1241 EAST MAIN STREET

Route 1, Stamford, CT

FOR SALE | Class A Headquarters Office Fronting Route 1 & Interstate 95

Cushman & Wakefield's Capital Markets Group is pleased to offer for sale 1241 East Main Street in Stamford, Connecticut.

1241 East Main Street is a 94,248± SF Class A office building that benefits from immediate "On/Off" accessibility from Exit 9 of Interstate 95 and excellent visibility from its elevated site that fronts East Main Street/Route 1 (150'±/29,800± VPD) and overlooks the interstate (140,000± VPD). The building is comprised of four stories of office space set above four levels of structured parking that accommodates a total of 300 parking spaces (3.18/1,000 SF).

1241 East Main Street is being offered for sale with a short-term leaseback from ownership.

Building Area / Stories	94,248± SF / 6 Stories
Year Built	1981
Parking	300 Structured Spaces
Frontage	150'± on East Main Street (Route 1—29,800± VPD)
Site Area	1.19± Acres
Zoning	CN-Neighborhood Business Zone

For more information, please contact:

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- **Short-Term Leaseback**
  Opportunity for a new owner to occupy the building or an investor to generate significant NOI through re-tenanting/repositioning
- **Strategic, Highly Visible Location**
  Elevated Route 1 site immediately off I-95 (Exit 9) and nearly equidistant to the Stamford CBD and downtown Darien, affording excellent visibility/branding
- **Class A Amenities**
  Features several Class A amenities including a rooftop deck, café, fitness center, highly divisible floorplates, expansive water views and four levels of structured parking
- **Affordable Workspace in Desirable Setting**
  Class A properties in the Stamford CBD and nearby Darien have the ability to command rental rates well into the mid-$30's and $40's and higher—1241 East Main Street would be a lower cost alternative within a comparable location
- **Minutes from an Extensive Concentration of Highly Sought-After Amenities**
  Property benefits from a location within 5 minutes of both the Stamford CBD and downtown Darien—tenant(s) would have direct access to a high concentration of retail and restaurants, the area's newest multi-family developments, multiple train stations and major Fairfield County employers

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