



80 Field Point Road

Greenwich, Connecticut

Cushman & Wakefield, as exclusive advisor, is pleased to present for sale the 100% fee interest in 80 Field Point Road in Greenwich, CT.

Situated on 0.74 acres in the heart of downtown Greenwich, 80 Field Point Road is a 30,777 SF, 4-story Class A office building. Originally built in 1977 as the headquarters for Brandt-Allen Industries, the property features a floor to ceiling glass facade with sweeping views over downtown Greenwich and is highlighted by a unique free-standing elevator that accesses the 3rd floor through a dramatic elevated glass walkway. The property also features a gated parking garage with 60 parking spaces and direct elevator access, as well as 38 additional surface parking spaces for tenants and visitors.

80 Field Point Road is currently 100% leased to six tenants, including White Birch Paper and First Manhattan Co., and features a 7.9-year weighted average lease term and no lease roll until October 2026. With three tenants having occupied the building for 20+ years and all six tenants signing lease extensions since December 2020, the property has proven to be a highly desirable location.

Situated just 40 miles outside New York City and along Connecticut's Gold Coast, 80 Field Point Road is uniquely located in one of the country's most affluent communities and in one of the great global financial hubs. Greenwich is home to countless business executives, celebrities and a who's who of financial institutions, create a truly unique office market unrivaled both locally, regionally and nationally. While historically always a very strong submarket, the post-pandemic shift to the suburbs generated further positive impacts for the Greenwich market with record demand and pricing for office, retail and residential real estate townwide.

80 Field Point Road boasts a rare combination of premier location, quality tenancy, exceptional area demographics and booming market dynamics that will provide investors with stable long-term cashflow coupled with remaining growth opportunities for years to come.



80 Field Point Road

Greenwich, Connecticut

- 01** Irreplaceable
Downtown Location
- 02** 100% Leased with
Limited Rollover Risk
- 03** Unrivaled
Area Demographics
- 04** Upside
Remaining
- 05** Incredible Office
Market Fundamentals

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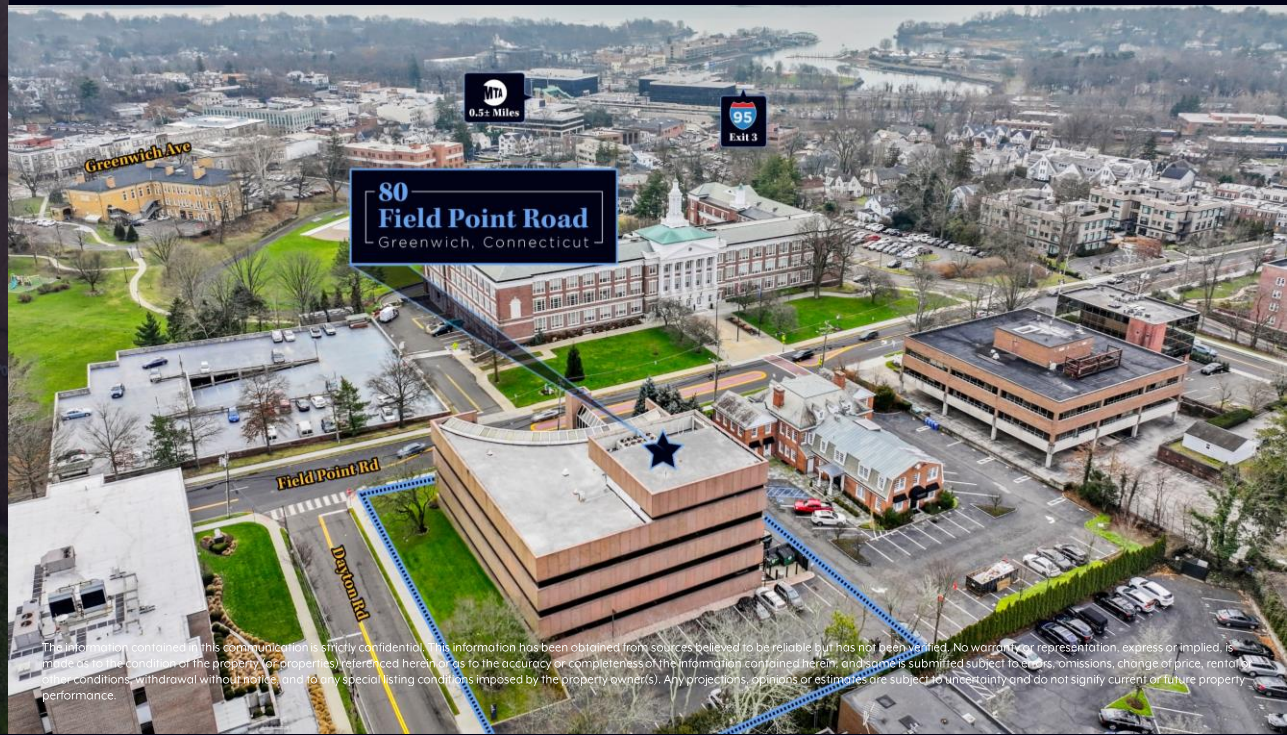
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