1 RIVER ROAD

COS COB, CT

3,995 SF FULL-FLOOR OFFICE FOR LEASE



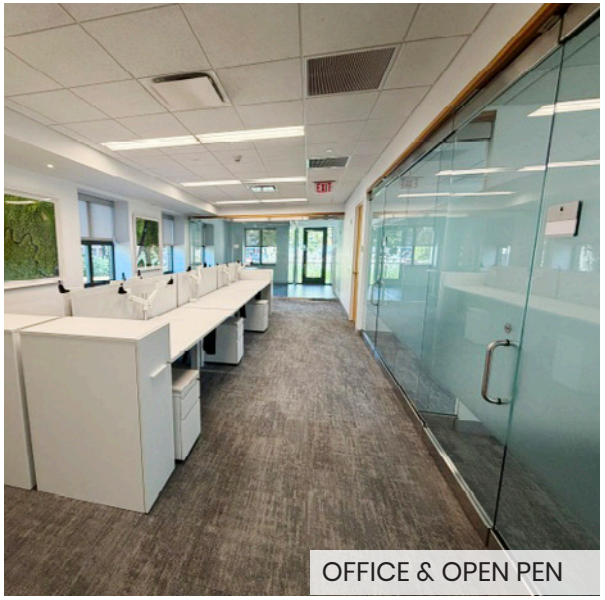
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WALK THROUGH TOUR VIDEO:

HTTPS://WWW.YOUTUBE.COM/SHORTS/VV-FJ-QQ_FE

1 RIVER ROAD
COS COB, CT


OFFICE & OPEN PEN

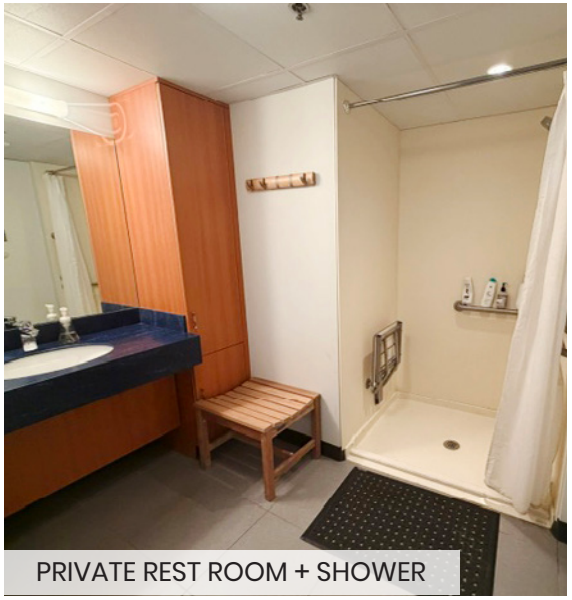
Space: **3,995 SF Full-floor**

Possession: **Immediate**

Rent: **Upon Request**

Term: **5-7 Years**

Parking: **9 Reserved Spaces**


PRIVATE REST ROOM + SHOWER


RECEPTION AREA


OPEN KITCHEN

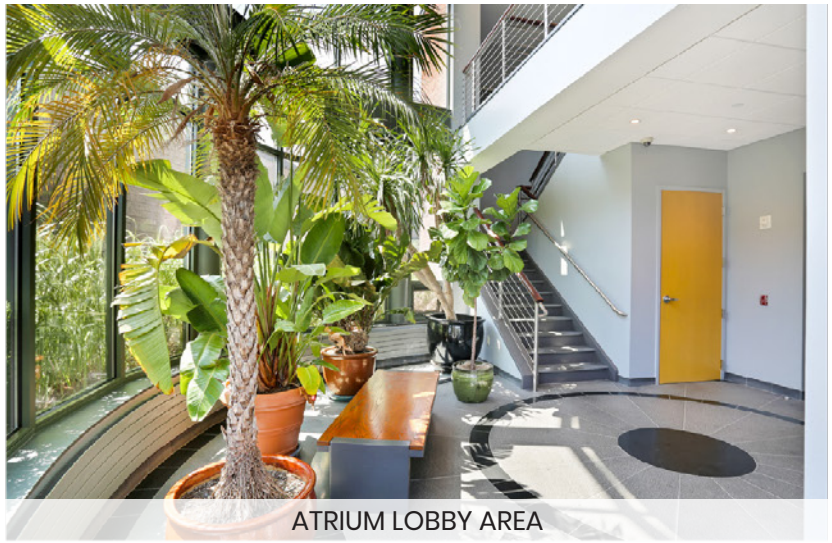
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1 RIVER ROAD
COS COB, CT

PROPERTY HIGHLIGHTS:

- Renovated with Class A finishes
- Updated lobby, common areas, security, elevator, landscaping
- Short walk to Cos Cob Train Station, easy access to I-95
- Private rest rooms and open pantry
- Move-in ready, potenial furniture
- Full building generator
- Fibre optic service
- Fitness facility and shower



ATRIUM LOBBY AREA



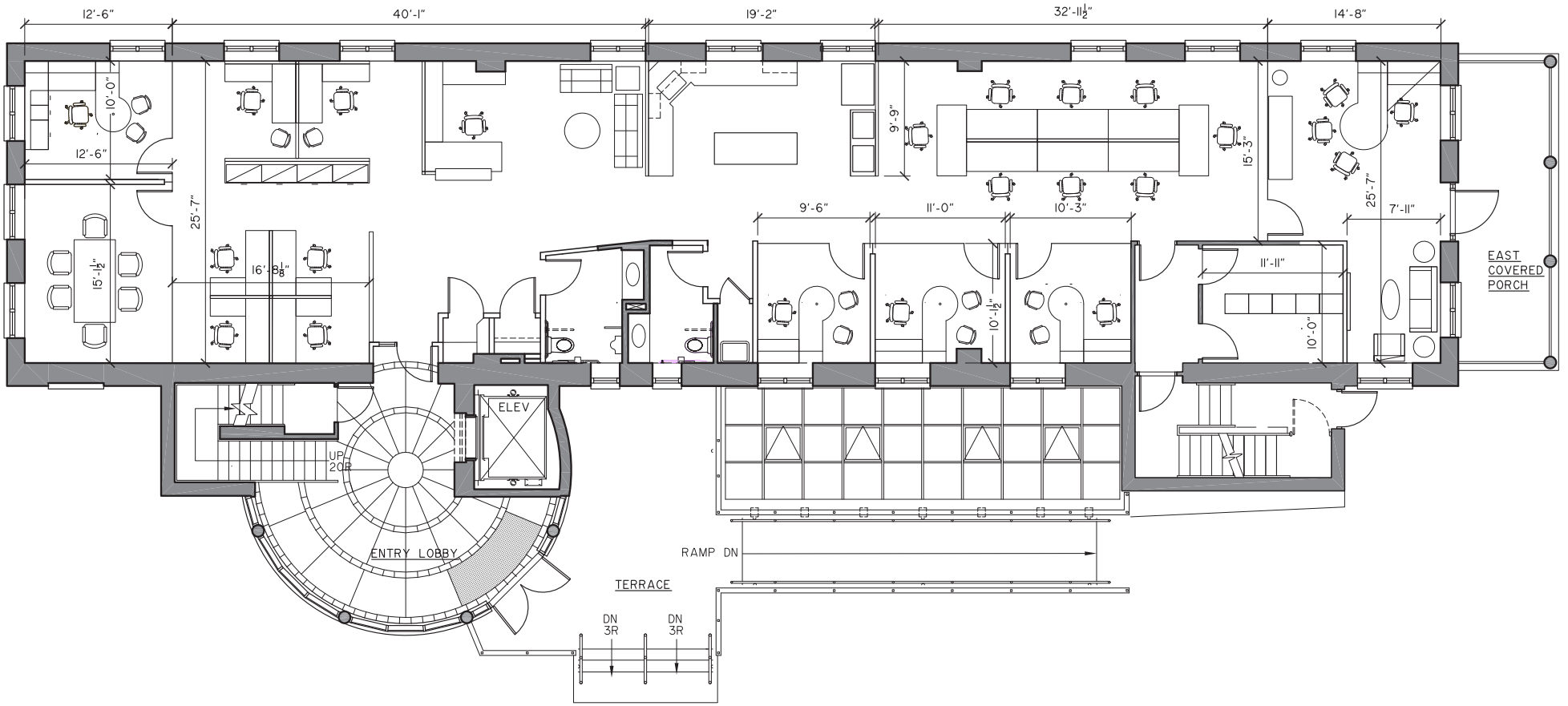
FITNESS FACILITY

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1 RIVER ROAD
COS COB, CT

FLOOR PLAN | 3,995 SF

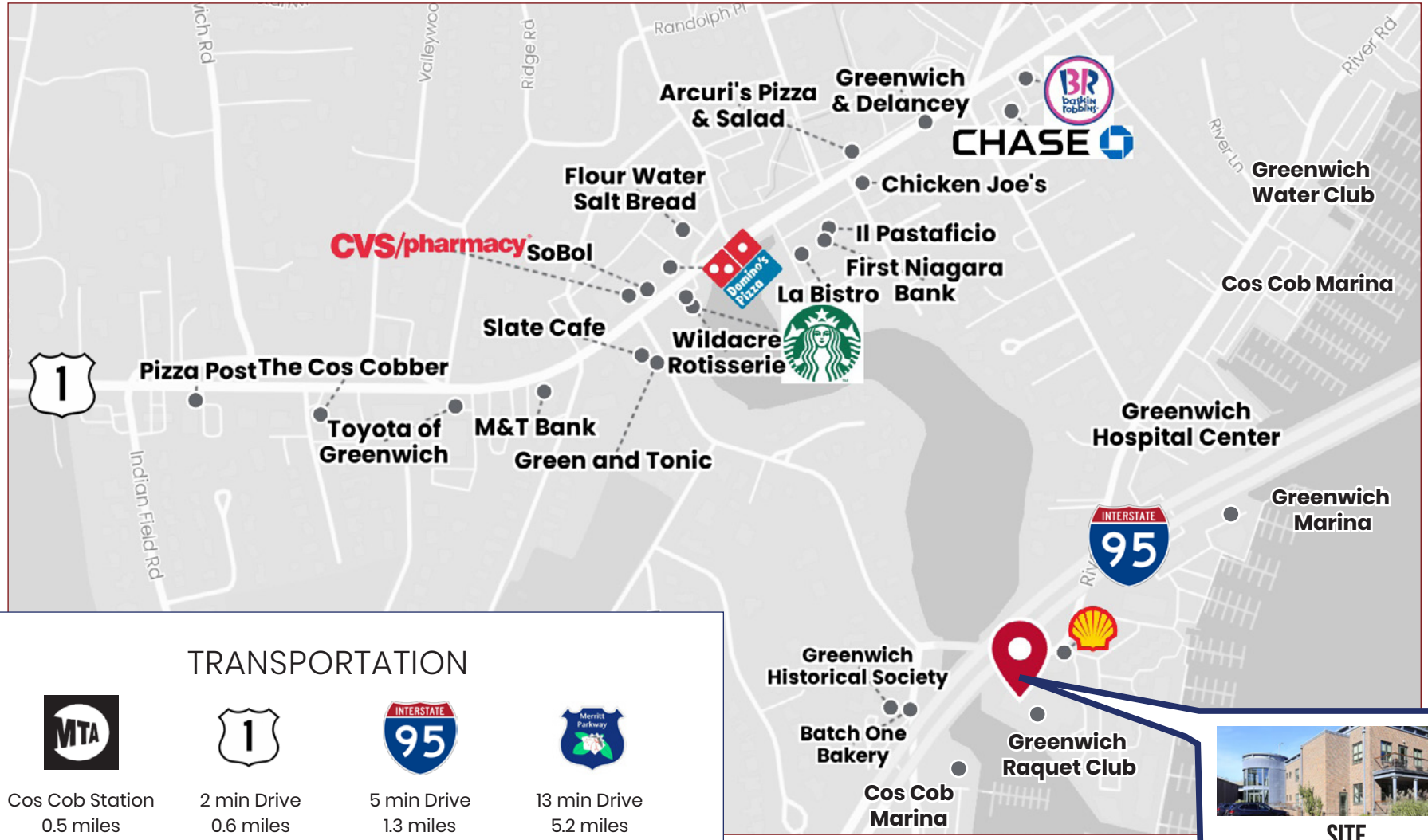


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1 RIVER ROAD
COS COB, CT

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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1 RIVER ROAD

COS COB, CT

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