1 RIVER ROAD

COS COB, CT

10,423 RSF MULTI-TENANT OFFICE BUILDING FOR SALE



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COMMERCIAL REAL ESTATE SERVICES

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OVERVIEW

RM Friedland has been retained to market 1 River Road for sale, a 10,423 SF multi-tenant office property located in Cos Cob, CT.

TENANCY

The property is 58% leased by Phillip Russell Law Office, and Point 41 Capital.

INVESTMENT HIGHLIGHTS

1 River Road represents an excellent opportunity for a regional/local investor or occupier to purchase a Greenwich office building. The location and curb appeal in a rising rent environment are attractive features for any business owner or investor.







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PROPERTY INFORMATION

ADDRESS:	One River Road Cos Cob, CT
LOT SIZE:	8,276 SF/0.19 Acres
PARCEL:	08-1898/S
PROPERTY CLASS:	280

BUILDING INFORMATION

BUILDING SIZE:	10,423 SF
STORIES:	2 + Lower Level
BUILT/RENOVATED	1946/2007
PARKING	23 Surface Parking Spaces
ZONING:	WB (Waterfront Business)
RE TAXES (26/27):	$36,073





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PROPERTY HIGHLIGHTS:

- Recently renovated with Class A finishes
- New lobby, common areas, security, elevator, landscaping
- Short walk to Cos Cob Train Station, easy access to I-95
- Private rest rooms and pantries
- First Floor is move-in ready w/ potential furniture.
- Full building generator
- Fibre optic service
- Fitness facility and shower

Floor	RSF
2	4,095 RSF
1	3,995 RSF
LL	2,333 RSF













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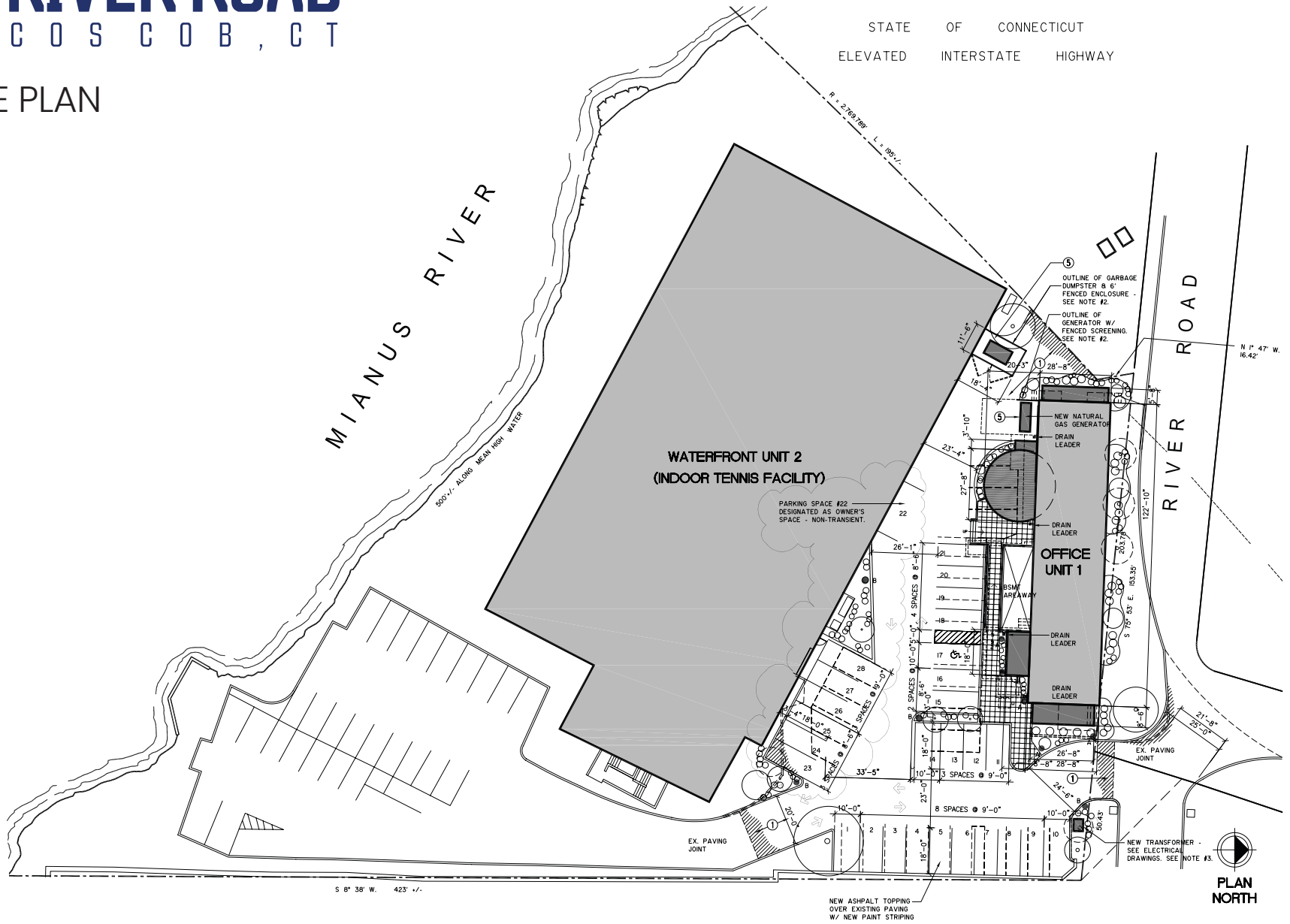
SITE PLAN



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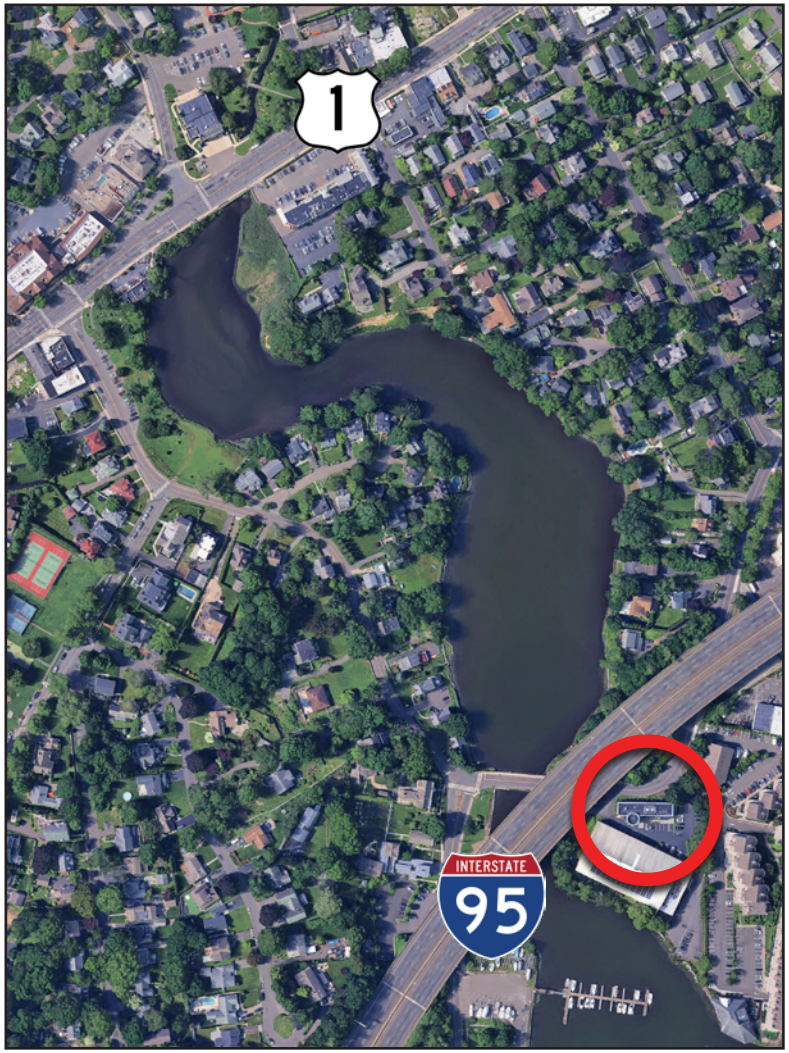
LOCATION OVERVIEW

The property is located in the Cos Cob section of Greenwich, CT, in the heart of Fairfield County. It is ideally situated along the Mianus River near picturesque Cos Cob Harbor. The Cos Cob Metro-North Station is a half-mile walk from the property, and I-95 offers convenient regional access.

Greenwich is home to a highly educated, skilled, diverse, and affluent population, and it ranks among the wealthiest zip codes in the United States. A Greenwich address, whether residential or commercial, carries instant recognition around the world. The city now houses some of the largest hedge funds and private equity firms in the world. Its commercial market is anchored by hedge funds, private equity firms, professional services practices, and other financial services companies.

Restrictive zoning for commercial space does not permit significant new commercial development or expansion of the existing inventory. The result is a market where ownership opportunities are scarce and well-located assets hold their value. Owning a piece of Cos Cob real estate is a rare opportunity in one of the most durable commercial markets in the Northeast.



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AREA MAP



TRANSPORTATION

Cos Cob Station	2 min Drive	5 min Drive	13 min Drive
0.5 miles	0.6 miles	1.3 miles	5.2 miles

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