

40 SIGNAL ROAD

**BEAUTIFUL
WATERFRONT
OFFICE SPACE**
1,000-13,000 SF

Stamford, Connecticut



**Newmark Grubb
Knight Frank**

www.ngkf.com



EXCLUSIVE LEASING AGENTS

Tim Rorick
203.531.3622
trorick@ngkf.com

Jack McDermott
203.531.3604
jack.mcdermott@ngkf.com

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STUNNING CORPORATE PROPERTY

- Located in Soundview Farms Corporate Center, a bucolic Class-A waterfront office campus
- Situated on 2.5 acres of beautifully landscaped property with an amazing outdoor area perfect for corporate events
- Overlooking private beach with a 150-foot pier and three deep-water boat slips providing tenants with a compelling waterfront amenity
- Fully furnished renovated office suites with breathtaking panoramic views of Long Island Sound



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ELEGANT LUXURIOUS BUILD-OUT

- Quality mill-work with knotty cypress paneling and hard wood floors
- Vaulted ceilings with exposed beams
- State-of-the-art telecommunications and fiber optic wiring
- Authentic masonry with colonial stone fireplace – one of three in the building
- Multiple terraces and balconies
- Pantries
- Conferencing areas
- Furniture may be available
- Parking at a ratio of 3 spaces per 1,000 SF

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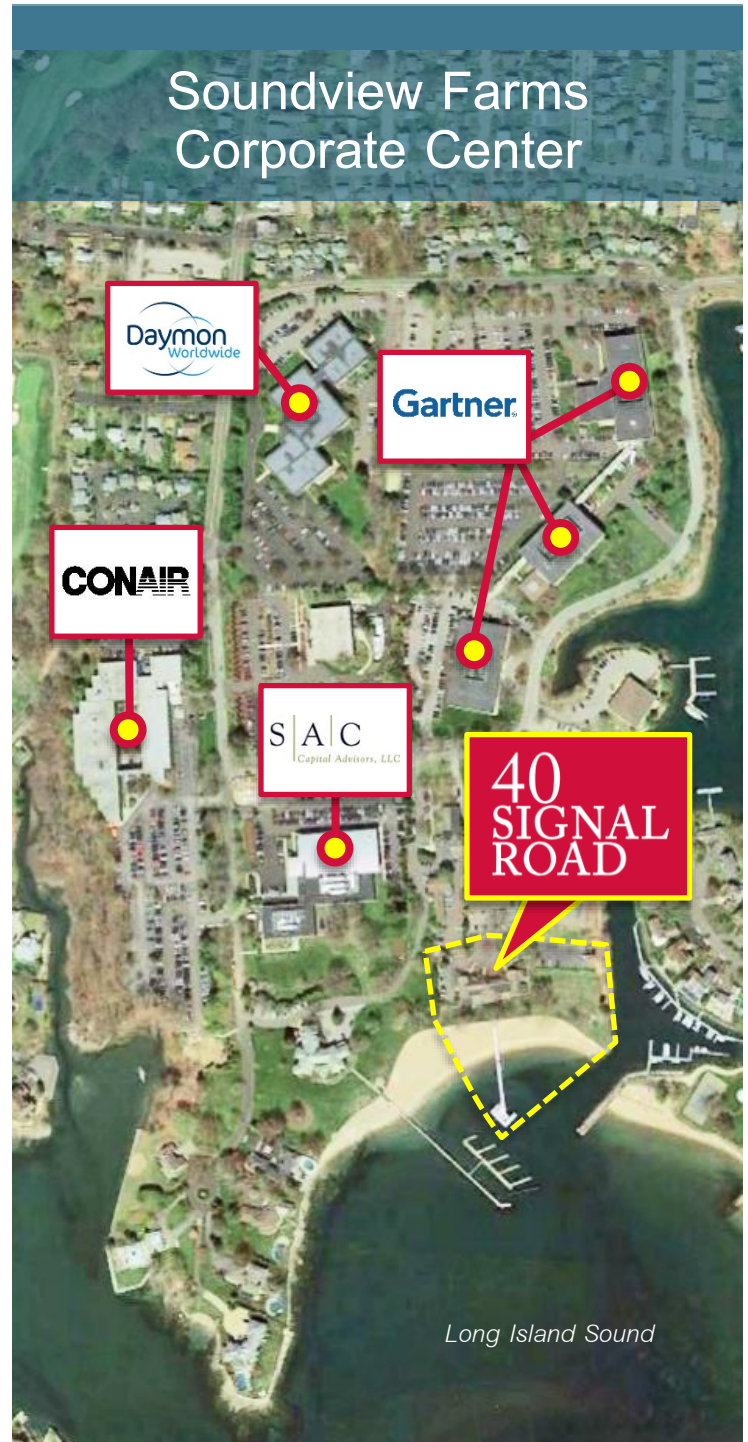
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SITUATED IN A PRESTIGIOUS CORPORATE PARK

- Prominent corporate neighbors within the park include Conair, Daymon Worldwide, Gartner, SAC Capital Advisors and Point72 Asset Management
- Five minutes from I-95
- One hour from New York City via car or train
- Convenient to Harbor Point restaurants and services
- Situated midway between the towns of Old Greenwich and Riverside
- Short distance to downtown Stamford CBD and Stamford Transportation Center



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IDEAL SPACES FOR
SMALL & LARGE
TENANTS

1,000-13,000 SF

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40 SIGNAL ROAD

FLOOR PLANS FIRST FLOOR LAYOUT

1,000-13,000 SF
Stamford, Connecticut



POSSESSION: IMMEDIATE

TERM: 5-10 YEARS

RENT: \$39.00/SF + Electric

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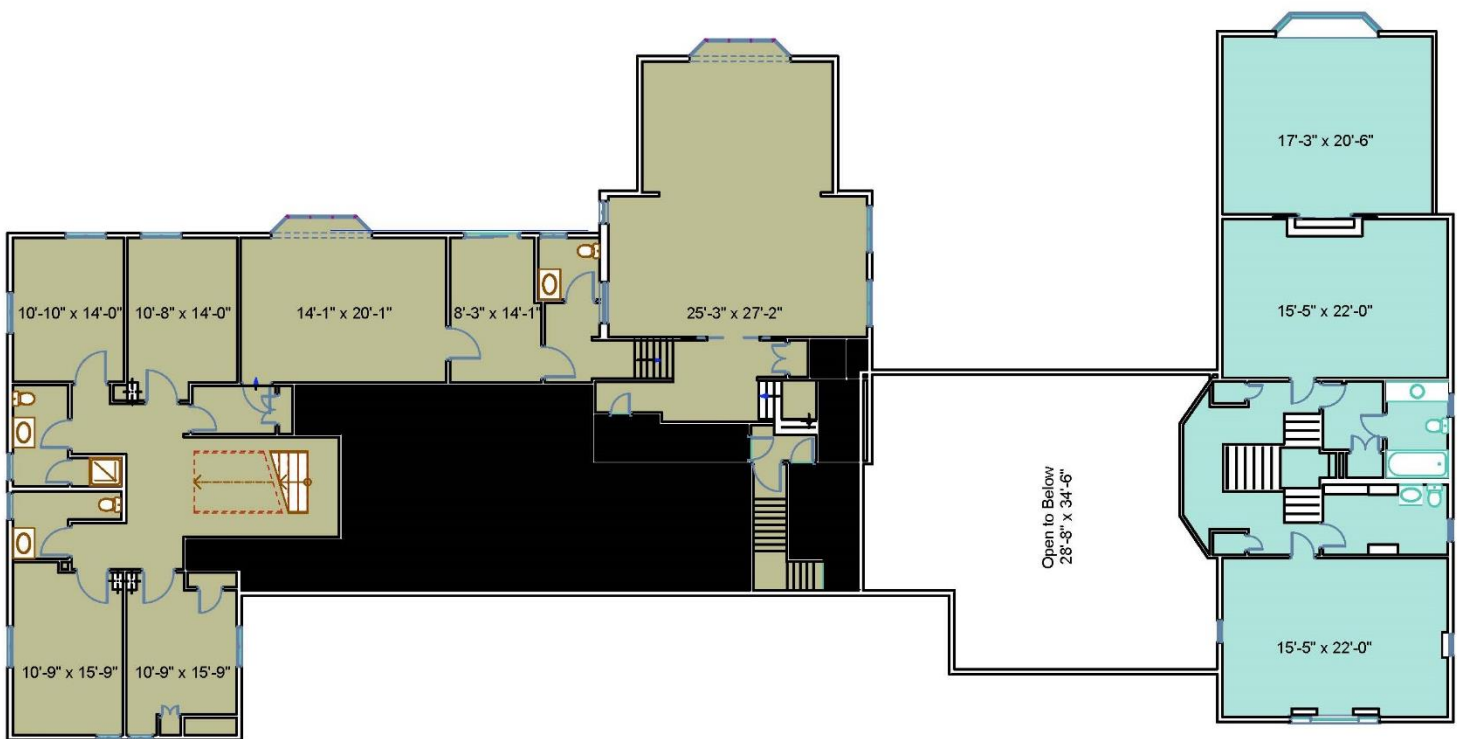
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40 SIGNAL ROAD

FLOOR PLANS SECOND FLOOR LAYOUT

1,000-13,000 SF

Stamford, Connecticut



POSSESSION: IMMEDIATE

TERM: 5-10 YEARS

RENT: \$39.00/SF + Electric

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FOR MORE INFORMATION,
PLEASE CONTACT:

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.