

NEWLY RENOVATED BUILDING AVAILABILITY IN DOWNTOWN GREENWICH

# 145 MASON



NEWMARK



# WELCOME TO THE NEW 145 MASON

## PROPERTY OVERVIEW

Available for the first time in 30 years, **145 Mason** has undergone an extensive interior and exterior renovation. The asset is the **newest office availability** in town and offers prospective tenants one of the **largest blocks** of space in a very tight Greenwich market.

## 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
- 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

<b>Availability:</b>	Partial 2 <sup>nd</sup> 12,333 RSF Partial 3 <sup>rd</sup> 3,811 RSF
<b>Asking Rent:</b>	Upon request
<b>Possession:</b>	Immediate
<b>Parking:</b>	121 Exclusive spaces (106 covered)





# RENOVATION COMPLETE

# 145<sup>MASON</sup>

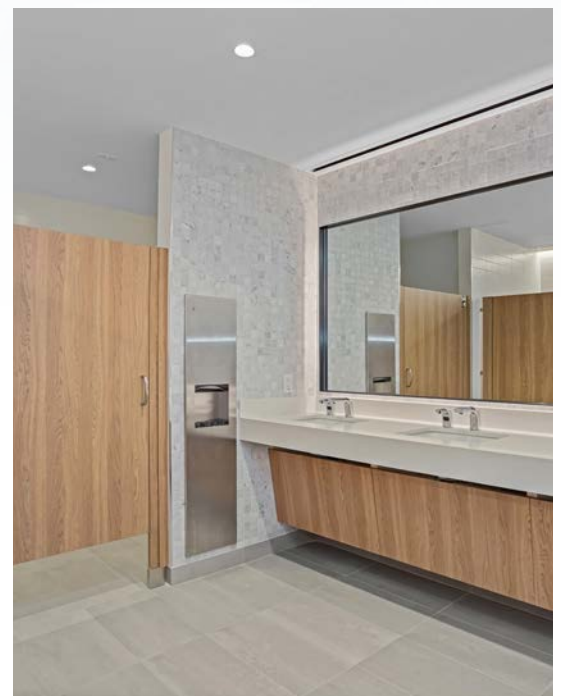


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# MODERN ELEGANCE

# 145<sup>MASON</sup>



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# HIGH-END BUILD

145<sup>MASON</sup>



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# CONNECTIVITY TO NEW YORK CITY

# 145 MASON

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





# PRIME LOCATION

# 145<sup>MASON</sup>



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# THE HEDGE FUND CAPITAL OF THE WORLD



LONG ISLAND SOUND

145 MASON

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

MASON STREET

Interactive  
Brokers  
RAYMOND  
JAMES

PICKWICK  
PLAZA

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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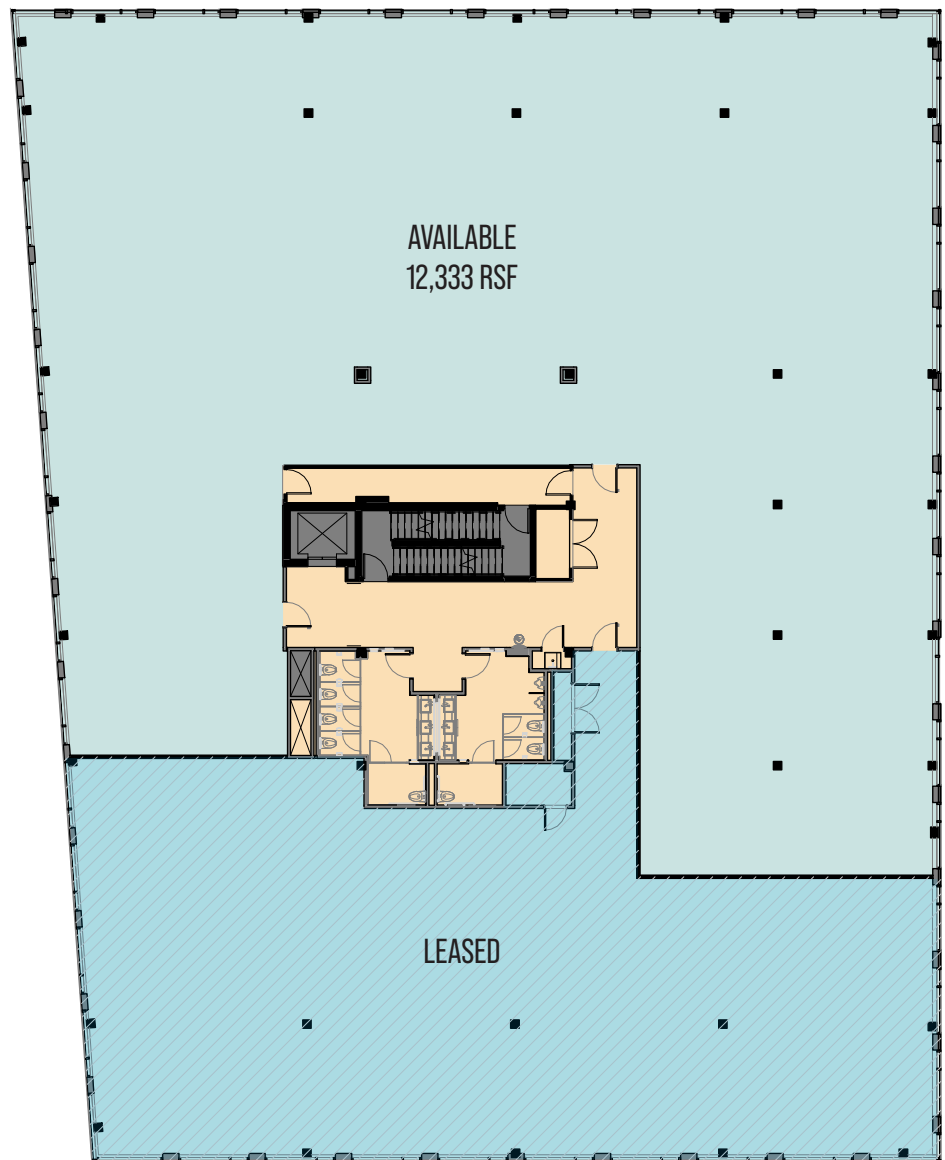
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# FLOOR PLANS

**PARTIAL 2<sup>ND</sup>**  
**12,333 RSF**  
DEMISING PLAN



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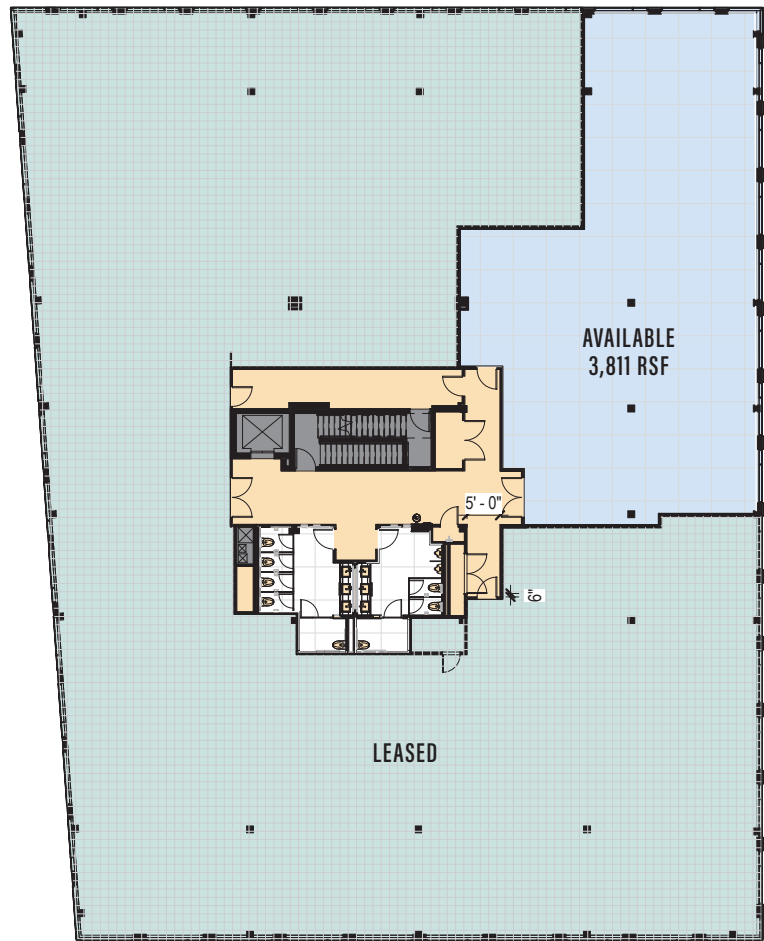
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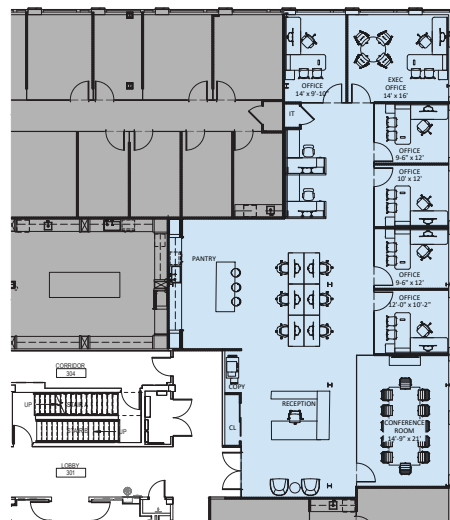


# FLOOR PLANS

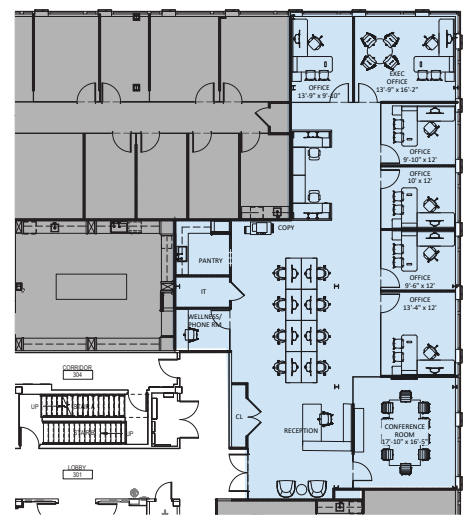
**PARTIAL 3<sup>RD</sup>**  
**3,811 RSF**  
 TEST FIT



DEMISING PLAN



TEST FIT



TEST FIT



# FLOOR PLANS

TEST FIT  
MIX OF OFFICE  
& OPEN SPACE

## LEGEND

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



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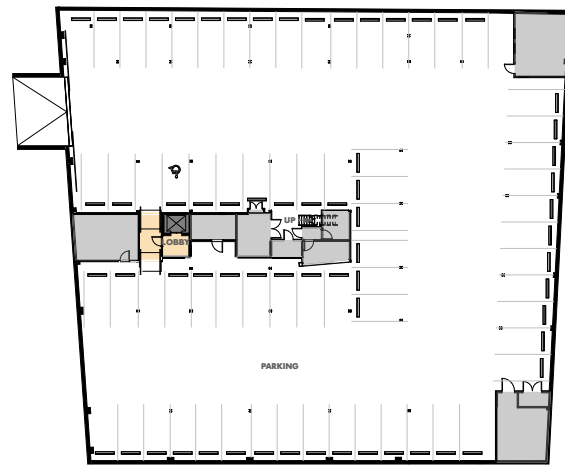
# PARKING PLANS

**RATIO OF 3.2/1000**

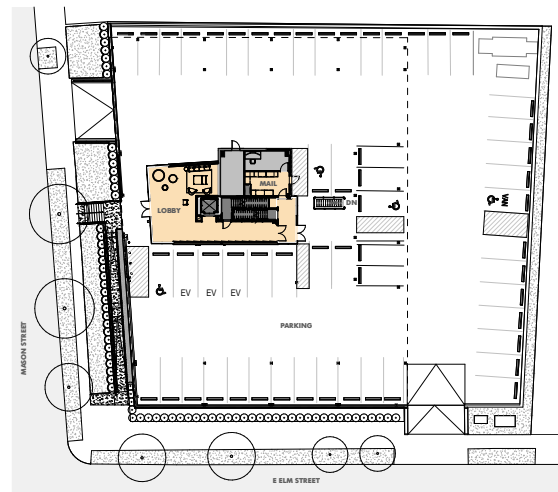
**106 COVERED SPACES**

**15 UNCOVERED SPACES**

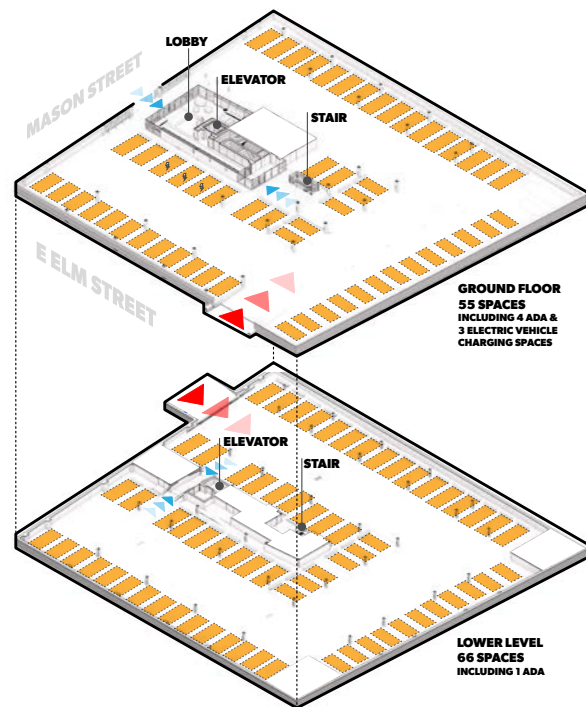
**3 ELECTRIC CHARGING STATIONS**



LOWER LEVEL



GROUND LEVEL



DIAGRAM

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## KIM E. MOWERS

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