



**SAUGATUCK  
COMMERCIAL**  
REAL ESTATE LLC

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

**STAMFORD, CT**

**SUBLEASE**

**1 STAMFORD PLAZA (263 TRESSER BLVD)**



**4,487 RSF  
FULLY FURNISHED  
OFFICE SUBLEASE**

**HIGH-PROFILE  
PREMIER OFFICE  
TOWER**



- Class A office tower located in the heart of Stamford's central business district. Magnificently landscaped property features four premier office towers linked by indoor and outdoor walkways.
- Office suite with skyline views available through May 2024. Fully furnished to the highest standard.
- Superior amenity package including shuttle to Metro North Train Station, fitness center, abundant garage parking, recently upgraded lobby and common areas, on-site dining and conference facilities.
- Rapidly growing Stamford community—over 5,000 new apartment units built or under construction. Join building cotenants American Express, Ernest & Young, Legg Mason, Capital One, Crane Co, Grant Thornton LLP, Guardian Life among others.
- Easy access from Exits 7 and 8 of I-95.

Demographics	1 Mile	3 Mile	5 Mile
Population	56,057	135,423	181,208
Average HHI	\$108,277	\$158,388	\$192,663
Daytime Demographics	62,475	131,262	173,375

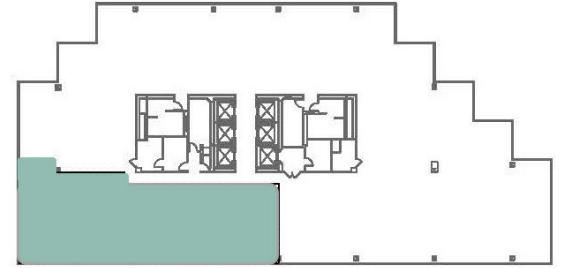
**Exclusive Agents:**

Penny Wickey 203.222.4194  
pwickey@saugatuckcommercial.com

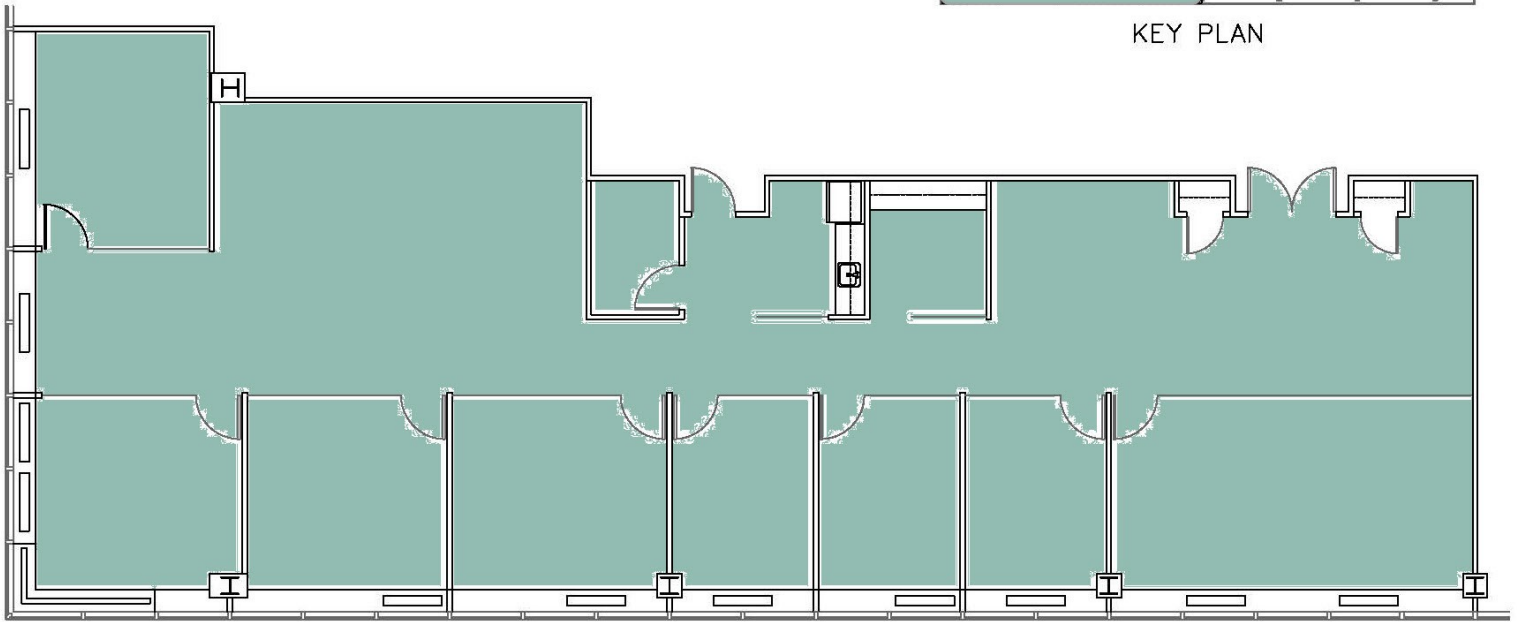
Laure Aubuchon 203.349.8485  
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*The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representative is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.*

14th Floor — 4,487 RSF



KEY PLAN



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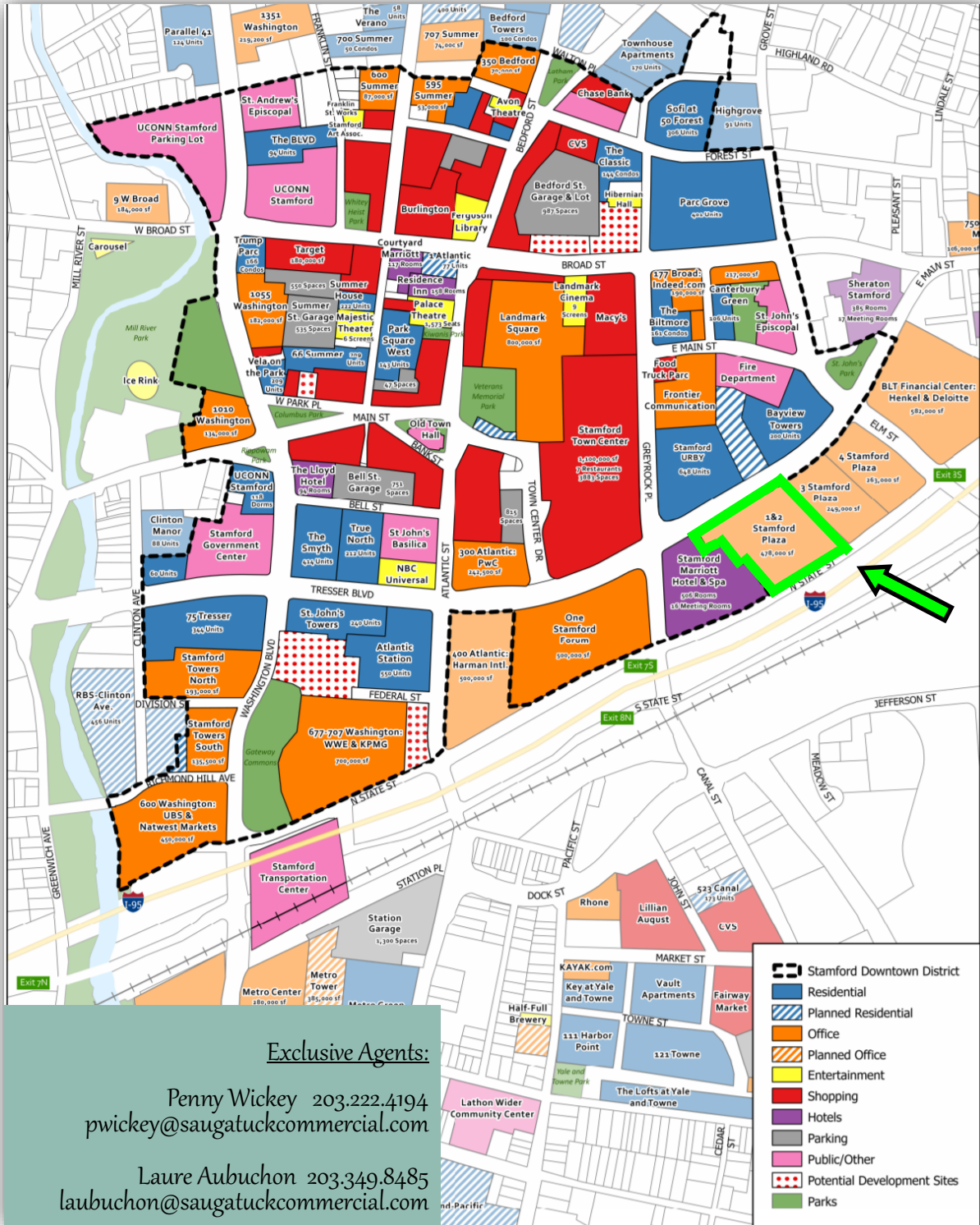
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Source: Stamford Downtown Special Services District. <http://stamford-downtown.com/>

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