

Last Remaining Office Suite

One River Road, Cos Cob - Ready for Occupancy - Walk to Train



- ~~Entire Lower Level - 2,333 Sq. Ft. - \$29 + Electric + Cleaning -~~ **LEASED**
- 1st Floor - Full Floor - 3,995 Sq. Ft. - \$44 + Electric + Cleaning
- ~~2nd Floor - Full Floor - 4,197 Sq. Ft. - \$44 + Electric + Cleaning -~~ **LEASED**
- Recently renovated office building with Class A finishes (new lobby, common areas, security, elevator, landscaping)
- Short walk to Cos Cob Train Station and easy access to I-95
- Terrific light, windows and private porches/patio
- Furniture available
- Full building generator
- Fibre optic service
- Fitness facility and shower

Leasing contact:

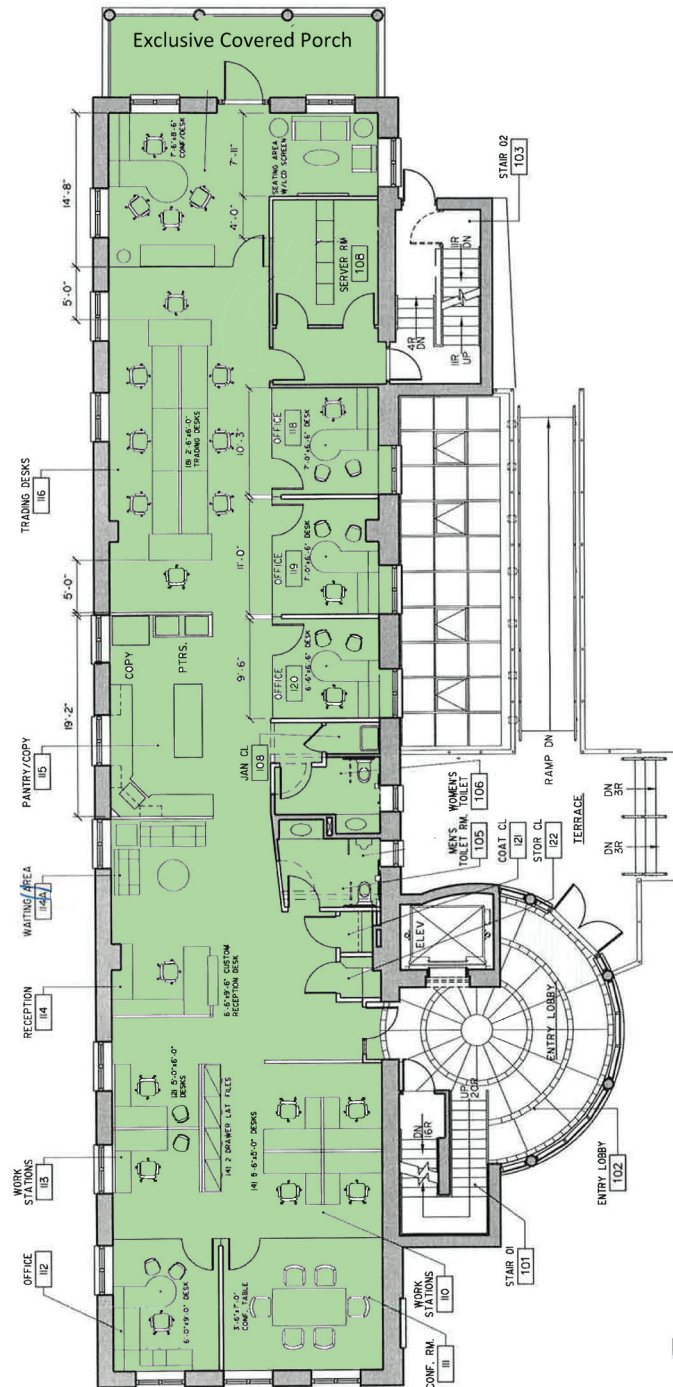
Nat Barnum
203-661-6004 x 310
nbarnum@newenglandland.com

New England Land Company, Ltd.
135 East Putnam Avenue
Greenwich, CT 06830
www.NewEnglandLandCommercial.com

Listed subject to errors, omissions, change in price, prior sale, rent and withdrawal without notice.

One River Road

- Floor Plan -



FIRST FLOOR PLAN

* Floor plan may not be to scale or reflect existing conditions.

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One River Road, Cos Cob, CT

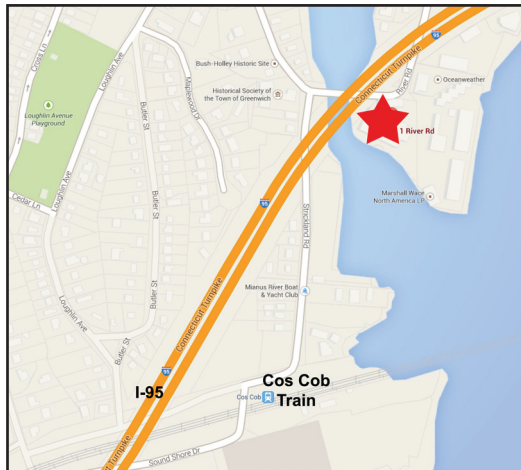
- Additional Photos -



Lobby Atrium



Pantry / Kitchen



Walk to Cos Cob Train



East end looking west

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