

LEASE

551 EAST PUTNAM AVENUE

551 East Putnam Avenue Greenwich, CT 06807



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is proud to present a ±600 SF office suite available for lease at 551 East Putnam Avenue.

The space features an efficient layout with multiple private offices, making it ideal for a variety of professional users including attorneys, consultants, therapists, and boutique service providers. The suite benefits from strong natural light and a functional configuration that supports both privacy and productivity.

This is a rare opportunity to secure a small, well-located office suite in Greenwich, offering convenience, accessibility, and a professional setting for both employees and clients.

PROPERTY HIGHLIGHTS

- Multiple private offices in an efficient, functional layout
- Strong natural light throughout the suite
- Ideal for attorneys, consultants, therapists, and boutique service providers

OFFERING SUMMARY

Lease Rate:	\$46.00 SF/yr (Gross)
Available SF:	600 SF
Lot Size:	0.31 Acres
Building Size:	3,518 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,798	34,721	77,482
Total Population	11,031	88,710	201,881
Average HH Income	\$320,006	\$235,346	\$206,920

Brandon Manka
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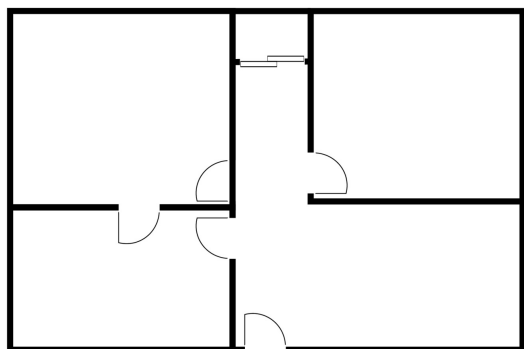
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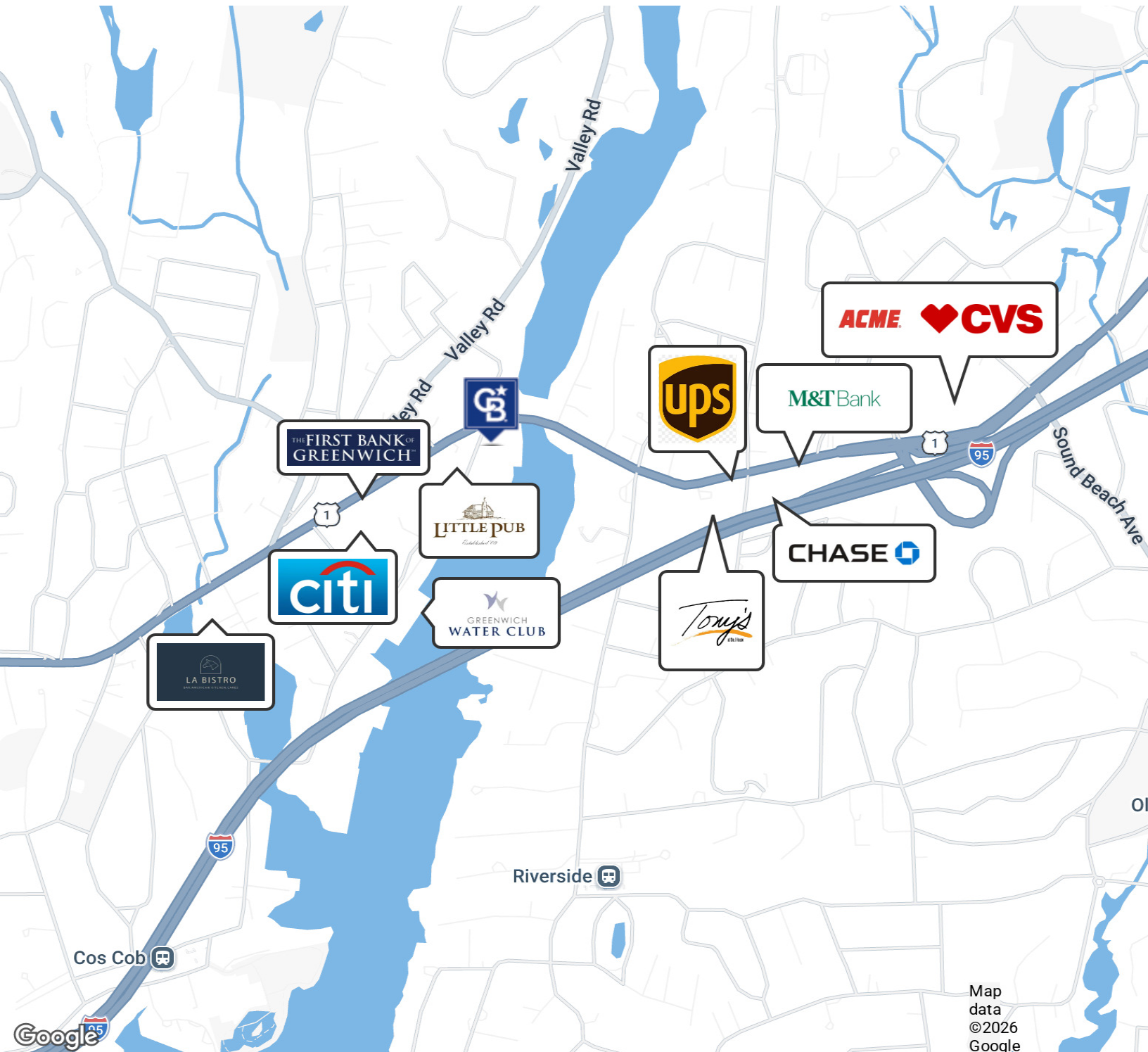
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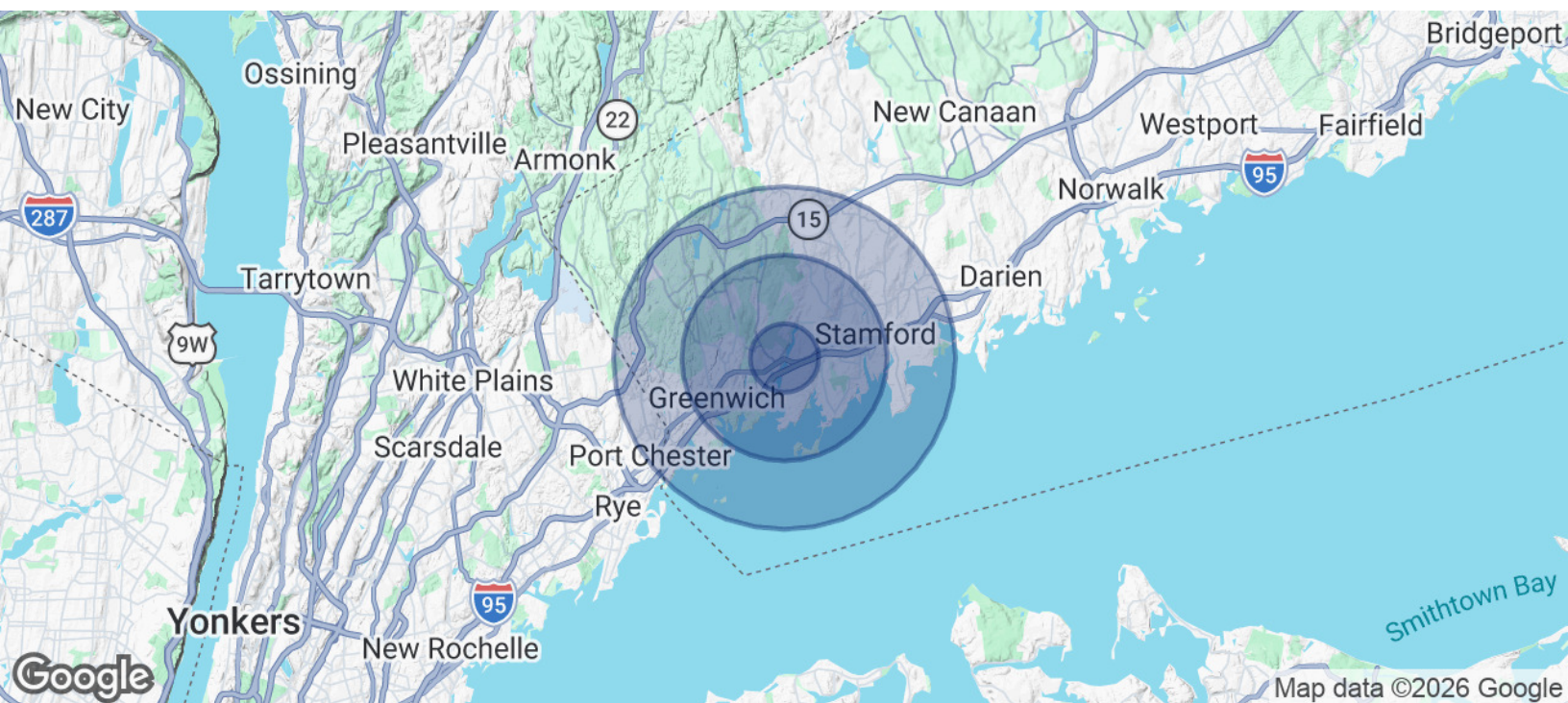
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,031	88,710	201,881
Average Age	39.5	39.5	39.8
Average Age (Male)	38.5	39	38.6
Average Age (Female)	40.1	39.8	41.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,798	34,721	77,482
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$320,006	\$235,346	\$206,920
Average House Value	\$1,795,706	\$1,590,406	\$1,210,692

2023 American Community Survey (ACS)

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