

RENOVATED FULL BUILDING AVAILABILITY IN DOWNTOWN GREENWICH

145

MASON STREET



NEWMARK

WELCOME TO THE NEW 145 MASON

PROPERTY OVERVIEW

Available for the first time in 30 years, **145 Mason** is undergoing an extensive interior and exterior renovation. The asset will be the **newest office availability** in town and offers prospective tenants one of the **largest blocks** of space in a very tight Greenwich market, with the opportunity for **one tenant to occupy and control** an entire Class A building.

RENOVATION DETAILS & FEATURES

- New exterior finishes with all new operable windows
- Complete landscape renovation with new building entry stairs and handicap access ramp
- Modern lobby with state-of-the-art security features
- Distinctive on-building exterior signage available for a single tenant occupant
- New ADA-compliant elevator with secure access from the garage areas to the main lobby and office floors
- Modernized and expanded ADA-compliant restroom facilities
- Highly energy efficient building systems, including HVAC, roofing, insulation, and windows
- Merv 13 air filtration with tenant-controlled VRF heating and cooling
- Two levels of upgraded parking with LED lighting, way-finding graphics, and elevator access from both levels
- Parking at a ratio of 3.2/1000, with 106 covered spaces and 15 uncovered spaces, including 3 electric charging stations
- Full-building back-up generator
- High load building electrical capacity
- Redundant fiber telecom capacity with dual, separate points of entry

SPECIFICATIONS

- **Full building or floor availability:** 37,602 RSF (18,801 RSF per floor)
- **Asking rent:** Available upon request
- **Possession for tenant construction:** Q2 2023
- **Parking:** 121 exclusive spaces (106 covered)

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NEWMARK

THE FUTURE OF 145 MASON

145



NEW EXTERIOR



ENTRY FROM EXTERIOR AT DUSK

THE FUTURE OF 145 MASON

145



LOBBY INTERIOR



OFFICE WITH FURNITURE VISUALIZING TEST FIT LAYOUT

CONNECTIVITY TO NEW YORK CITY

Greenwich, Connecticut is known as the **Hedge Fund Capital of the World**, home to over **400 financial giants** generating billions each year. With the median household income at \$167,500 per year, it is frequently named **one of the wealthiest towns in America**.

As the southern and westernmost town in CT, it is immediately east of the NY State border and Westchester County. The property is conveniently located 0.5 miles from the Metro-North Greenwich train station, **offering express service to Grand Central Station in 40 minutes**. The property is also easily accessible via Interstate 95 via exit 2 or 3.

GREENWICH TRAIN STATION	0.5± Mi.	This station provides access to Grand Central Terminal in Manhattan via Metro-North's New Haven Line
INTERSTATE 95	0.6± Mi.	A key regional N-South thoroughfare connecting area residents to Northern Fairfield County and Boston to the North, and Manhattan and Westchester County to the South
STAMFORD TRAIN & AMTRAK STATION	5.9± Mi.	This station provides access to Grand Central Terminal in Manhattan via Metro-North's New Haven Line – the busiest rail line in the nation with approximately 40.3 million riders annually, and the Stamford Transportation Center is the line's busiest stop
MERRITT PARKWAY	5.0± Mi.	A regional North-South thoroughfare connecting area residents to Northern Fairfield County and Hartford to the North and Manhattan and Westchester County to the South
WESTCHESTER COUNTY AIRPORT	7.5± Mi.	1.1± million passengers in 2021
LAGUARDIA INTERNATIONAL AIRPORT	27.6± Mi.	30.8± million passengers in 2021
JFK INTERNATIONAL AIRPORT	33.9± Mi.	30.7± million passengers in 2021



GREENWICH: THE HEDGE FUND CAPITAL OF THE WORLD



LONG ISLAND SOUND

INTERSTATE
95

MTA

145

MASON STREET

B.A:M:
Morgan Stanley

1 FAWCETT
PLACE

ELLIOTT
HPS
ELDRIDGE

600 STEAMBOAT

BLUE OWL
PIPER | SANDLER

1 GREENWICH
PLAZA

Berkley

475 STEAMBOAT

AQR FUNDS

iCapital

LONE PINE CAPITAL

2 GREENWICH PLAZA



NORTHERN
TRUST

165 MASON STREET

Interactive
Brokers
RAYMOND
JAMES

PICKWICK
PLAZA

GREENWICH AVENUE

GREENWICH TRAIN
STATION

55 RAILROAD
AVENUE

BANK OF AMERICA
Viking

BlackRock

LAFAYETTE
PLACE

33 BENEDICT

CITADEL

100 W. PUTNAM

APOLLO
J.P.Morgan

WORLD-CLASS RETAIL & RESTAURANTS

Greenwich is the pinnacle of **Fairfield County's Gold Coast** and is home to the iconic Greenwich Avenue. 'The Ave' is home to **numerous high-end retailers** including Hermès, Tiffany & Co., Restoration Hardware "RH", Saks Fifth Avenue and many others. It also showcases some of the most **prominent restaurants** in all of Connecticut.



DEMOGRAPHICS

TOTAL POPULATION		ESTIMATED DAYTIME POPULATION		AVERAGE HOUSEHOLD INCOME	
1 mile	9,692	1 mile	21,170	1 mile	\$188,835
3 miles	70,497	3 miles	75,053	3 miles	\$203,291
5 miles	161,569	5 miles	199,461	5 miles	\$191,598



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NEWMARK

FLOOR PLANS

TEST FIT - MIX OF OFFICE
& OPEN SPACE



18,801 RSF PER FLOOR

LEGEND

- INTERIOR OFFICE
- OPEN OFFICE
- CONFERENCE ROOM
- PRIVATE OFFICE
- BREAKOUT

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NEWMARK

PARKING PLANS

RATIO OF 3.2/1000

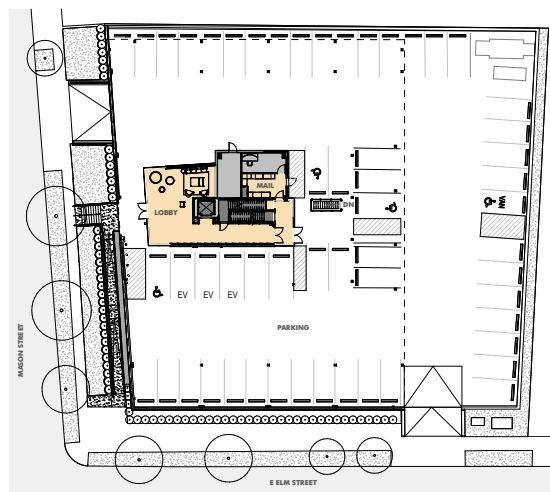
106 COVERED SPACES

15 UNCOVERED SPACES

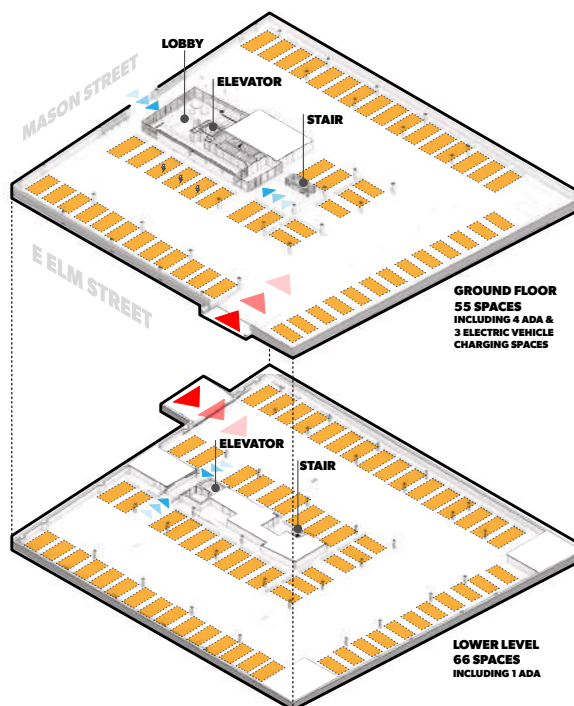
3 ELECTRIC CHARGING STATIONS



LOWER LEVEL



GROUND LEVEL



DIAGRAM

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NEWMARK