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**Paul J Pugliese**

Greenwich Land Co., Inc.

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<b>Type:</b>	Professional	<b>List Price/SqFt:</b>	0.71	<b>Lease Price/Mo:</b>	4500
<b>Lease Price/SqFt:</b>	30	<b>Zoning:</b>	LBR-2	<b>County:</b>	Fairfield
<b>Owner Financing:</b>	No	<b>Section:</b>	Byram	<b>Property ID:</b>	04-1360/S
<b>Condo Association:</b>		<b>Association:</b>		<b>Area:</b>	3 - Greenwich
<b>Sale:</b>	No	<b>Lease:</b>	Yes		

**Exclusive Agency:** No

<b>Building Name:</b>		<b>Present Zoning:</b>		<b>Use Group:</b>	Office
<b>Year Built:</b>	1930	<b>Year Renovations:</b>		<b>Acres +/-:</b>	0.10
<b>Minimum SqFt:</b>	1,819	<b>Maximum SqFt:</b>		<b># Buildings:</b>	
<b># Stories:</b>		<b># Elevators:</b>		<b>Ceiling Height:</b>	10
<b>Office SqFt:</b>	1,819	<b>Retail SqFt:</b>		<b>Res SqFt:</b>	
<b>Indus SqFt:</b>		<b>Whse SqFt:</b>		<b>Total SqFt:</b>	6,306
<b>Parking Desc:</b>	See Remarks				

**Assessment:** 992,530      **Mill Rate:** 11.53      **Taxes:** 11,444

**Contingency Date:**      **SP/ASMT:**      **Sold Price/SqFt:**

**Remarks:** Professional office suite with high ceilings and great visibility in the heart of Historic Byram area. Large rooms, and outdoor area in rear for a table etc. available August 2023. Close to shops, restaurants and beach. Municipal parking lots behind the building and across the street. One space reserved for tenant on site. Sf is gross rentable see plan.

**Directions:** 225 Mill St. Park in Henry Street lot or municipal lot on the south side of Mill St behind retail stores.

<b>Miscellaneous Info:</b> # Parking: 1	<b>Heat Fuel:</b> Gas	<b>Exterior:</b> Brick
<b>Building Type:</b> Office Building; See Remarks	<b>Water Source:</b> Public	<b>Floor:</b> Carpet/Office Area
<b>Present Use:</b> Professional Office	<b>Sanitation Source:</b> Town Sewer	<b>Improvements:</b> 24/7 Access; Security System
<b>Floor 1:</b> SqFt: 1840; \$/SqFt: 30	<b>Gas Source:</b> Public Utility	<b>Included:</b> See Remarks
<b>Cooling System:</b> Central A/C	<b>Electric:</b> Tenant Pays	<b>J Codes:</b> J1
<b>Heat System:</b> Forced Air	<b>Lease Type:</b> Net	

**List Price:** 4,500

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