

2777 Summer Street Stamford, CT 06905



Call For Pricing
15,839 SF Available Office Space

**Property information comes from various sources and may not always be accurate. No representation or warranty is made as to the accuracy of this information. You should verify any information that is important to your buying or selling decision.*

PROPERTY HIGHLIGHTS

EAC Properties is proud to present for sublet 2777 Summer Street, an exceptional office space opportunity in the heart of Stamford, just minutes away from the vibrant downtown area. This impeccably designed and well-maintained office space offers 4,725 – 15,839 square feet of flexible and functional workspace to accommodate your business needs. The building has 24h key card access for your safety and convenience. Fully ADA-compliant with elevator that runs from the lower level garage to the 7th floor. Enjoy the convenience of nearby restaurants, cafes, shops, and other amenities, making it an ideal location for your employees and clients. Don't miss out on this rare opportunity to secure a premium office space on Summer Street, Stamford's sought-after business hub. Embrace the potential for growth, innovation, and success in this exceptional location. Contact us today to schedule a viewing and take the first step towards transforming your business in this prime office space.

For More Information, call:



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EAC Properties LLC
In affiliation with
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276 Post Road E Westport,
CT 06880

2777 Summer Street
Stamford, Ct 06905



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404 Main Street
Ridgefield, Ct. 06877

120 Bloomingdale Road
White Plains, NY 10605

PROPERTY FACTS

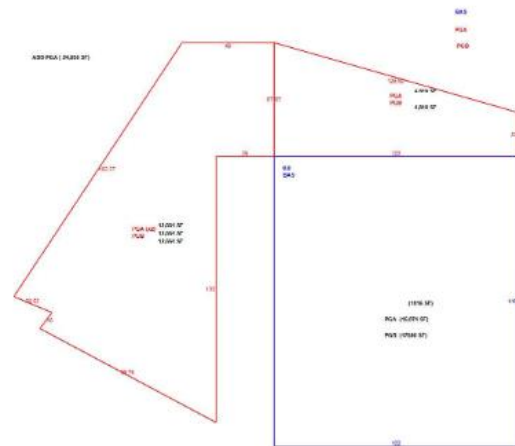
Year Built: 1971
Living Area: 107,956

Building Attributes	
Field	Description
Style:	Off Bldg HighR
Model	Comm/Ind
Grade	B
Stories:	7
Occupancy	25.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall/Plaste
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas/LP
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	Commercial MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	12
1st Floor Use:	200
Heat/AC	Heat/AC Pkgs
Frame Type	FireProofSteel
Baths/Plumbing	Average
Ceiling/Wall	Sus-Ceil&Wall
Rooms/Prtns	Average
Wall Height	12.00
% Comn Wall	

Building Photo



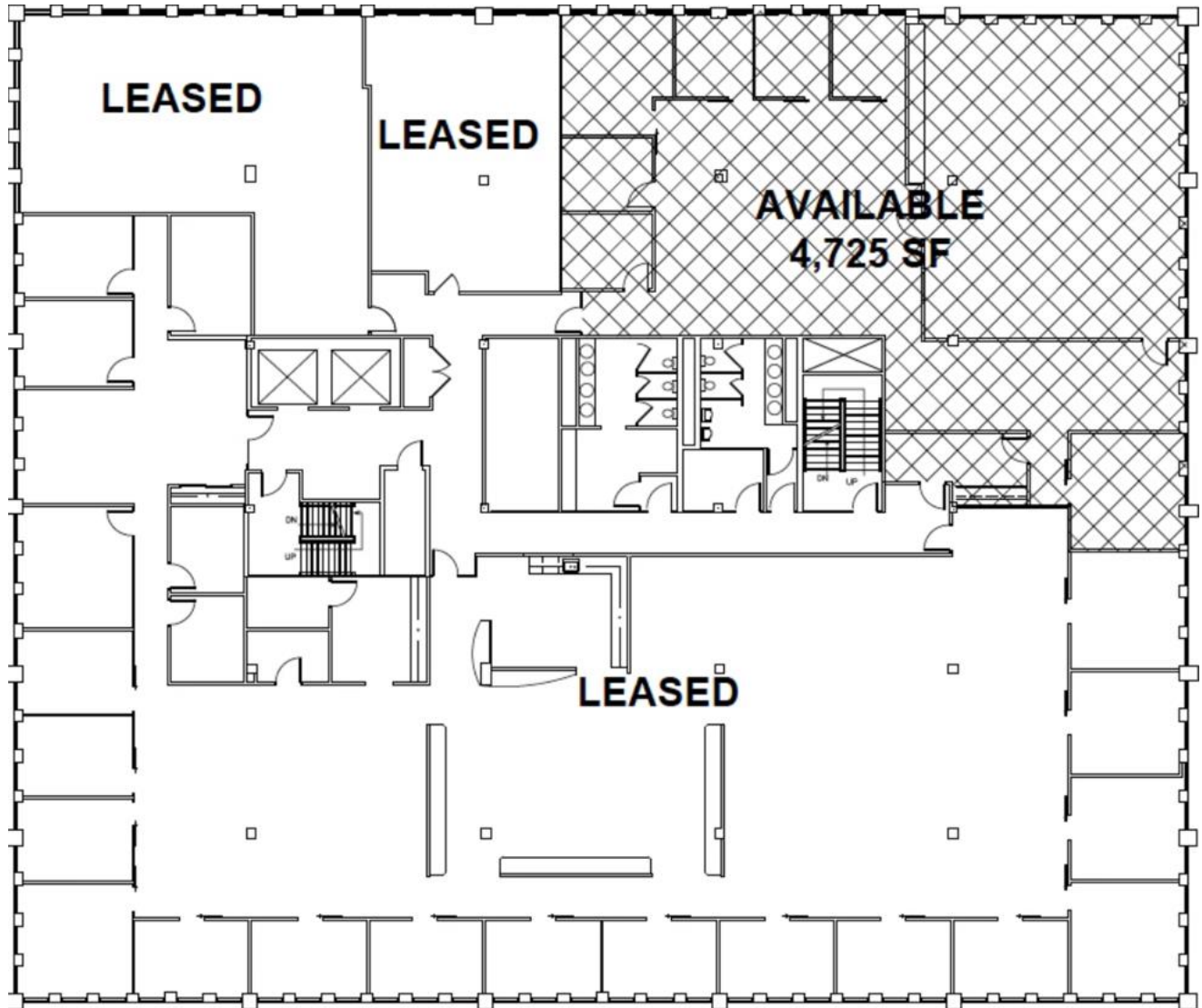
Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
6.0	6 Story	17,690	106,140
BAS	First Floor	1,816	1,816
PGA	Parking Garage above Grade	0	0
PGB	Basement Parking Garage	0	0
		19,506	107,956

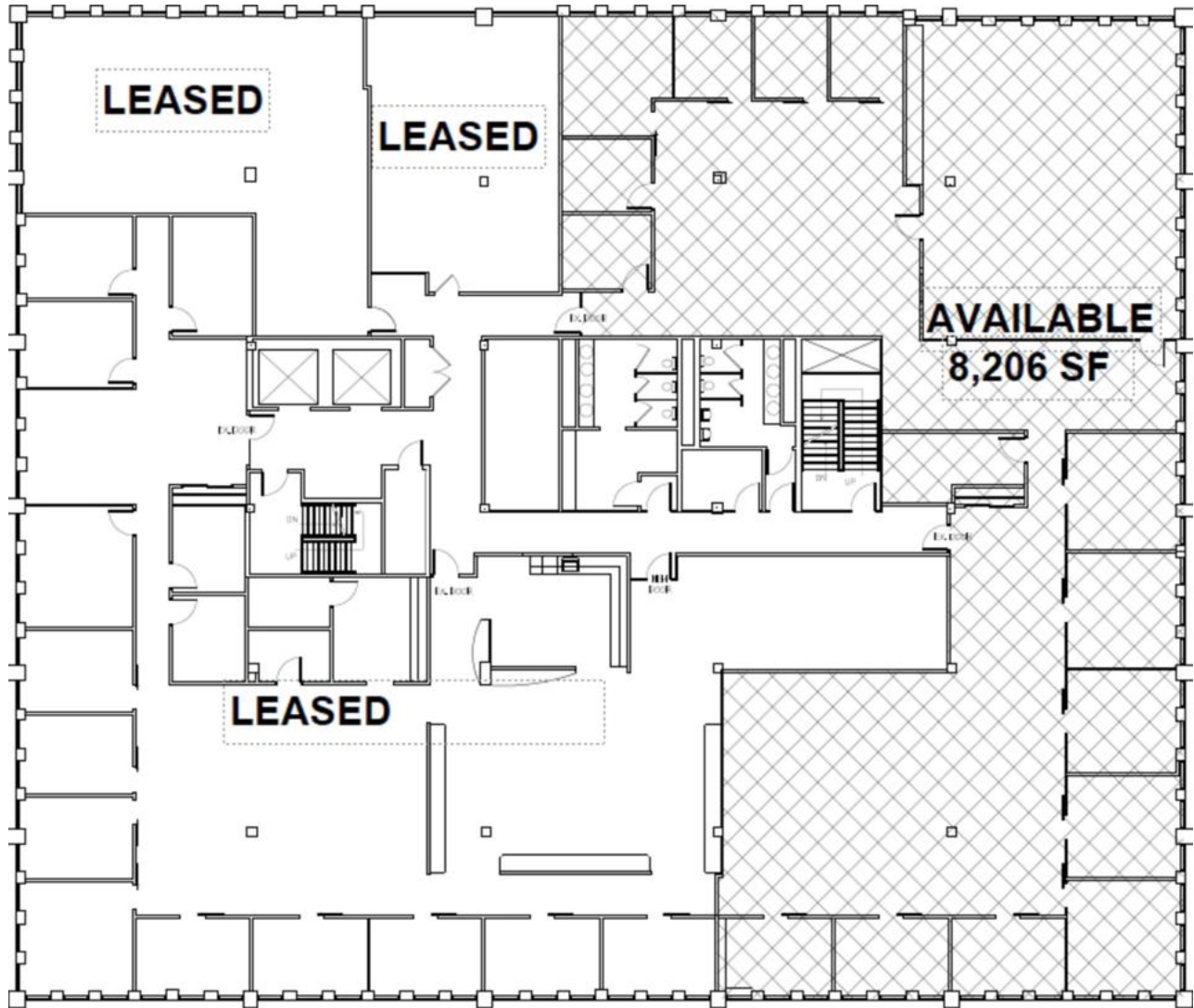
AVAILABLE SPACES

OPTION A 3,725 SF 7th Floor



AVAILABLE SPACES (CONTINUED)

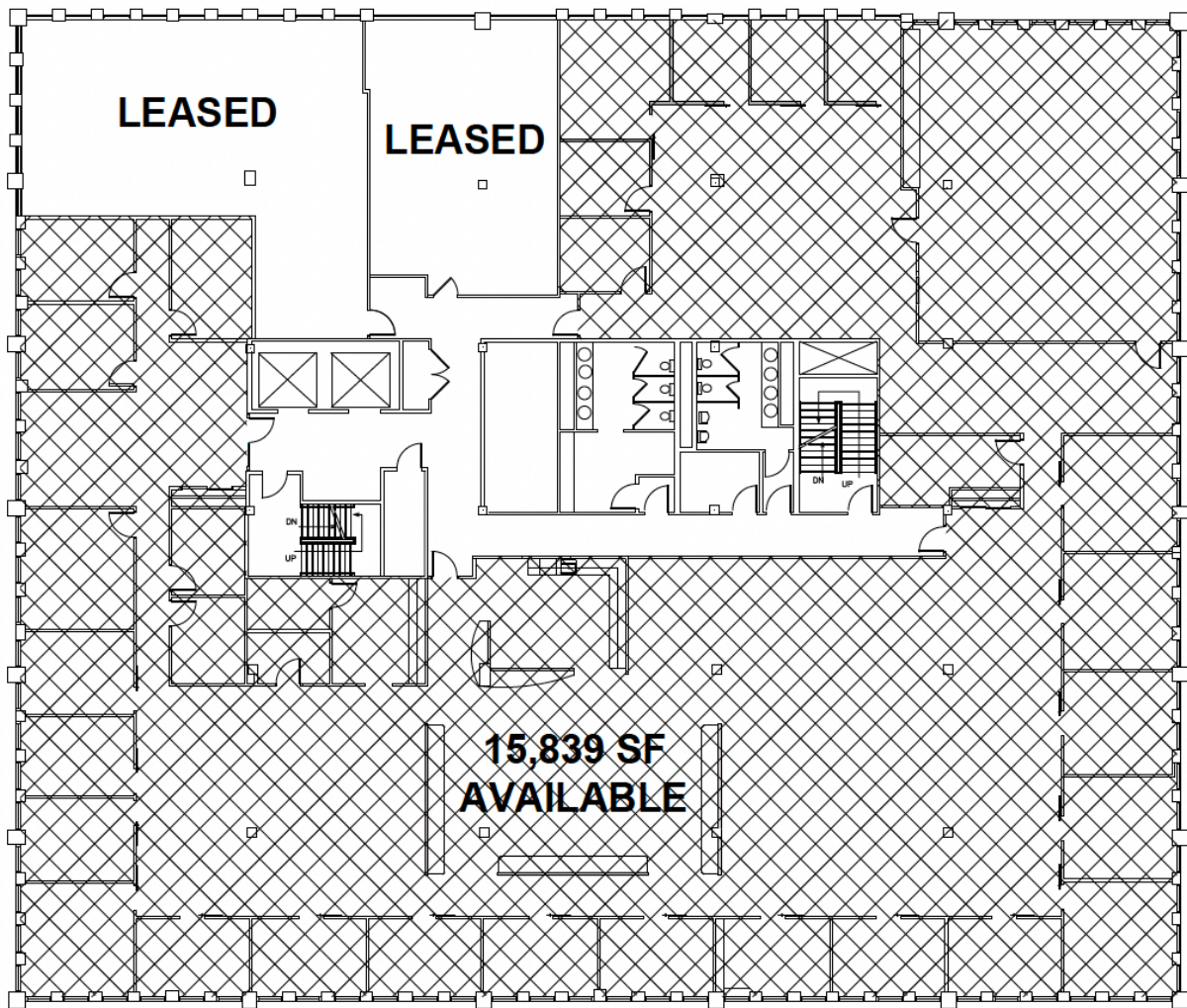
Option B 8,206 SF 7th Floor



SEVENTH FLOOR
SCALE: N.T.S.

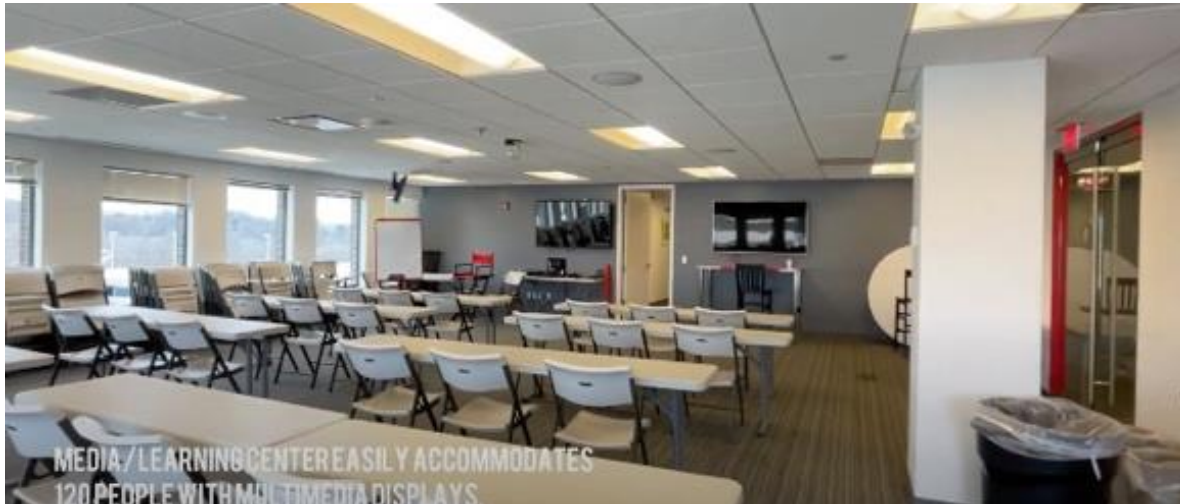
AVAILABLE SPACES (CONTINUED)

Option C 15,839 SF 7th Floor

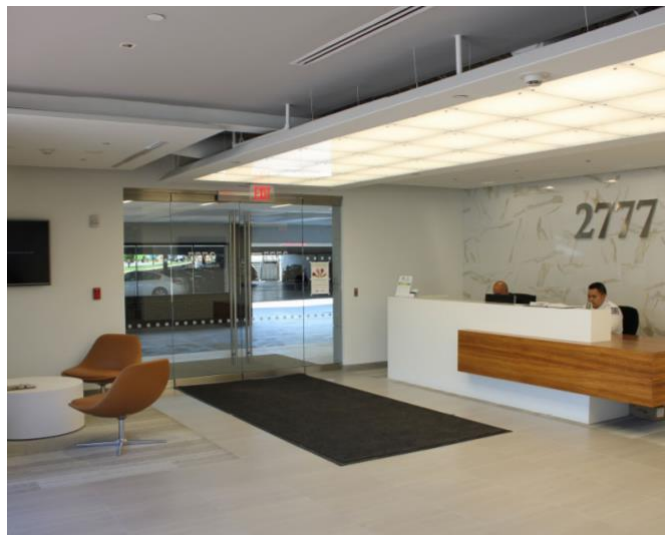


SEVENTH FLOOR
SCALE: N.T.S.

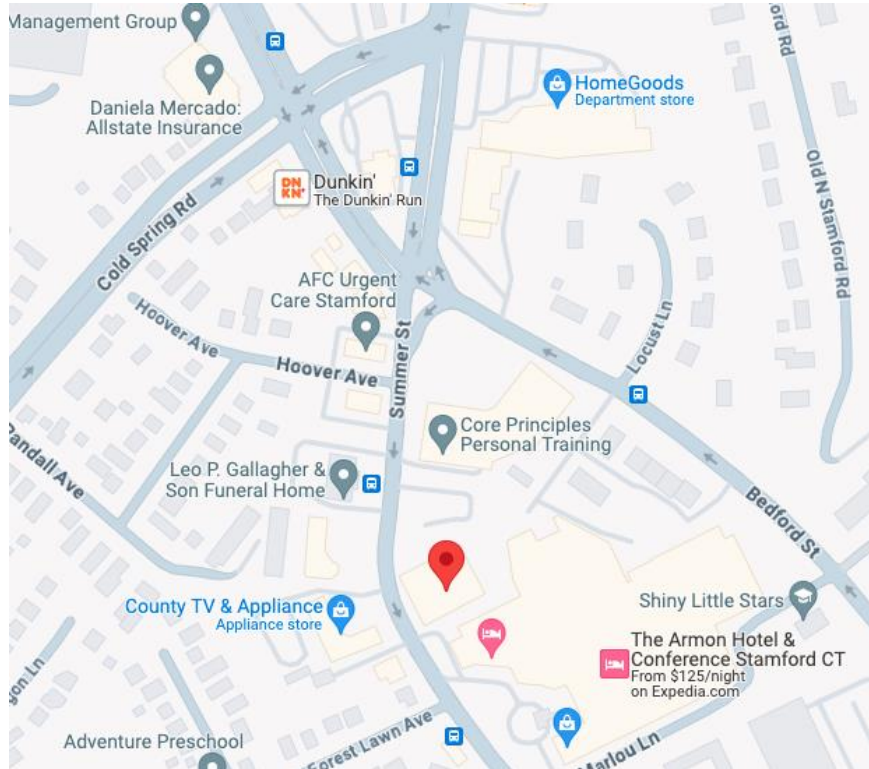
ADDITIONAL PHOTOS



PHOTOS CONTINUED (LOBBY)



AERIAL SHOTS



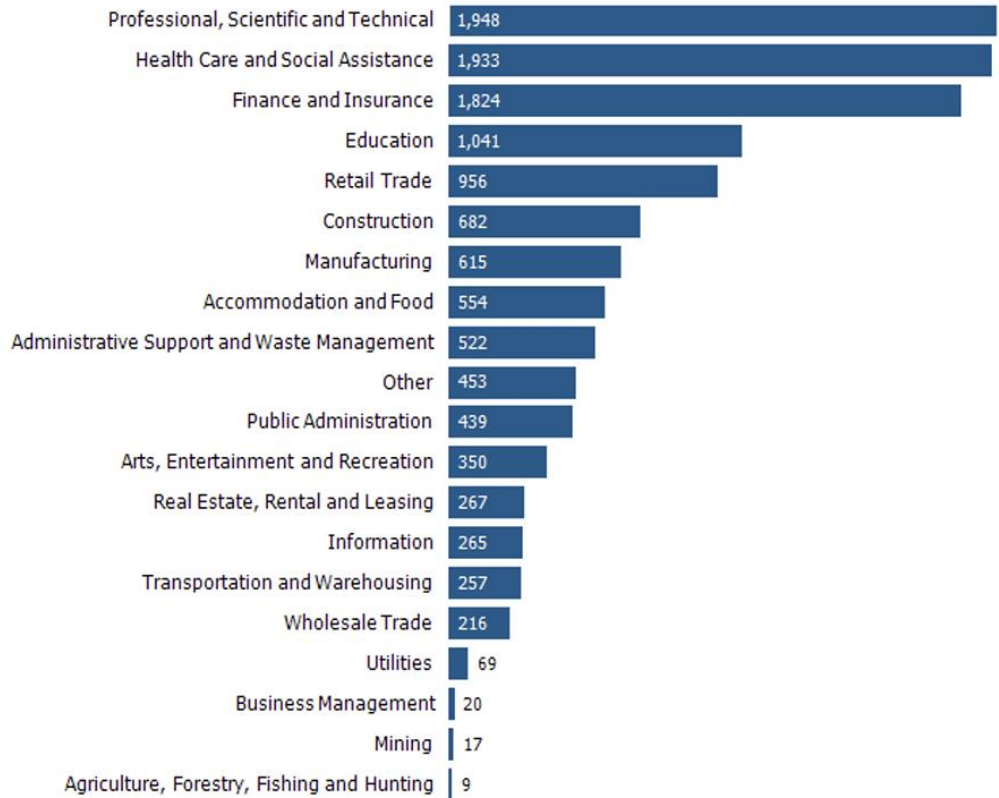
TRADE AREA INFORMATION

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2022

Update Frequency: Annually



Stamford, CT 06905: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

2022
2027 (Projected)



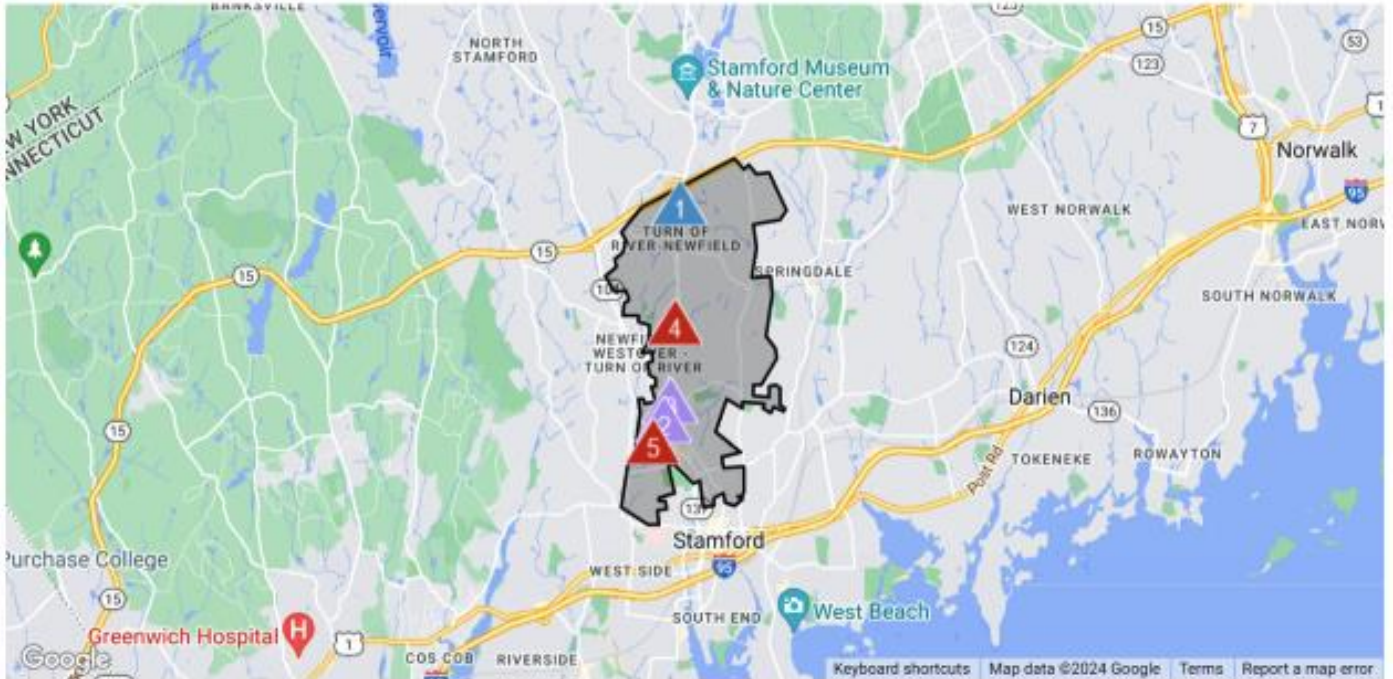
Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022



TRAFFIC COUNTS



Daily Traffic Counts:
 ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

54,342

2022 Est. daily traffic counts

Street: High Ridge Rd
Cross: Square Acre Dr
Cross Dir: S
Dist: 0.04 miles

Historical counts

Year	Count	Type
2018	129,500	AADT
2012	28,900	ADT
2011	29,000	ADT
2005	30,900	ADT
1999	31,500	ADT

2

39,624

2022 Est. daily traffic counts

Street: Long Ridge Rd
Cross: Cold Spring Rd
Cross Dir: SE
Dist: 0.05 miles

Historical counts

Year	Count	Type
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3

38,884

2022 Est. daily traffic counts

Street: Ansonia-Derby-Shelton Expressway
Cross: Ansonia-Derby Expy
Cross Dir: SE
Dist: 0.08 miles

Historical counts

Year	Count	Type
2018	52,600	AADT
2011	6,300	ADT

4

29,010

2022 Est. daily traffic counts

Street: High Ridge Rd
Cross: Knollwood Ave
Cross Dir: S
Dist: 0.03 miles

Historical counts

Year	Count	Type
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5

27,620

2022 Est. daily traffic counts

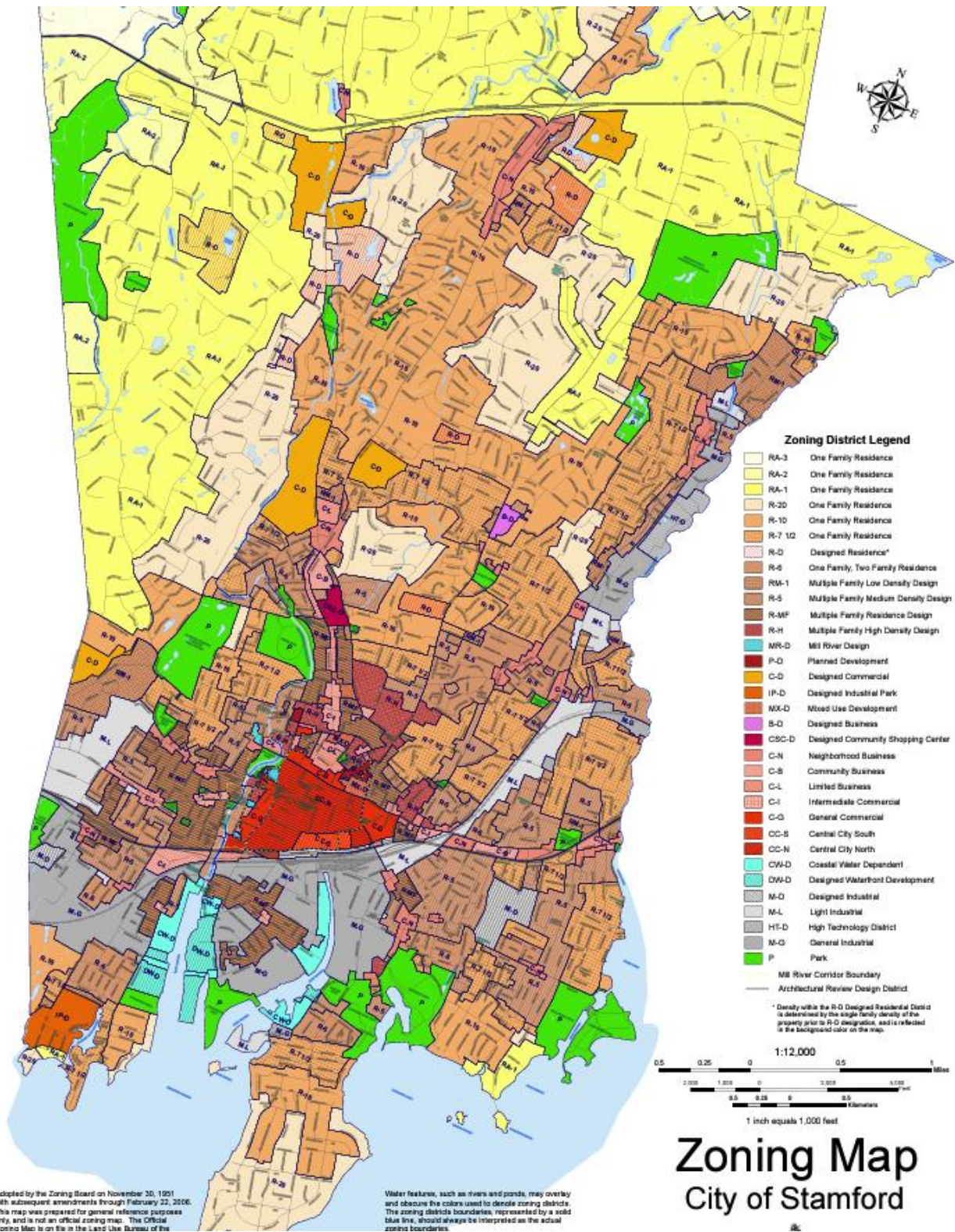
Street: Cold Spring Rd
Cross: Washington Blvd
Cross Dir: S
Dist: 0.02 miles

Historical counts

Year	Count	Type
2011	26,600	ADT
2005	26,900	ADT
1999	23,900	ADT
1996	27,000	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

STAMFORD ZONING MAP



PROPERTY SPECIFIC ZONING REGULATIONS

4.B.5. C-B Community Business District

f. Purpose

The primary function of this district is to provide central concentrations of convenience goods and services as well as other commercial uses serving several neighborhoods. It is intended that only uses compatible with adjacent residential areas be permitted and that convenient and adequate parking be provided. Parking Areas are to be screened and made attractive through the use of landscaping.

b. Permitted Uses.

See Appendix A, Land Use Schedule. (223-30)

c. Building Regulations.

- (1) Minimum Lot Area: 5,000 square feet
- (2) Minimum Frontage: 50 feet
- (3) Maximum Building Coverage: 40%
- (4) Maximum Building Height: 4 Stories, 50 feet
- (5) Minimum Yards: Front: 10 feet, Rear: 20 feet, Side: one side 6 feet, both sides 18 feet
- (6) Maximum FAR: 0.5

d. Sign Regulations.

The regulations of Section 13.f regarding Signs in the C-N district shall apply.

e. Special Parking Requirements

Because these districts are located adjacent to multi-family residential districts it is anticipated that retail establishments will have a high degree of walk-in trade. Therefore retail establishments, defined for purposes of this section only as establishments selling goods at retail directly to the general public, may provide parking at the minimum rate of 2 spaces per thousand square feet of Gross Floor Area. (84-026)

f. Below Market Rate Requirements

Below Market Rate Housing shall be provided pursuant to Section 7.4 of these Regulations. (22013)

See full Stamford Zoning Regulation at:

<https://www.stamfordct.gov/home/showpublisheddocument/5847/638096512399070000>