:
Census.gov
Zillow
advancect.org





16 OLD TRACK ROAD



Stamford
15 min
White Plains
18 min
Manhattan
1 hour

HPN Airport
18 min
JFK Airport
50 min
LGA Airport
40 min



Greenwich
3 min
Riverside
12 min
White Plains
23 min

Stamford
18 min
125th Street · NYC
50 min
Grand Central
1 hour

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LEASING CONTACT

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