



Greenwich Plaza

GREENWICHPLAZA.COM



PREMIER OFFICE COMPLEX

- Superior corporate headquarters quality and recognized as one of the preeminent office locations in the Northeast corridor
- 354,000 square foot office and retail complex; two buildings, four floors each
- Greenwich Harbor and Long Island Sound clearly visible from all floors
- 100% secure, 2-level underground garage parking; 24/7 manned security service
- Highly visible, beautifully landscaped site with outdoor seating and prestigious sculpture
- Modern common areas, restrooms, and corridors

LOCAL, LONG-STANDING OWNERSHIP & MANAGEMENT

- The Ashforth Company, founded in 1896
- Headquartered in Fairfield County for over 40 years; completed development of Greenwich Plaza in 1970
- Owns, manages, and/or invests in over 13 million square feet of office space, and over 7,000 multifamily units.
- On-site property management including a dedicated senior property manager, property operations administrator, engineers, security officers and porters

SUPERIOR TECHNOLOGY

- High-tech security including lobby turnstiles/access control, cameras, and card access system for admittance to offices
- E-ZPass-type parking gate control system
- Superior electrical system provides greater power capacity and reliability
- Highly reliable and optimal speed elevators
- Building serviced by three fiber optic providers – Cablevision LightPath, Verizon & Light Tower

HIGHLY-ACCESSIBLE CENTRAL LOCATION

- Located at the Greenwich Train Station and I-95, Exit 3
- Property includes a MetroNorth train station; 42-minute train ride to Grand Central Station
- Walking distance to Greenwich Avenue's upscale brand shops and restaurants and service amenities
- Within minutes of Greenwich Hyatt hotel and the prestigious Delamar hotel located on the Greenwich Harbor featuring modern accommodations, an upscale restaurant and spaces for meetings and events
- Private taxi service on-site; 15 minutes to Westchester County Airport, 40 minutes to LGA & 50 minutes to JFK
- Surrounded by blue-chip corporate tenants and neighbors

ENVIRONMENTALLY & HEALTH CONSCIOUS WORK ENVIRONMENT

- Sustainable management and operating standards
- State-of-the-art needlepoint bipolar ionization (NPBI) system and MERV 16 air filters provide superior indoor air quality, significantly reduce airborne viruses & other pollutants, and reduces energy consumption
- Energy efficient building systems with VFDs and high-efficiency 500-ton chillers
- State-of-the-art energy management systems – continuously tracks and monitors energy consumption and operating temperatures
- Conservation: Low-flow restroom fixtures; low-water-use landscaping; all eco-friendly cleaning supplies used; energy-efficient lighting in garages and common areas
- Ownership/management committed to environmental stewardship and social responsibility; results in lower operating costs



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SPACE AVAILABILITY

BLDG/FLOOR	SIZE (SQ. FT.)	PRICE (+ ELEC.)
No space currently available		



PROPERTY FACTS

BUILDING AREA	354,000 square foot Class A office and retail complex located at the Greenwich Railroad Station and I-95, Exit 3	SECURITY & ACCESS	Secured 24/7; property is staffed with an on-site manager and security officers; lobby turnstiles/access control and card access system for admittance to offices; E-ZPass garage access; cameras and digital surveillance system
OWNERSHIP	The Ashforth Company	HVAC	Needlepoint bipolar ionization (NPBI) system provides superior indoor air quality, significantly reduces airborne viruses and other pollutants, and reduces energy consumption – installed in 2015 and upgraded in 2020; MERV 16 air filters; two centrifugal chillers with the capacity to deliver over 1,000 tons of cooling; system consists of four heating and cooling zones per floor; individual fan coil units heat or cool each perimeter office depending on the exterior demand; energy-efficient, variable frequency drives (VFD) controlling pump and fan output.
MANAGEMENT	On-site Ashforth property management team	ELECTRICITY	Each floor has a minimum of 300 amp, 480 volt, 3 phase power for tenant use.
MAJOR TENANTS	AQR Capital, Lone Pine Capital, Silver Point Capital, iCapital Network	FIRE & LIFE SAFETY	Each building has a fully-addressable fire alarm system and includes fire sprinklers throughout; fire alarm system includes smoke and heat detectors with a central annunciation panel located in each lobby; Automatic External Defibrillator (AED) at concierge.
YEAR BUILT	Completed in 1970. Designed by the architectural firm of Emery Roth & Sons.	ELEVATORS	Highly reliable and optimal speed elevators. Each building served by three passenger elevators and one freight elevator.
CAPITAL IMPROVEMENTS	Modern common areas, restrooms, and corridors; white, modified-bitumen roof helps reduce cooling load; superior electrical system provides greater power capacity and reliability; upgraded chillers and cooling tower; security access controls and surveillance	PARKING	Tenant parking is provided on two garage levels, B and C, at a ratio of 2.8 parking passes per 1,000 sq. ft. leased. Tenant parking is accessed and exited via an E-ZPass gate system. Each building has elevator service from garage levels to offices. Additionally, there are approximately 54 visitor parking spaces located on the plaza level in front of both buildings.
CONSTRUCTION	The office building superstructure consists of a steel frame, concrete floors and a metal and concrete roof deck.		
FLOOR PLATES	32,000-43,500 square foot floors; 1st floor: 100 lbs live load, 5 lbs partition; 2nd-4th floors: 50 lbs live load, 20 lbs partition		
CEILING	8' 6"		
COLUMN SPACING	28' x 32' bays		
TECHNOLOGY	Building serviced by three fiber optic providers – Cablevision LightPath, Verizon & Light Tower		

