



20 Summer Street, Stamford, CT 06901

(203) 348-8566  
Fax (203) 358-9763

**Bridgeport**

Address	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
3715 Main Street #: Building Size: 31,288	Office	3,200	Sale	1	\$245,000.00		Just Leased for 10 Years to a Dental Group at \$68,800/Year Gross Plus Utilities. Lease Increases annually, Medical Office Condo in Professional Building Near St. Vincent's Hospital	Russell Munz	125

Address	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
3715 Main Street #: Building Size:	Office Divisible to	3,200 1,133	Lease or 2,067	1	\$21.50 \$0.00	Gross Plus Elec	Merritt Medical Center, minutes from Merritt Parkway and I-95, Less than 1 mile from St. Vincent Medical Center, Suite available for lease or entire space (3,200) available for sale. New Carpeting and multiple water hookups throughout, handicapped accessible, Street Signage.	David Taylor	147

**Darien**

Address	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
40 Heights Road #: Building Size: 16,500	Retail Office	950 1,200	Lease Lease	1 2	\$39.00 \$45.00	PSF NNN PSF NNN	Neighboring Equinox, Medical offices, Stop & Shop, Citibank, Subway, Noroton Heights/Darien Train Station. Rent +CAM = \$3,958 Per Month.	Russell Munz	125

**Fairfield**

Address	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
1700 Post Road #: 1001000 Building Size: 43,000	Office Office Office Retail	888 2880 2706 2200	Lease Lease Lease Lease	2 2 2 1	\$25.00 \$25.00 \$22.00 \$20.00	Gross +Elec Gross + Elec Gross + Elec PSF NNN	Great downtown office suite, close to train & I-95. Can be divided.	Brian Dornan	130

**Greenwich**

## Greenwich

Address	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
22 - 44 West Putnam Ave #: Building Size: 0	Retail/Restaura	2370	Lease	28	\$55.00	PSF NNN	Quality Greenwich Location Just Off Top of Avenue 22 & 36 Great light open format, High Ceilings, 22 has Separate entrance off alley 6 Months free rent to qualifying tenants. 28 W Putnam, Asking \$125,000 Key Money, currently 1,638SF w/Proposed Expansion to 2,370SF Restaurant w/Full Liquor, Plug and Play, Hoods, Most Equip. Needs Your Cosmetic Touch.	Brian Dornan	130
	Office	1617	Lease	36	\$35.00	PSF Gross +Elec			
	Office	200	Lease		\$35.00	PSF NNN			
	Retail	1,521	Lease	40	\$55.00	PSF NNN			
70 Hamilton Avenue #: Building Size: 2,486	Commercial/Re	2486	Sale	1-2	\$999,950.00		Fully tenanted building with Potential Development upside. Building has steel frame to support a 3rd fl. User can buy this property, move in and collect 3 Tenant Rents. Mixed Use, Commercial with 2 apartments Above, 10 Parking Spaces, 2,486, 2 Floors plus 400 SF Out Building.	Russell Munz Brian Dornan	125 130
100 Melrose Avenue #: Building Size: 19,210	Office	942	Lease	208	\$30.00	PSF Gross +Elec	Ideal for office uses with parking requirements. 3.85 spaces per 1,000 sf. Available immediately.	Norman Lotstein	122
	Office	983	Lease	105	\$30.00	PSF Gross +Elec			
	Office	913	Lease	106	\$30.00	PSF Gross +Elec			
100 Melrose Avenue #: 1001048 Building Size: 19,210	Office	18323	Sale	1-2	#####		100 Melrose has seventy-four (74) surface parking spaces or a ratio of 4 spaces per 1,000 square feet of rentable space. Interior recently re-done.	Norman Lotstein	122

## New Canaan

Address	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
149 Cherry Street #: Building Size: 0	Retail	1,200	Lease	1	\$49.00		Ideal for retailers who can take advantage of the extensive window displays on the corner of East Avenue and Cherry Street. Ample surface parking with 6 dedicated spaces. Space Includes Full 1,400 SF Lower Level with Windows.	Peter Gray Brad Soules	145 144
96 Main Street #: Building Size: 0	Retail	2,937	Lease	1	\$40.00	PSF NNN	Ideal for retailers who can take advantage of exceptional street visibility and window displays. Divisible to 1,500 Square Feet	Norman Lotstein	122

## New York

4 East 46th Street	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
#:	Office	17820	Sale	1-5	\$22,000.00			Andrew Paul	140
Building Size:	0								

## Norwalk

12 Belden Avenue	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
#:	Retail	2200	Lease	1	\$0.00	Call Quote		Brad Soules	144
Building Size:									

261 Main Avenue	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
#:	Retail/Office	3720	Lease	1	\$19.00	PSF NNN	Great Pylon Signage, Free standing building with large basement. New façade and fresh vanilla shell. Plenty of parking, ok for food/restaurant/liquor. Flexible terms and immediate occupancy	Peter Gray Brian Dornan	0 130
Building Size:	5,858								

72 West Avenue	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
#:	Retail	3,000	Sale	1-2	\$750,000.00		Retail/Residential Investment Property for Sale. Superb location on West Avenue at gateway of South Norwalk, Ample surface parking. Fully tenanted with leases in place. Investment Property only	Bruce Sheldon	117
Building Size:	3,000								

## Port Chester

600 North Main Street	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
#:	Retail	1350	Lease	1	\$5,700.00	Mo		Brad Soules Andrew Paul	144 140
Building Size:	0								

604 North Main Street	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
#:	Retail	1200	Lease	1	\$45.00	PSF NNN	Fantastic high visibility retail at the intersection of three main roads. Great signate potenatial and great parking in the Port Chester/Greenwich CT border at thevery end of Route 1 (West Putnam), North Main and Byram Road.	Brad Soules	144
Building Size:	6,679								

## Pound Ridge

77 Westchester Avenue	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
#:	Retail/Mixed Us	4864	Sale	1-2	\$795,000.00		Mixed Use Retail Service Station, Apartments on 2nd Floor. 12 Surface Spaces 2.48:1,000SF. .34 Acres and 86 feet on Westchester Avenue	Andrew Paul	140
Building Size:	4,864								

## Rye

4 Nursery Lane	Use Industrial	Sq.Ft. 11,000	Lease/Sale Lease	FL 1	Price \$12.00	Addl Costs PSF NNN	Comments: Convenient location, close to I-95, Exit 19 Good functional flex space. 11' to 14' ceiling heights. 20' to 25' column spacing. 3 Truck loading docks. Fully air conditioned. Zoning allows for many uses. Westchester County IDA funding available. Will not divide.	Broker Andrew Paul	Ext. 140
#: 4001132									
Building Size:	0								

## South Norwalk

38 -48 North Main Street	Use Office	Sq.Ft. 962	Lease/Sale Lease	FL 40	Price \$19.00	Addl Costs PSF NNN	Comments: Near Bow Tie Movie Theater, Available Immediately, Parking on Street and Public Lot. All spaces can be combined	Broker Russell Munz Norman Lotstein	Ext. 125 122
#:									
Building Size:	6,000								
50 North Main Street	Use Office	Sq.Ft. 1,253	Lease/Sale Lease	FL 2	Price \$2,999.99	Addl Costs /Month	Comments: Great small office in the heart of SONO with cool vaulted ceiling with skylight. Includes an executive office, private bathroom, open floor area, separate front office and a shared conference room. Parking available in the large municipal lot for \$52/month. For \$2,999.99 per month you can have an office in the heart of South Norwalk! Walking distance to great restaurants and bars.	Broker Russell Munz	Ext. 125
#:									
Building Size:	10,053								

## Stamford

56 58 Magee Avenue	Use Industrial	Sq.Ft. 3600	Lease/Sale Sale	FL 1	Price ##### +	Addl Costs 8,712SF Land	Comments: Prime Auto Row Location along Magee Avenue. Zoned MG, Heavy Industrial, 6 bays, 2 roll-up doors, CT licensed for auto sales, auto repair, auto body, Fenced in on- site parking for approx. 20 vehicles. Auto business equipment included: 5 auto lifts, compressors, tables, shelves, etc	Broker Andrew Paul	Ext. 140
#:									
Building Size:	3,600								

## Stamford

Address	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.																																																																																				
847 -849 East Main Street	Industrial	4,709	Lease		\$108,000.00	YR NNN	This development site is a prime location along East Main Street (US-1). Zoned in the (CI) Intermediate Commercial area, with 100' of frontage, this property is perfect for retail, office or commercial use. The site is located less than half a mile from the Metro North and Amtrak stations, and exits 8 and 9 of I-95. This property is an exceptional opportunity in the rapidly expanding East Main Street corridor. INCLUDES AAMCO FRANCHISE	Andrew Paul	140																																																																																				
#: Building Size: 4,709	Industrial	4,709	Sale		#####					955 -965 East Main Street	Retail	5,573	Lease	1	\$25.00	PSF NNN	Ideal retail location at signalized corner of East Main Street and Lockwood Avenue. High ceilings with expansive front windows along Route 1 with onsite parking. Prime owner/operator opportunity.	Andrew Paul Brian Dornan	140 130	#: Building Size: 5,573	Retail	5,573	Sale	1	#####		655 Atlantic Street	Industrial	3,534	Lease	1	\$775,000.00		Town Water and Sewer, New Roof 2012, Walk to Train, Oil Heat (Above Ground Tank), MG Zoned, 6,300 SF Land	Brian Dornan	130	1 Bank Street	Office	952	Lease	403	\$15.99	PSF Plus Util	Flexible terms and immediately behind Belle Street Garage. Walking distance to Stamford train station Great downtown location, Price is Negotiable.	Bruce Sheldon	117	#: 4001025 Building Size: 21,000										29 Bank Street	Office	1,007	Lease	1	\$17.00	PSF Plus Util	Ideal for a small company seeking a small office suite with 2 windowed offices, conference room and open plan area. On-street & 750 car public garage in rear. Available immediately.	Bruce Sheldon	117	#: 4001056 Building Size: 0										34 Baxter Avenue	Industrial	3,189	Sale	1	\$575,000.00		Clean hard to find small space just off exit 6 of I-95. R-5 (warehouse) grandfathered 10'9" ceiling height 4,300SF Land Area 1 OHD, ideal for contracting.	Dick Palmer	124	#: Building Size: 3,189						
955 -965 East Main Street	Retail	5,573	Lease	1	\$25.00	PSF NNN	Ideal retail location at signalized corner of East Main Street and Lockwood Avenue. High ceilings with expansive front windows along Route 1 with onsite parking. Prime owner/operator opportunity.	Andrew Paul Brian Dornan	140 130																																																																																				
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135 Bedford Street #: Building Size: 10,000	Retail	3200	Lease	LL	\$12.00	PSF NNN	Great rent for Bedford Street Signage and Access. On Street Parking and Lot in Rear. 8'3" Ceiling Height	Norman Lotstein	122
168 Bedford Street #: Building Size: 0	Retail	1502	Lease	1	\$35.00	PSF NNN	Newly renovated with new HVAC, 20 Foot Frontage, On Street plus 70 car lot in rear.	Norman Lotstein	122
189 Bedford Street #: Building Size: 14,222	Retail	4,014	Lease	LL	\$12.00	PSF NNN	Lower Level Space Located at the Passage Shops Near Capp Riccios, Available in 30 Days	Norman Lotstein	122
422 Bedford Street #: Building Size: 0	Retail Retail	4720 5400	Lease Lease	1 1	\$24.00 \$24.00	PSF NNN PSF NNN	Potential Restaurant Space with Great Outdoor Plaza Seating. Located Near Stamford's Highest Volume Restaurants. On Street Parking and Public Garage. Divisible to 1,700 Square Feet	Norman Lotstein	122
900 Bedford Street #: Building Size: 18,730	Office	12360	Sale	1-2	#####		The site is 18,730 square feet upon which is located a three story building with 4,120 square feet per floor and a thirty-three (33) car surface parking lot. According to Stamford land records, the building which is an attractive, masonry structure was constructed in 1966. The property is located in the Community-Business (C-B) Zone, a description of which follows.	Norman Lotstein	122
61 Broad Street #: Building Size: 12,000	Retail	1	Lease	1	\$29.00	PSF NNN	This is a high visibility space with high ceilings, no columns and full basement	Norman Lotstein	122
45 Church Street #: 4001001 Building Size: 25,000	Office Office Office Office	1,831 4,600 1,600 1,400	Lease Lease Lease Lease	204 301 305 101	\$17.50 \$17.50 \$17.50 \$17.50	Gross +Elec Gross +Elec Gross +Elec Gross +Elec	Walk to Glenbrook Train Station. All size suites are available up to 4,600 square feet. Single offices available in a shared suite with kitchen/conference room facilities.	Bruce Sheldon	117

## Stamford

Address	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
680 East Main Street #: Building Size: 6,864	Retail Office	4212 2652	Lease Lease	1 2	\$0.00 \$0.00		Optimal signage in Stamford with the retail/office space as the focal point of surrounding offices, apartments & a major hotel. Location seen by thousands of people per day.	Norman Lotstein Brad Soules	122 144
330 Fairfield Avenue #: Building Size: 13,000	Industrial	13000	Lease	2	\$14.00	PSF NNN	2nd Floor Retail Showroom/Office Zoning: MG (Heavy Industrial). Located at Fairfield Avenue and Selleck Street. Ample Parking.	Peter Gray	145
390 Fairfield Avenue #: Building Size: 16,550	Industrial/Whse	8,250	Lease	1	\$11.00	PSF NNN	Showroom Warehouse Space West Side of Stamford, Close to Greenwich Market. Off of Exit 6, I-95. 1 Loading Dock 8' x 10'. 400 Amp/240V/3Phase Electric. 11' Dropped Ceilings 14' to Steel. MG Zone heavy Industrial. 10 Parking Spaces	Dick Palmer Peter Gray	124 145
425 Fairfield Avenue #: Building Size: 30,000	Industrial Industrial Industrial Industrial	800 5,400 2,400 4,000	Lease Lease Lease Lease	Bldg 4 Bldg4 Bldq6 Bldg 2	\$10.00 \$8.00 \$10.00 \$8.00	PSF NNN PSF NNN PSF NNN PSF NNN	Hard to find heavy industrial zoning near Greenwich. I-95, Great for contractors, manufacturing, warehouseing and R&D. Parking included, Common Loading Dock	Dick Palmer Peter Gray	124 145
432 Fairfield Avenue #: 4001002 Building Size: 42,000	Industrial/Office	41,217	Sale	1	##### Under Contract		Enterprise Zone, MG Zone, Includes bonus loft space, 2 docks, close to exit 6 of I-95. Hard to find heavy industrial zoning near Greenwich I-95, great for contractors, manufacturing, warehousing and R&D etc.	Dick Palmer	124
59 Halloween Boulevard #: Building Size: 5,200	Industrial	5,200	Lease	1	\$9.50	PSF NNN	Clean Space, Convenient Location, Close to I-95, 6 Car Parking, MG Heavy Industrial, 2 Overhead Doors.	Dick Palmer	124
123 High Ridge Road #: Building Size: 0	Retail	1850	Lease	1	\$45.00	PSF NNN		Norman Lotstein	122

## Stamford

Address	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
970 High Ridge Road #: 4001003 Building Size: 25,000	Retail/Office	2,200	Lease	LL	\$29.00	Gross +Util	This space is located in the rear next to the US Post Office, Stationery Store and Others. 5:1,000 parking, high Ridge Pylon and Façade. Rear of Kinkos	Norman Lotstein	122
1041 High Ridge Road #: Building Size: 14,000	Retail	14,000	Lease	1	\$49.00	PSF NNN	Parking for 395 Cars, CN Zone (Neighborhood Commercial) Unique Large High Visibility Space Just Off of the Merritt Parkway	Norman Lotstein	122
High Ridge Shopping Ce #: 4001100 Building Size: 90,000	Retail Retail	1,700 20,300	Lease Lease-Div	1 1-2	\$60.00 \$30.00	PSF NNN PSF NNN	This is Stamford's premier shopping center.	Norman Lotstein	122
5 Hillandale Avenue #: Building Size: 12,000	Office Office	2,000 3,000	Lease Lease	1 LL	\$18.00 \$14.00	PSF Gross +Elec PSF Gross +Elec	Ideal location for attorney's 500 yards to new superior courthouse. Immediate occupancy. Prominent signage on building.	Bruce Sheldon	117
290 Hope Street #: Building Size: 2,136	Retail	2,136	Lease	1	\$30.00	PSF NNN	Free standing building in Springdale section of Stamford along retail corridor. Heavy vehicular traffic along Hope Street. High visibility location, 4 way intersection, front and rear entrances. Lease from 3-20 years. Newly renovated. Zoning is CN - Neighborhood Business, 12 parking spaces, street parking.	Andrew Paul	140
886 Hope Street #: Building Size: 8,700	Industrial	8,700	Sale	1-2	\$899,000.00	Under Contract	Excellent Visibility, Directly Opposite Springdale Train Station and Next to Bank of America Branch; 2,500± SF Ground Floor, One large 2 Bedroom Apartment and One Large 1 Bedroom on Second Floor, and Carpet Business Storage Garage in Rear	Dick Palmer Norman Lotstein	124 122
1074 Hope Street #: Building Size: 40,000	Retail	1,050	Lease	1	\$2,500.00	Mo/Plus Util	Formerly Occupied by All Kane Insurance Agency Which Moved to the Second Floor of the Shopping Center	Bruce Sheldon	117



## Stamford

Address	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
1090 Hope Street #: Building Size: 40,000	Retail	420	Lease	1	\$1,300.00	Mo/ Plus Util	Previously occupied by Signs of Success Embroidery Shop Which Vacated. Ideal Small Retail Space.	Bruce Sheldon	117
47 Larkin Street #: Building Size: 0	Industrial Industrial	2,000 1,000	Lease Sale		\$15.00 \$300.00	PSF NNN PSF	Free-standing flex/industrial/warehouse building w/14 ft. ceiling height, full a/c and sprinkler, double loading dock, OH door, 800 amp/208v/3ph electric, gas heat, public water and sewer, 31-car parking. Desirable Research Park location in the Glenbrook neighborhood of Stamford, approx. 1.25 mi. from I-95 exit 9 and 3.5 mi. from Merritt Parkway exit 36, both via State Route 106. Adjacent to the Towns of Darien and New Canaan	Peter Gray	145
198 Lawn Avenue #: Building Size: 21,500	Office	6,600	Lease	2	\$9.95	+Clean & Util	Great condition and price, convenient to both I-95 and Merrit Parkway. 2nd Floor Modern Clean offices with 1 Private lav, 2 with semi private lav and large bull pen, cafeteria and conference room.	Dick Palmer	124
22 Long Ridge Road #: Building Size: 0	Office Office	1500 1500	Lease Lease	1 2	\$55.00 \$29.00	PSF NNN PSF NNN	High Visibility Service or Retail, 25 Parking Spaces. Drive Through Approved. 90,000 cars a day at Stamford's most heavily trafficked intersection	Peter Gray Norman Lotstein	145 145
1051 Long Ridge Road #: Building Size: 14,898	Retail/Office	1900	Sublease	2	\$48.00	PSF + Cam, Util	Ideal training room space. High vaulted ceilings with fans. Private bathroom, entrance and broken up into several offices areas with private rooms Term through March 31, 2015	Bruce Sheldon	117

## Stamford

Address	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
166 Ludlow Street #: Building Size: 3,432	Industrial Industrial	3,432 3,432	Sale Sale	1 1	\$799,000.00 ##### on .3 Acres	on .16 Acre	Clean hard to find small space with fenced parking. RMF Grandfathered, Ceiling height 11' - 12'. In the heart of the Redevelopment Zone, rebuilt in 1994, ideal for contractor or small manufacturing. Just off of exit 6 of I-95 access from two streets Showroom/warehouse, 1,000 sf office. Full commission to leasing agent.	Dick Palmer	124
159 Main Street #: Building Size: 30,000	Office	3500	Lease	2	\$8.00	PSF Gross +Elec	Walk to Train, workstations Available to Tenant, Ideal Markleting Space - Previous AFLAC Regional Office. Will divide	Peter Gray	145
400 Main Street #: 4001024 Building Size: 0	Office Office Office Office	397 288 2,000 336	Lease Lease Lease Lease	417 613 800 313	\$496.00 \$432.00 \$22.00 \$448.00	Mo Mo PSF +Elec Mo	Immediate Occupancy, flexible terms, Municipal parking Garage within 500 Yards. Walk to train station. This unique building is one of Stamford oldest office buildings	Bruce Sheldon	117
21 Saint Mary's #: Building Size: 9,100	Industrial	2,250	Lease	1	\$12.00	PSF NNN		Dick Palmer Brad Soules	124 144
401 Shippan Avenue #: Building Size: 46,650	Industrial/Whse	8,674	Lease	2	\$9.95	PSF NNN	10,000 ± SF Total Square Feet of which 3,900± SF is Carpeted Offices with ADA Compliant Lavatories. Balance of Space is Open Industrial and Warehouse Space w/Additional Lavatories. Also Includes Lunch Room w/Sinks and Countertops. Building was completely renovated 10 years ago, including new lobby, elevator, mechanical systems and lavatories, exterior finish. Fully sprinklered, city water and sewer. Great restaurant in building, plus banks, shopping and deli are walking distance. 2 Covered Tailgate Loading Docks with Levelers. 14'4" (12' under main carrying beams) Column Spacing 30' x 45' NNN @\$3.50 PSF	Peter Gray Brian Dornan Dick Palmer	145 130 124

## Stamford

Address	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
465 Summer Street #: Building Size: 0	Retail	1050	Lease	1	\$35.00	PSF NNN		Norman Lotstein	122
485 Summer Street #: Building Size: 0	Retail	3400	Lease	1	\$32.00	PSF NNN	Ideal Space for Stunning High Volume Restaurant. 17' Ceilings	Norman Lotstein	122
500 Summer Street #: Building Size: 20,407	Retail Office Office Office Office Office	493 900 1438 1848 1535 1750	Lease Lease Lease Lease Lease Lease	1 206 204 300 303 404	\$2,000.00 \$17.50 \$18.50 \$17.50 \$17.50 \$17.50	Mo/NNN Gross +Elec Gross +Elec Gross +Elec Gross +Elec Gross +Elec	Lower Summer Street between Broad Street and North Street. Two blocks from Downtown Stamford. New HVAC System, Updated Hallway Lighting and Finishes and Upscale Lobby Entrance. 5th Floor Contiguous Space to 9,216 or 5,592 or 4,573 Square Feet	Russell Munz	125
513 Summer Street #: Building Size: 0	Retail	1715	Lease	1	\$32.00	PSF NNN		Norman Lotstein	122
1234 Summer Street #: Building Size: 32,568	Office	5,528	Lease	3	\$18.50	PSF Gross +Elec	Divisible to 2,000 Square Feet. Great accessible location with large conference room and two kitchenettes within the space., 12 Parking spots on site and flexible terms.	Bruce Sheldon	117
1867 Summer Street #: Building Size: 0	Office	3,360	Sale	1-3	\$845,000.00		Busy Summer Street Location, 2 Blocks South of Ridgeway Shopping Center. Stop Paying Rent Start Building an Asset. 12 Parking Spaces on .14 Acres, 1,344 SF Unfinished Basement.	Russell Munz	125
66 Viaduct Road #: Building Size: 42,000	Office	3675	Lease	1	\$8.00	PSF +Util/Clean	Office space available separately in addition to warehouse. Warehouse has 18' ceiling height. Ample Parking. Value priced warehouse space and office space. Between I-95 and Merrit Parkway, Research Park.	Dick Palmer	124

## Stamford

Address	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
1035 Washington Boulevard #: Building Size: 1,600	Office	1600	Lease	1	\$29.00	Gross +Elec	Less than 1 mile from Stamford Train Station, Building available for sale, new build-out, ample parking, handicapped accessible, street signage in the heart of Downtown Stamford.	David Taylor	147
35 West Broad Street #: Building Size: 60,000	Office	1,650	Sale	1	\$475,000.00		Own your own office between Stamford Hospital and UCONN Stamford, monthly common charges 231.00, annual property tax \$3,172.00, 6 dedicated parking spaces, 100+ residential parking is generally available between 7am and 6pm	Russell Munz	125
467 West Main Street #: Building Size: 8,000	Retail Retail	6000 2000	Lease Lease	1 2	\$29.00 \$0.00	PSF NNN	Great Post Road location on a corner with traffic light, 3,000 Square Foot Mezzanine	Norman Lotstein Dick Palmer	122 124
480 West Main Street #: Building Size: 7,104	Industrial Industrial/Office Industrial/Flex	3,202 3720 7,104	Lease Lease Sale	1 2 1-2	\$19.00 \$8.95 #####	PSF NNN PSF Gross +Util	1st Floor 3,232 with 1,000 Basement Storage, 2nd Floor 640SF Office, 3,080 Storage. 2 Overhead doors. 13.5 ceiling height, 30 car parking, Zoning CL-RMF Route 1 Corner at light, just off exit 6 if I-95. Lease ground floor or second floor only or purchase. Heavy traffic location.	Dick Palmer	124

## Stratford

Address	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
665 Honeyspot Road #: Building Size: 3,266	Retail	3266	Sale	1	\$695,000.00			Brian Dornan Russell Munz	130 125

## Trumbull

## Trumbull

	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
30 Nutmeg Drive	Office	4,000	Lease	1	\$0.00	PSF NNN	24,500± SF Total Square Feet. Space is Open flex/Industrial/ Warehouse Space. Recently renovated, more loading docks can be added, fully sprinklered, city water and sewer. 2 Loading Docks with Leveler, 20' in high bay and 10' in low bay. Column Spacing 30' x 40' in high bay and 20' x 30' in low bay. 2000 Amp/240V/3 Phase Electric. 3.3 cars per 1,000 SF	Peter Gray	145
#:	Office	10,000	Lease	1		PSF NNN			
Building Size: 72,500	Industrial/Whse	24,500	Lease	1	\$7.50	PSF NNN			

## Westport

	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
50 Post Road West	Office	8,000	Lease	1-3	\$22.00		Just two miles to Merritt Parkway, Interstate 95 Exit 17 and Railroad Station. Walk to downtown Westport, 5 year term, 4:1000 sq. ft. parking. Work letter Available.	Brian Dornan	130
#:									
Building Size: 0									

## Yonkers

	Use	Sq.Ft.	Lease/Sale	FL	Price	Addl Costs	Comments:	Broker	Ext.
41 Hudson Street	Industrial	16624	Lease	LL-1	\$15,000.00	Month NNN	16,624 square feet representing 9,112 square feet 1st floor; 7,512 square feet lower level accessible by concrete ramp from street, 16' ceiling height. Located in downtown Yonkers two blocks from redeveloped water front apartment buildings, Metro North train station. Wet sprinkler system throughout. Business sale available including lifts, frame machine, licensed paint booth, Municipal vehicle fleet repair contracts. AAMCO exclusive Yonkers franchise. Licensed paint booth, auto body, auto repairs, NYS Inspection.	Andrew Paul	140
#:									
Building Size: 16,624									