

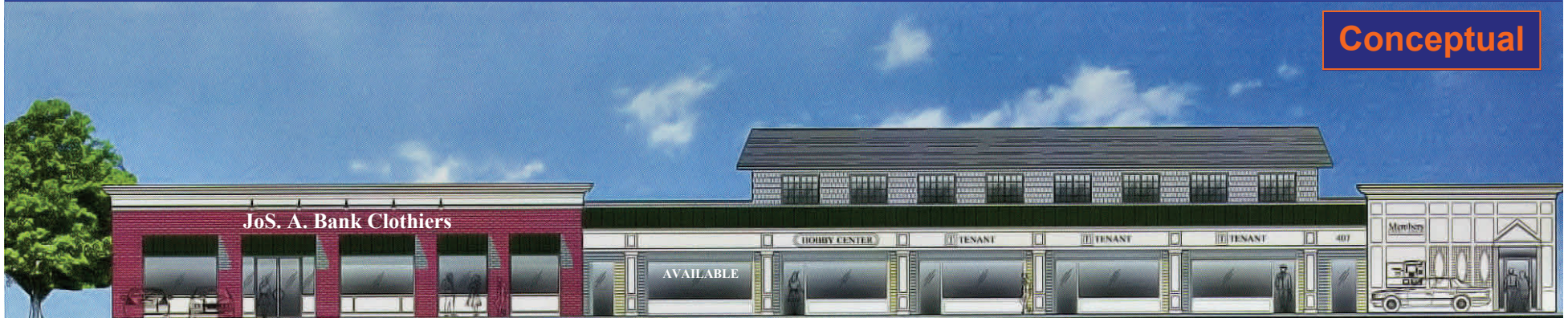
# FOR LEASE

Rare - Prestigious Post Road Retail Location

**CHIMBLO**   
REAL ESTATE ENTERPRISES

407 East Putnam Avenue  
Cos Cob, Connecticut

Conceptual



## Premises Highlights

- 1,233± SF
- Post Road Frontage
- Adjacent to Jos.A. Bank Clothiers
- Floor Area Retail
- Partial High Ceiling Heights
- Updated Utilities (gas, sewer, electric)
- New Concrete Floor
- New HVAC

## Location Highlights

- High Traffic and Visibility
- Heavy Residential Density
- 1.9 Miles from Greenwich Avenue
- On Premises Parking
- Retail Hub with National Presence

## For Further information or to Schedule an Inspection

Frank Chimblo 203-422-2899 - [fchimblo@chimblo.com](mailto:fchimblo@chimblo.com)

## Demographics

	Population	Avg. HH Income
1 Mile	8,529	\$185,348
2 Miles	33,164	\$177,738
3 Miles	70,209	\$153,564
5 Miles	187,843	\$125,196

## Area Retailers

JoS. A. Bank, Starbucks, Dunkin Donuts, Baskin-Robbins, Radio Shack, Wireless Zone, Bank of America, People's United Bank, Citibank, Bank of Greenwich, Patio.com, Domino's Pizza, CVS



← Subject Premises

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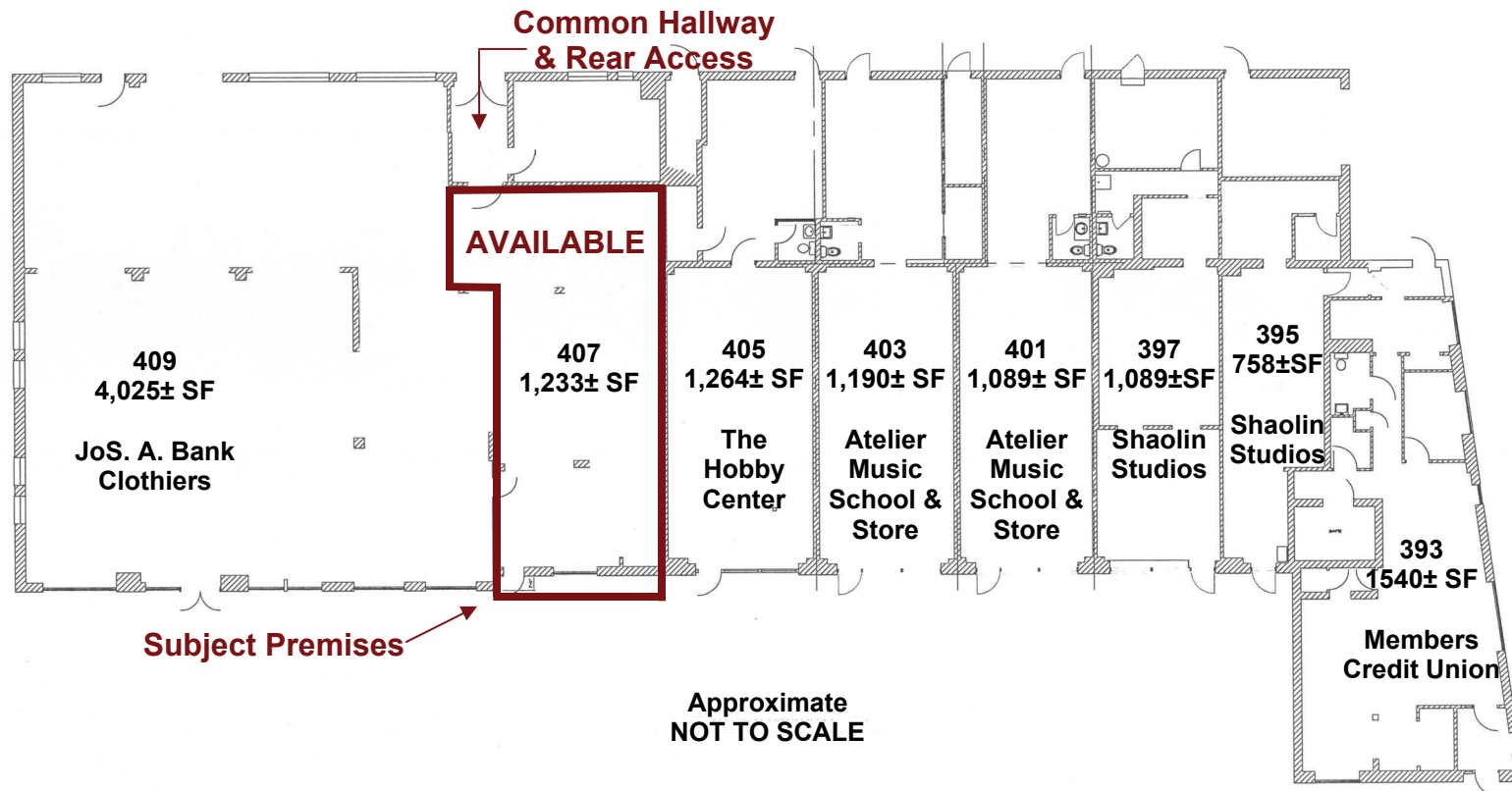
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Cos Cob Plaza  
393 - 409 East Putnam Ave.



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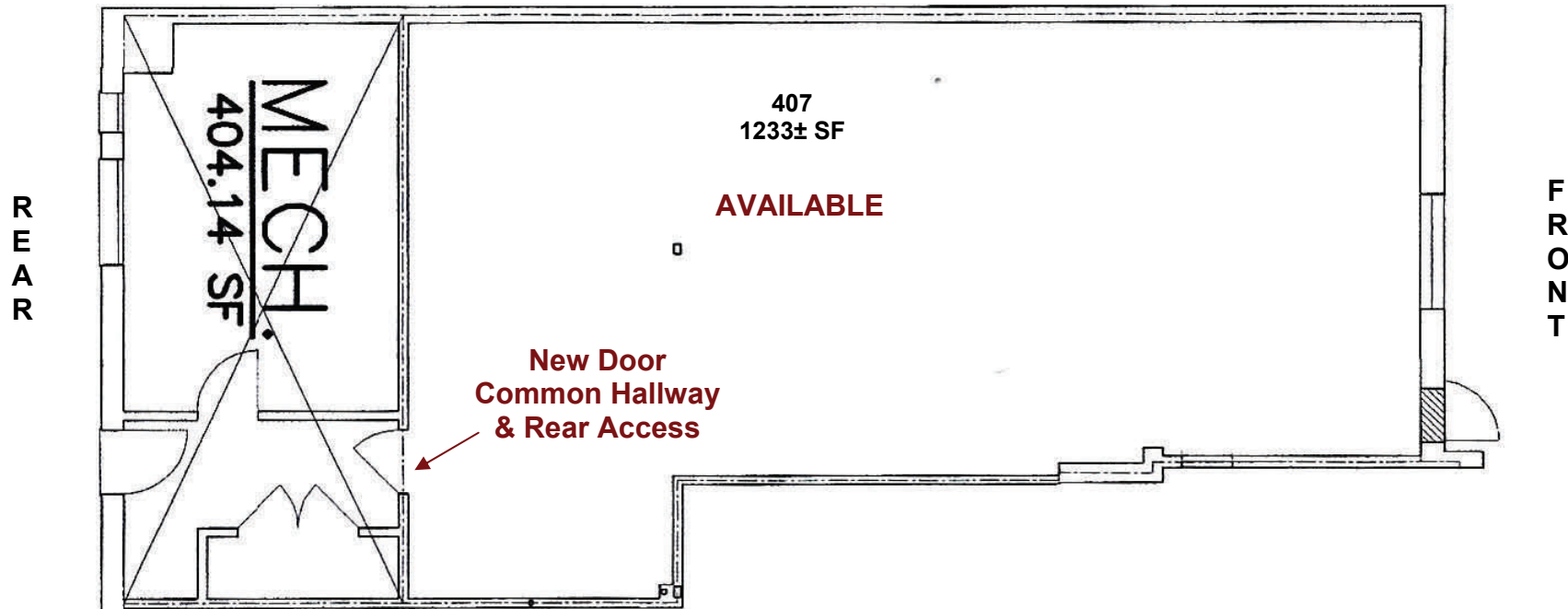
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## 407 East Putnam Ave Floor Plans



Approximate  
NOT TO SCALE

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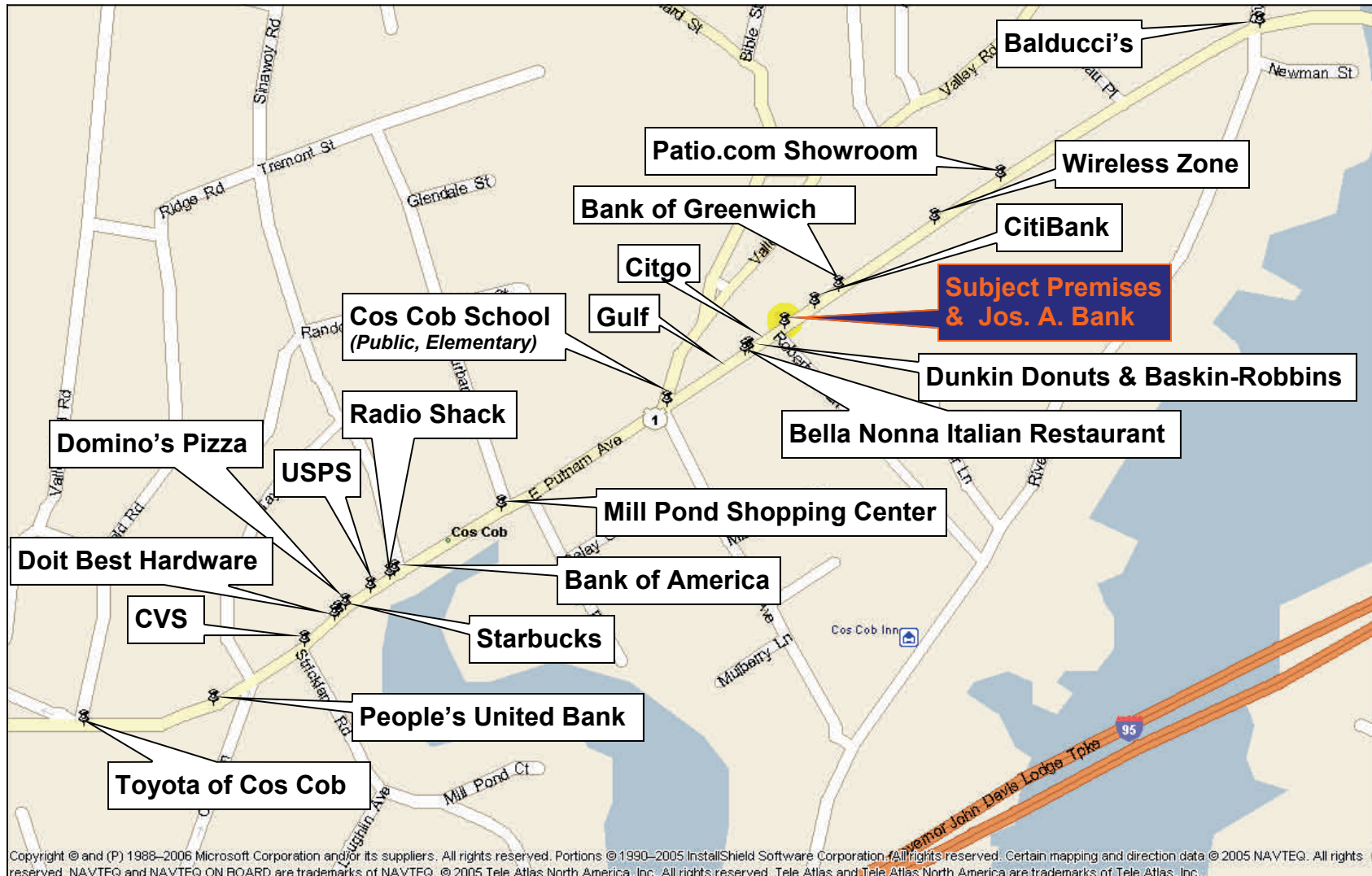
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## Area Retailers



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## **FACT SHEET**

**PREMISES:** 407 East Putnam Avenue, Cos Cob, CT 06807

**LOCAL TRAFFIC COUNT:** 19,000 – 28,000 cars per day

**AVAILABILITY:** Immediately

**SPACE:** 1,233± Square Feet

**PARKING:** 54 Spaces. Front parking for customers with additional parking in rear with entrance to premises for deliveries.

**ZONE:** Local Business (LB)

**USES:** Applicable Use Groups are 1, 4, and 9 which include, among other uses – retail; banking; liquor stores; dry cleaning; personal services establishments and sales agencies including real estate, insurance and travel.

**DELIVERY CONDITION:** See attached Exhibit A

**LEASE TERMS:** See attached Exhibit B

## **EXHIBIT “A”**

### **Delivery Conditions**

- Condition of Premises:** Premises shall be offered in a broom clean and in a steel and concrete delivery.
- Asbestos:** Landlord will warrant that the building contains no asbestos. Tenant may at its own cost conduct study to confirm the same.
- Architectural Elements:** 1. Complete level concrete floor throughout premises.
- Gas & Plumbing:** 1. New waste line installed throughout premises  
2. Natural gas line at rear of building 1 ½ diameter gas service provided by Connecticut Natural Gas for separate gas utility.
- Heating, Ventilating & Air Conditioning:** New 5 ton HVAC Trane RTU installed with 13 CIR rating.
- Electric:** Electric service of 200 AMP 3-phase, 120/208V for separate electric utility.
- Zoning:** Tenant shall confirm intended use of the Premises is compliant with all municipal regulations.

## **EXHIBIT “B”**

### **Basic Lease Terms**

<b>Premises:</b>	1,233± Square Feet
<b>Base Rent:</b>	\$48.00 Per Square Feet, Triple Net
<b>Term:</b>	10 Years
<b>Additional Rent:</b>	Tenant shall pay as additional rent its proportionate share of the building’s operating expenses which Landlord estimates to be \$10.89 per square foot including real estate taxes.
<b>Annual Escalations:</b>	The annual escalation will be 3%.
<b>Rent Commencement:</b>	Ninety (90) days from the Lease Commencement/Possession.