



 *Greenwich Plaza*





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



For leasing information:
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707 Summer Street • Stamford, CT • 203 359-8500



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
OWNERSHIP	The Ashforth Company
MANAGEMENT	On-site Ashforth property management team
MAJOR TENANTS	AQR Capital, Lone Pine Capital, Silver Point Capital, iCapital Network
YEAR BUILT	Completed in 1970. Designed by the architectural firm of Emery Roth & Sons.
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
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

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

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.

ELECTRICITY Each floor has a minimum of 300 amp, 480 volt, 3 phase power for tenant use.

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.

ELEVATORS Highly reliable and optimal speed elevators. Each building served by three passenger elevators and one freight elevator.

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.





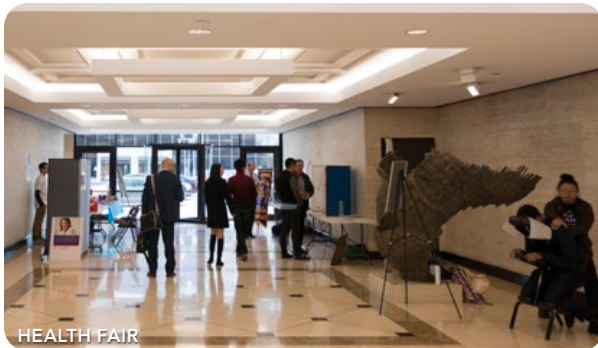
AMENITIES



FULLY LANDSCAPED COURTYARD WITH CAFE STYLE SEATING



WALKING DISTANCE TO GREENWICH AVENUE'S UPSCALE BRAND SHOPS AND RESTAURANTS AND SERVICE AMENITIES



HEALTH FAIR

CLIENT SERVICES PROGRAM

Client appreciation events and philanthropy-based activities benefitting local nonprofits, all designed to provide a productive environment and create a sense of community at Greenwich Plaza



ICE CREAM SOCIAL

Location Map

1 GREENWICH HYATT
5 MINUTE DRIVE

MINUTES TO GREENWICH HYATT

1 SAKS FIFTH AVENUE
LUXURY RETAIL

2 RESTAURANTS & BANKS

3 GREENWICH AVE SHOPPING

4 GREENWICH TRAIN STATION

5 GREENWICH CROSSING
RESTAURANTS & RETAIL

6 DELAMAR HOTEL

CLOSE TO AIRPORTS
WESTCHESTER: 25 MINUTES
LGA: 45 MINUTES
JFK: 60 MINUTES

40 MINUTES TO NYC

VIEW FROM GREENWICH PLAZA

Map labels: West Putnam Avenue, Field Point Rd., Arch St., Sound View Dr., Railroad Ave., Horseneck Ln., Exit 3 NB, Exit 3 SB, Arch St., Museum Dr., Indian Harbor Dr., Steamboat Rd., Greenwich Harbor.

LOCAL AMENITIES

TYPE OF BUSINESS	BUSINESS NAME	ADDRESS	PHONE NUMBER
ARTS CENTERS	The Greenwich Arts Council	299 Greenwich Avenue	203 862-6750
	Levitt Pavillion for the Performing Arts	40 Jessup Road, Westport	203 221-4422
	Palace Theater	61 Atlantic Street	203 325-4466
	Silvermine Guild Arts Center	1037 Silvermine Rd, New Canaan	203 966-9700
BAKERIES	St. Moritz Bakery	383 Greenwich Avenue	203 869-2818
BANKS	Bank of America	240 Greenwich Avenue	800 432-1000
	Connecticut Community Bank	22 Railroad Avenue	203 622-3015
	People's United Bank	410 Greenwich Avenue	203 869-0105
	T.D. Bank	235 Greenwich Avenue	203 622-4069
BARBERS	Classic Barber of Greenwich	396 Greenwich Avenue	203 869-3600
BOOK STORES	Diane's Books of Greenwich	8 Grigg Street	203 869-1515
COFFEE	CFCF Coffee Bar	118 Greenwich Avenue	203 661-8300
	Coffee Luca	189 Greenwich Avenue	203 727-3124
	Starbucks Coffee	301 Greenwich Avenue	203 661-3042
	AlphaGraphics Greenwich	154 Prospect Street	203 625-0000
COPYING/PRINTING	FedEx Office Print & Ship Center	48 West Putnam Avenue	203 863-0099
	Gateway Preschool	2 Chapel Street	203 531-8430
DAYCARE/PRESCHOOL	GPS Integrated Preschool Program	290 Greenwich Avenue	203 698-7796
	The Grauer Preschool at Family Centers	40 Arch Street	203 869-4848
	Little Friends	25 Valley Drive	203 861-6549
DELIS/CAFES	Aux Délices Foods by Debra Ponzek	3 West Elm Street	203 622-6644
	Bistro Versailles	399 Greenwich Avenue	203 661-6634
	Corbo Corner Deli	470 West Putnam Avenue	203 629-4987
	Paesano's Deli	148 Mason Street	203 625-0040
DRY CLEANERS	Thomas Cleaners	68 Lewis Street	203 869-9420
FLORIST	Mrs. Blooms Mobile	mrsbloomsmobile.com	914 345-1700
	Winston Flowers	382 Greenwich Avenue	800 622-0722
GYMS	Equinox Greenwich	16 Old Track Road	203 863-0070
	New York Sports Club	6 Liberty Way	203 869-1253
	YMCA of Greenwich	50 East Putnam Avenue	203 869-1630
HOTELS	Delamar Greenwich Harbor	500 Steamboat Road	203 661-9800
	Homestead Inn – Thomas Henkelmann	420 Field Point Road	203 869-7500
	Hyatt Regency Greenwich	1800 East Putnam Avenue	203 637-1234
	Stanton House Inn	76 Maple Avenue	203 869-2110
LIBRARY	Greenwich Library	101 West Putnam Avenue	203 622-7900
LOCKSMITH	Greenwich Lock and Door	280 Railroad Avenue	203 622-1095

LOCAL AMENITIES

TYPE OF BUSINESS	BUSINESS NAME	ADDRESS	PHONE NUMBER	
MUSEUMS	Bruce Museum	1 Museum Drive	203 869-0376	
	Earthplace	10 Woodside Lane, Westport	203 227-7253	
	Norwalk Maritime Aquarium	10 North Water Street, Norwalk	203 852-0700	
	Stamford Museum & Nature Center	39 Scofieldtown Road, Stamford	203 322-1646	
	Stepping Stones Museum for Children	303 West Avenue, Norwalk	203 899-0606	
POST OFFICE	USPS	44 Amogerone Crossway	203 869-3737	
RESTAURANTS	Boxcar Cantina	44 Old Field Point Road	203 661-4774	
	Canoe Restaurant	280 Railroad Avenue	203 340-9433	
	Douro Restaurant & Bar	253 Greenwich Avenue	203 869-7622	
	Elm Street Oyster House	11 West Elm Street	203 629-5795	
	Kira Sushi	4 Lewis Court	203 422-2990	
	L'Escale	500 Steamboat Road	203 661-4600	
	Little Pub Greenwich	531 East Putnam Avenue	203 717-1147	
	Mediterraneo Restaurant	366 Greenwich Avenue	203 629-4747	
	The Mumbai Times	140 East Putnam Avenue	203 625-5500	
	Putnam Restaurant	373 Greenwich Avenue	203 869-4683	
	Thai Basil	95 Railroad Avenue	203 618-9888	
	Two Door Restaurant	176 Hamilton Avenue	203 622-9079	
	SALONS	Becker Salon	380 Greenwich Avenue, 2nd Fl.	203 340-9550
		Hiro's Hair Salon	280 Railroad Avenue	203 769-1620
Hopscotch		1800 East Putnam Avenue	203 661-0107	
TAXI/CAR SERVICE	Michael's Limousine of Greenwich	55 Lewis Street	203 629-2500	
TRAIN	Metro-North New Haven Line	20 Railroad Avenue	877 690-5114	
TRAVEL AGENCIES	Edgewood Travel	67 Holly Hill Lane	203 661-7233	

Sustainable & Health-Conscious Work Environment

HEALTHY BUILDING = HEALTHY EMPLOYEES

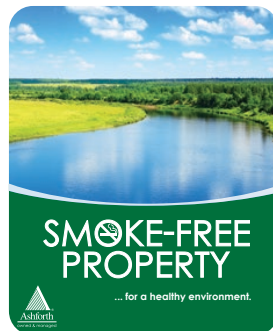
Ashforth cares about your employees as much as our own. We have a long-standing commitment to providing health-conscious work environments and understand that a healthy building will improve your employees' health and productivity, ultimately helping reduce healthcare cost and illness-related absences. Ashforth's overall sustainable and healthy building program includes efforts to provide superior air quality, create opportunities for employees to stay active and eat healthy, and operate sustainable buildings.

SUPERIOR AIR QUALITY

- Greenwich Plaza's needlepoint bipolar ionization (NPBI) system improves indoor air quality (IAQ) and significantly reduces energy consumption. The system was installed in 2015 and upgraded in 2020.
- In addition to significantly reducing disease-causing viruses such as COVID-19, NPBI dramatically reduces airborne particles, odors and contaminants that typically cause asthma, allergies, headaches and irritation. Studies have shown use of this technology leads to a reduction of illness-related absences and improvement in employee health and productivity.

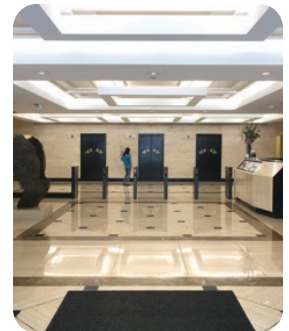


- By modulating outdoor air intake, the system also helps decrease energy consumption and costs. In addition, the system enables building staff to monitor, in real time, indoor air quality throughout the buildings.
- Ashforth has also upgraded all air filters from MERV 13 to 16, the highest level for office buildings. These filters, in combination with the ionization system, work to remove over 90% of airborne pollutants.
- Ashforth awarded the Stamford 2030 District's Leadership in Sustainability Gold Level Award for use of its innovative, bipolar ionization system.
- Smoke-free policy indoors and outdoors – signage installed and ashtrays removed.
- ENERGY STAR-rated, highly efficient building systems.



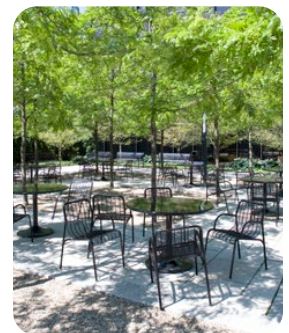
SUSTAINABLE WORKPLACE

- Ownership/management committed to environmental stewardship and social responsibility; results in lower operating costs.
- Low-flow restroom fixtures; all eco-friendly cleaning supplies used.
- Building common areas and parking garages retrofitted with ENERGY STAR-rated LED lighting.
- Low water-use landscaping and irrigation systems
- Buildings have white modified-bitumen roofs which reflect UV rays to reduce HVAC cooling loads in warm weather.
- Energy-efficient building systems with VFDs & high-efficiency chillers.
- Ashforth is a founding member of the Stamford 2030 District, the sixth district nationwide and the first in New England.
- Sustainability-based events including Ashforth's annual Environmental Awareness Week, e-cycling, used book, and clothing recycling drives benefit local nonprofits.



HEALTHY ENVIRONMENT

- Landscaped courtyard with seating
- Healthy food options within five minute walking distance or through online food ordering with on-site delivery.
- AED and trained personnel on-site
- On-site health events featuring flu shots, blood drives, health screenings, chair massage, fitness classes and games.
- Tenant events and activities provide opportunities for social engagement.
- Bicycle racks
- Honored with The Business Council of Fairfield County's Healthy Building Platinum and Innovative awards.



OWNERSHIP & MANAGEMENT

With a 128-year history, The Ashforth Company is one of the nation's oldest and most respected commercial real estate operating companies. As a real estate investor and operator, Ashforth provides fully integrated services including asset and property management, general contracting and construction management. Directly and through its affiliates, the company is invested in or manages over 13 million square feet of office space, and over 7,000 multifamily units.

An identity as an "Ashforth Managed Building" implies a long-term relationship for integrity, fairness, professionalism, and superior service — values consistent with The Ashforth Company's Operating Principles. Each business located in an Ashforth owned and managed building is treated as a client. These clients expect and receive the highest level of customer service and satisfaction.

The experienced, full-time, on-site property management team includes a dedicated vice president/property manager and a property operations administrator. They are supported by full-time engineers, security officers and porters. This team is responsible for operating and maintaining the building and responding to clients' needs. Ashforth's unique client services program includes quality building services, regular communications with clients, client appreciation events and community-based activities all designed to provide a productive environment and create a sense of community at Greenwich Plaza.



RYAN HARVEY
CEO & PRESIDENT, THE
ASHFORTH COMPANY



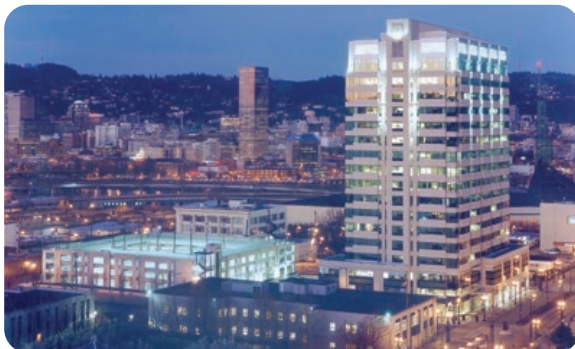
DAVID MARKS
SENIOR VP & DIRECTOR
OF OPERATIONS,
ALBERT B. ASHFORTH,
INC. – MANAGEMENT
SERVICES



GREENWICH PLAZA
GREENWICH, CT – 354,000 SQ. FT.



3001 STAMFORD SQUARE
STAMFORD, CT – 290,000 SQ. FT.



LIBERTY CENTRE
PORTLAND, OR – 285,000 SQ. FT.



707 SUMMER STREET
STAMFORD, CT – 74,000 SQ. FT.



AERIAL VIEW OF GREENWICH PLAZA, GREENWICH HARBOR & LONG ISLAND SOUND



ONE GREENWICH PLAZA AT GREENWICH TRAIN STATION



ONE GREENWICH PLAZA & BOREALIS



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TWO GREENWICH PLAZA, BOREALIS & GREENWICH TRAIN STATION



UPGRADES TO MAIN LOBBY, ONE GREENWICH PLAZA



Recent upgrades to the second and third floor common areas include oak wall paneling, LED indirect cove and down lights, architectural-grade stone flooring, restroom improvements, and custom artwork.



UPGRADES TO SECOND AND THIRD FLOOR COMMON AREAS, ONE GREENWICH PLAZA



UPGRADES TO MAIN LOBBY, TWO GREENWICH PLAZA



LUXURY SHOPPING & AREA AMENITIES



CONFIDENTIAL TENANT



LONE PINE CAPITAL



SILVER POINT CAPITAL



CONFIDENTIAL TENANT

SELECTED TENANTS AT GREENWICH PLAZA



GREENWICH PLAZA (RIGHT FOREGROUND) – CLOSE PROXIMITY TO NYC

GREENWICH PLAZA
Greenwich, CT**DETAILED FACT SHEET**

- Building Area:** 354,000 square foot Class A office and retail complex
- Location:** Greenwich Plaza is located at the Greenwich Railroad Station and Exit 3 of the Connecticut Turnpike (I-95). Greenwich Harbor and Long Island Sound are clearly visible to the south from all floors and central Greenwich is visible to the north. Corporate neighbors include Ziff Brothers Investments, Viking Global, Stone Point Capital, W.R. Berkley Corporation and General Atlantic Partners.
- Greenwich Plaza is 28 miles from Manhattan and 83 miles from Hartford. Westchester County Airport is 15 minutes away; LaGuardia and John F. Kennedy Airports are 40 minutes and 50 minutes away respectively.
- Ownership:** Greenwich Plaza, Inc. (The Ashforth Company)
- Management:** Albert B. Ashforth, Inc; on-site property management team
- Major Tenants:** Silver Point Capital, Lone Pine Capital, AQR Capital
- Year Built:** Constructed in 1968. Designed by the architectural firm of Emery Roth & Sons.
- Capital Improvements:** Recent improvements to common area restrooms and corridors; white, modified-bitumen roof helps reduce cooling load; major electrical service upgrades to provide greater power capacity and reliability
- Public Transportation:** The Greenwich Railroad Station is an integral part of the Greenwich Plaza complex. Grand Central Station is a 43 minute train ride away.
- Private taxi service is available from the Greenwich Taxi Company located just steps from the entrances of One and Two Greenwich Plaza. The hours of operations are 5:00 am to 1:30 am seven days a week.

Services: Normal building hours are from 8:00 am to 6:00 pm weekdays and from 8:00 am to 1:00 pm Saturdays. Tenants are provided with 24-hour access to the buildings through an after-hours identification and sign-in procedure.

Additionally, many of the finest restaurants Greenwich has to offer are within walking distance.

Technology: Building serviced by three fiber optic providers – Cablevision LightPath, Verizon & Light Tower

Security & Access: Greenwich Plaza features 24/7 on-site security in addition to a full-time building concierge. Their duties include regular patrols of the parking garage and grounds during office hours, after-hours patrolling of entire property and the administration of the after-hours sign-in and sign-out procedures.

Other security features include:

Card controlled gate access parking facility.

Intercom access system to service elevator.

Intercom stations connected to the staffed security desk are located throughout the parking garage.

Video surveillance of the lobbies, freight elevators and all entrances and exits.

Property Details:

Office Buildings	Floor(s)	Floor Size
One Greenwich Plaza	1	40,099 sq. ft.
	2-4	43,455 sq. ft.
Two Greenwich Plaza	1	35,617 sq. ft.
	2-4	39,297 sq. ft.
<hr/>		
Office Total		323,972 sq. ft.
Retail		30,023 sq. ft.
<hr/>		
Total		353,995 sq. ft.

Electrical Specifications: Each floor has a minimum of 300 AMP, 480 VOLT, 3 phase power for tenant use.

Floor Loads: First Floor – 5 lbs. partition, 100 lbs. live load, 105 lbs. total.
Second Floor – 20 lbs. partition, 50 lbs. live load, 65 lbs. total.

NOTE: Portions of the 4th floor of Building Two have been reinforced to provide 100 lbs. live load.

Column Spacing: The floor design features 28' x 32' bays.

Ceiling Heights: Typical suspended finished ceiling dimension is 8'6".

Floor	Slate-to-Slab	Clear-to-Steel
1	13'	11'8 ¼"
2	11' ¾"	10' ¼"
3	11'3 ½"	9'11 ¾"
4	11'4 ¼"	9'10 ½"

Mechanical Staff and Building Systems:

The building staff at Greenwich Plaza is well-coordinated and highly trained and works under the direction of a full-time senior property manager. The staff consists of one property operations administrator, two mechanics, four porters and one day matron.

Two centrifugal chillers have the capacity to deliver over 1,000 tons of cooling. The 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.

The owners of Greenwich Plaza have recently completed several major capital improvements at the property, including the modernization of the building's elevator systems and the installation of new energy-efficient controls for the building's two 300HP boilers. In addition, upgrades to the building's electrical distribution equipment, including the installation of new transformers and switch gears, are currently in progress.

Construction: The office building superstructures consist of a steel frame, concrete floors and a metal and concrete roof deck.

Exterior Finish:	The buildings are finished with a duonadic aluminum mullion system with bronze glass skin.
Landscaping:	The courtyard between the two buildings features walking pavers, beautiful planting areas and a patio seating area.
Lobbies:	The lobbies at Greenwich Plaza include patterned marble floors, decorative ceilings, tenant directories and artwork.
Elevators:	Recent elevator modernization provides optimal speed and increased reliability. Each building served by three passenger elevators and one freight elevator.
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 a card controlled gate system. Each building has separate elevator service from garage levels to the office levels. Additionally, there are approximately 54 visitor parking spaces located on the plaza level in front of both buildings.
Fire & Life Safety:	Each building has a fully-addressable fire alarm system and includes fire sprinklers throughout. The fire alarm system includes smoke and heat detectors with a central annunciation panel located in each lobby. Automatic External Defibrillator (AED) at concierge.



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