



SAUGATUCK
COMMERCIAL
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

INVESTMENT OPPORTUNITY

STAMFORD, CT

1010 SUMMER STREET

INVESTMENT PROPERTY



Saugatuck Commercial has been exclusively retained to broker the sale of 1010 Summer Street, Stamford, CT including a 29,593 SF three-story office building on a parcel of land totaling .45 acres.

INVESTMENT HIGHLIGHTS

Superior Location: Located on the primary north/south commuter corridor in Stamford connecting the northern suburban population to downtown shopping and commercial buildings, highway and train station, entertainment and culture.

The site is located in the heart of Stamford's Central Business District, just 1 mile from I-95/Exits 7 & 8 and Metro North Transportation Center. Many of the area's best restaurants, shopping and daily needs are within walking distance. Close to Court-houses, Stamford Hospital and theaters.

Value Add Opportunity: Professional management, infrastructure upgrades and enhanced marketing will result in expedited and higher occupancy, increased rental rates and stabilized asset. Building loss factor 18% below market.

Flexible zoning: The parcel is located within the CI zone (Intermediate Commercial) which permits many Residential and Commercial Uses.

For Information Contact:

Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

Michael Marcante 203.222.4189
mmarcante@saugatuckcommercial.com

The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representative is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.