

NEWLY RENOVATED BUILDING AVAILABILITY IN DOWNTOWN GREENWICH

ENTIRE FLOOR: 3,800 - 22,000 RSF

145

MASON STREET



NEWMARK

WELCOME TO THE NEW 145 MASON

PROPERTY OVERVIEW

Available for the first time in 30 years, **145 Mason** has undergone an extensive interior and exterior renovation. The asset is the **newest office availability** in town and offers prospective tenants one of the **largest blocks** of space in a very tight Greenwich market. Including a full floor of 18,801 SF.

RENOVATION DETAILS & FEATURES

- New exterior finishes with all new operable windows
- Complete landscape renovation with new building entry stairs and handicap access ramp
- Modern lobby with state-of-the-art security features
- New ADA-compliant elevator with secure access from the garage areas to the main lobby and office floors
- Modernized and expanded ADA-compliant restroom facilities
- Highly energy efficient building systems, including HVAC, roofing, insulation, and windows
- Merv 13 air filtration with tenant-controlled VRF heating and cooling
- Two levels of upgraded parking with LED lighting, way-finding graphics, and elevator access from both levels
- Parking at a ratio of 3.2/1000, with 106 covered spaces and 15 uncovered spaces, including 3 electric charging stations
- Full-building back-up generator
- High load building electrical capacity
- Redundant fiber telecom capacity with dual, separate points of entry

SPECIFICATIONS

- **Availability:** Entire 2nd 18,801 RSF, Partial 3rd 3,811 RSF
- **Asking rent:** Available upon request
- **Possession for tenant construction:** Immediate
- **Parking:** 121 Exclusive spaces (106 covered)

145

RENOVATION COMPLETE

145



RENOVATION COMPLETE

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CONNECTIVITY TO NEW YORK CITY

145

Greenwich, Connecticut is known as the **Hedge Fund Capital of the World**, home to over **400 financial giants** generating billions each year. With the median household income at \$167,500 per year, it is frequently named **one of the wealthiest towns in America**.

As the southern and westernmost town in CT, it is immediately east of the NY State border and Westchester County. The property is conveniently located 0.5 miles from the Metro-North Greenwich train station, **offering express service to Grand Central Station in 40 minutes**. The property is also easily accessible via Interstate 95 via exit 2 or 3.

GREENWICH TRAIN STATION	0.5± Mi.	This station provides access to Grand Central Terminal in Manhattan via Metro-North's New Haven Line
INTERSTATE 95	0.6± Mi.	A key regional N-South thoroughfare connecting area residents to Northern Fairfield County and Boston to the North, and Manhattan and Westchester County to the South
STAMFORD TRAIN & AMTRAK STATION	5.9± Mi.	This station provides access to Grand Central Terminal in Manhattan via Metro-North's New Haven Line – the busiest rail line in the nation with approximately 40.3 million riders annually, and the Stamford Transportation Center is the line's busiest stop
MERRITT PARKWAY	5.0± Mi.	A regional North-South thoroughfare connecting area residents to Northern Fairfield County and Hartford to the North and Manhattan and Westchester County to the South
WESTCHESTER COUNTY AIRPORT	7.5± Mi.	1.1± million passengers in 2021
LAGUARDIA INTERNATIONAL AIRPORT	27.6± Mi.	30.8± million passengers in 2021
JFK INTERNATIONAL AIRPORT	33.9± Mi.	30.7± million passengers in 2021



GREENWICH: THE HEDGE FUND CAPITAL OF THE WORLD



LONG ISLAND SOUND

145
MASON STREET

B.A:M:
Morgan Stanley
1 FAWCETT PLACE

ELLIOTT
HPS
ELDRIDGE
600 STEAMBOAT

BLUE OWL
PIPER|SANDLER
1 GREENWICH PLAZA

Berkley
475 STEAMBOAT



AQR FUNDS iCapital LONE PINE CAPITAL
2 GREENWICH PLAZA

NORTHERN TRUST
MASON STREET

GREENWICH TRAIN STATION

Interactive Brokers
RAYMOND JAMES
PICKWICK PLAZA

55 RAILROAD AVENUE
BANK OF AMERICA
Viking

MASON STREET

GREENWICH AVENUE

BlackRock
LAFAYETTE PLACE

100 W. PUTNAM
APOLLO
J.P.Morgan

33 BENEDICT
CITADEL

WORLD-CLASS RETAIL & RESTAURANTS

Greenwich is the pinnacle of **Fairfield County's Gold Coast** and is home to the iconic Greenwich Avenue. 'The Ave' is home to **numerous high-end retailers** including Hermès, Tiffany & Co., Restoration Hardware "RH", Saks Fifth Avenue and many others. It also showcases some of the most **prominent restaurants** in all of Connecticut.



DEMOGRAPHICS

TOTAL POPULATION	ESTIMATED DAYTIME POPULATION	AVERAGE HOUSEHOLD INCOME
1 mile 9,692	1 mile 21,170	1 mile \$188,835
3 miles 70,497	3 miles 75,053	3 miles \$203,291
5 miles 161,569	5 miles 199,461	5 miles \$191,598



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FLOOR PLANS

ENTIRE 2ND: 18,801 RSF

TEST FIT - MIX OF OFFICE
& OPEN SPACE

LEGEND

- INTERIOR OFFICE
- OPEN OFFICE
- CONFERENCE ROOM
- PRIVATE OFFICE
- BREAKOUT



FLOOR PLANS

ENTIRE 2ND : 18,801 RSF
TEST FIT - OPEN PLAN

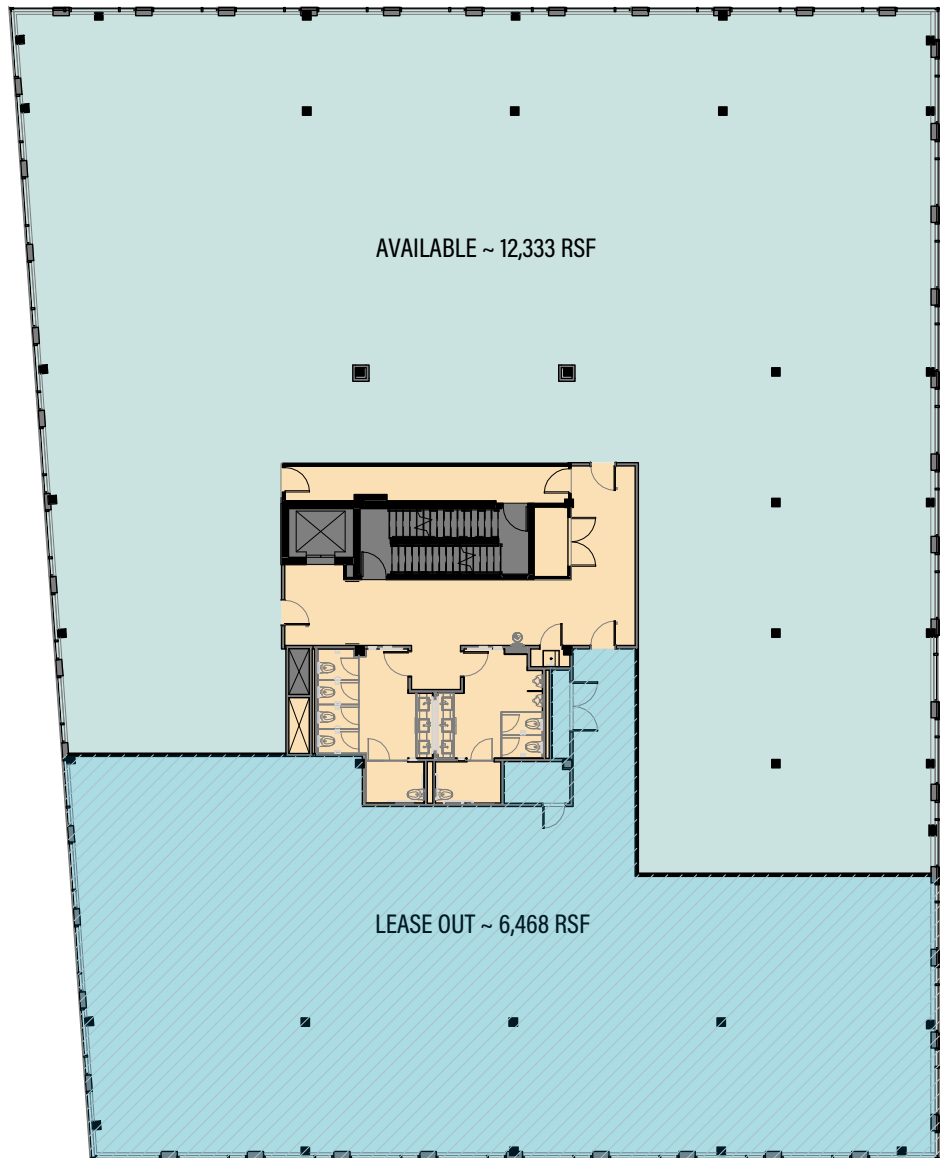
LEGEND

- INTERIOR OFFICE
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FLOOR PLANS

ENTIRE 2ND : 18,801 RSF
DEMISING PLAN



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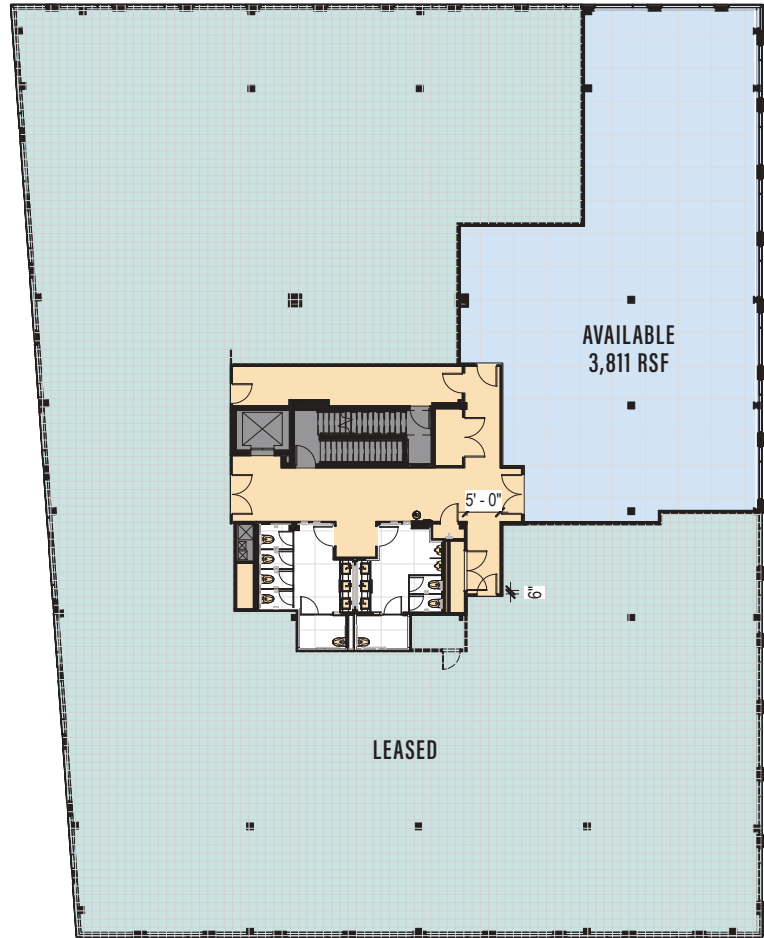
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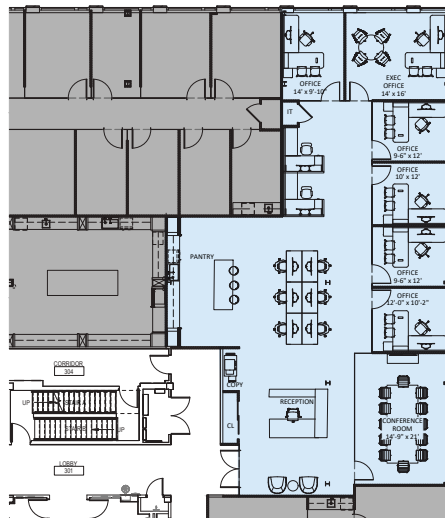
FLOOR PLANS

PARTIAL 3RD: 3,811 RSF

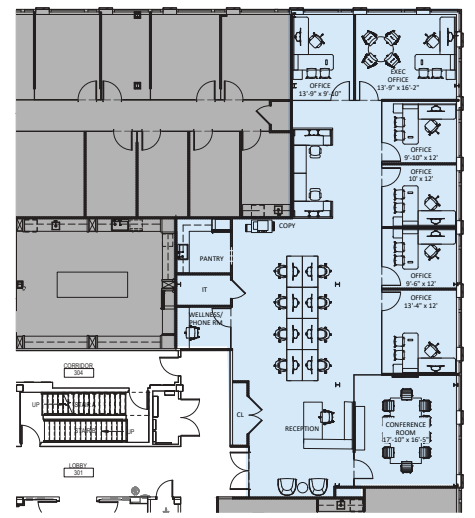
TEST FIT



DEMISING PLAN



TEST FIT



TEST FIT

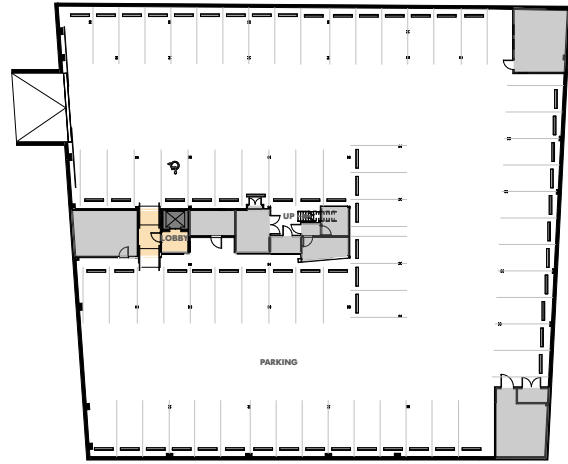
PARKING PLANS

RATIO OF 3.2/1000

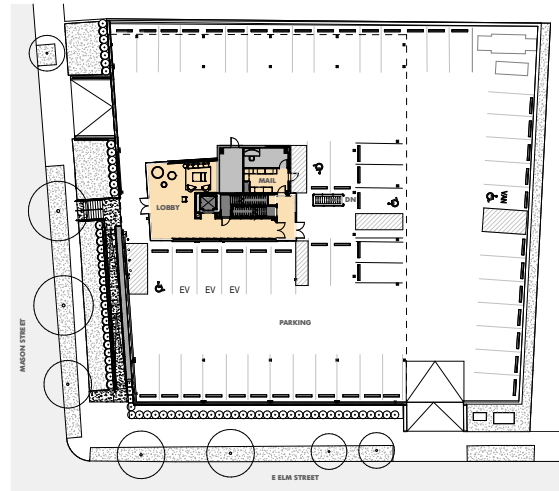
106 COVERED SPACES

15 UNCOVERED SPACES

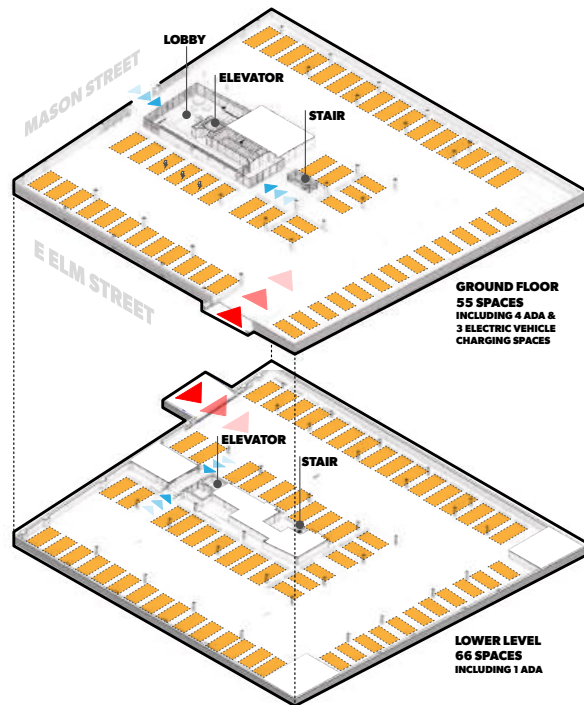
3 ELECTRIC CHARGING STATIONS



LOWER LEVEL



GROUND LEVEL



GROUND FLOOR
55 SPACES
INCLUDING 4 ADA &
3 ELECTRIC VEHICLE
CHARGING SPACES

LOWER LEVEL
66 SPACES
INCLUDING 1 ADA

DIAGRAM

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