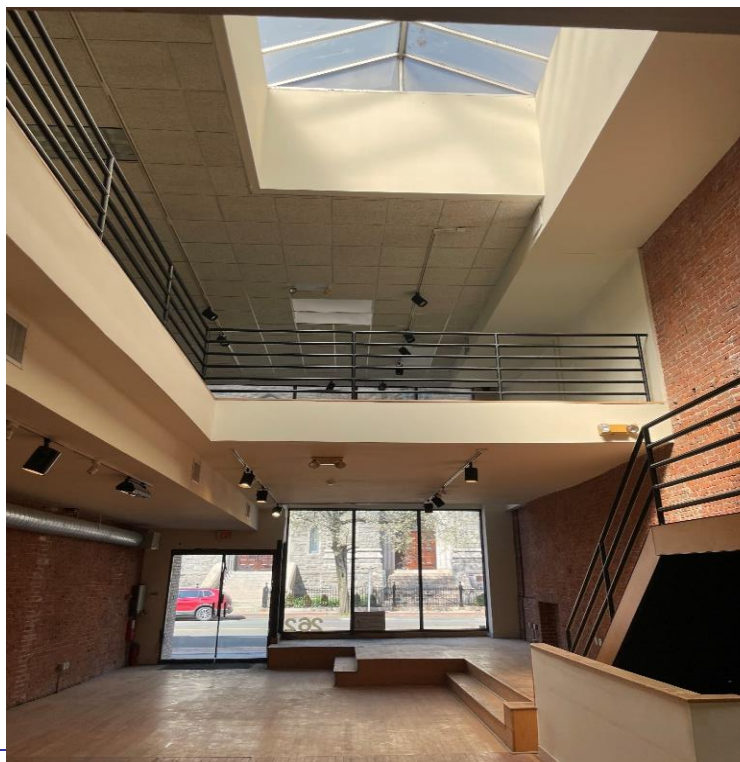


# For Lease: Boutique Office/Retail Space

262 Atlantic St. Stamford, CT  
7,666 sf *plus* 3,966 sf FREE useable Basement



## Specification

**Architecturally** stunning open interior with brick walls, high ceiling and very large skylight. Great signage/branding opportunity!

**Location:** The heart of Downtown.

1<sup>st</sup> FLOOR – 4,521 sf  
2<sup>nd</sup> FLOOR – 3,145 sf  
BASEMENT – 3,966 sf

**Asking Rent:** \$29/SF, NNN \$7/SF

**Parking:** Public garage one-half block away.

**Available:** Immediately

### Exclusive Agents:

**Jeff Snell (203) 551-1375 & Norman Lotstein (203) 391-6822**

**[Jeff@pyramidregroup.com](mailto:Jeff@pyramidregroup.com)**

**[Norman@pyramidregroup.com](mailto:Norman@pyramidregroup.com)**

**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763**

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**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

262  
ATLANTIC STREET  
Stamford, CT

ANTHONY TODD ARCHITECTS  
AND ASSOCIATES  
Anthony Todd, AIA  
111 Old Field Road  
Stamford, CT 06907  
(203) 341-1000

OWNER, USER AND OCCUPANT BY AGREEMENT:  
This drawing is prepared for the use of the owner, user and occupant of the building. It is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by the owner, user and occupant. The architect is not responsible for the construction of the building. The architect is not responsible for the safety of the building. The architect is not responsible for the health and safety of the occupants. The architect is not responsible for the environment. The architect is not responsible for the community. The architect is not responsible for the world.

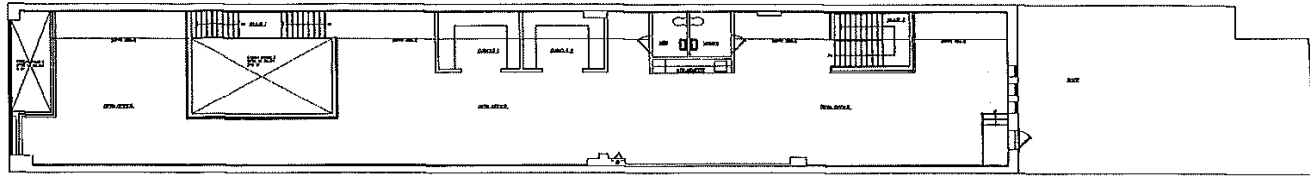
NOTES:

1. 02.17.20 REVISION - ADD RP  
1. 02.17.20 EXISTING CONDITIONS  
FOR EXISTING  
NO DATE REVISIONS

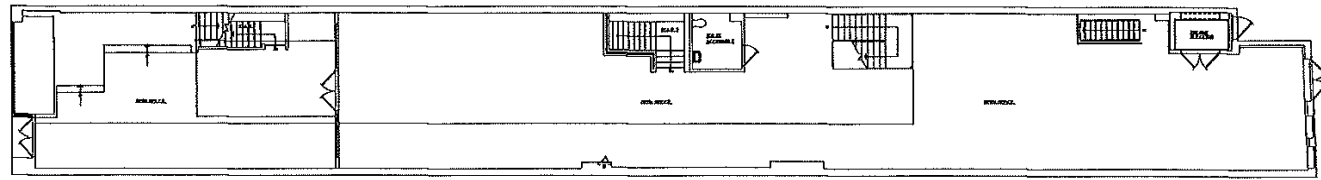
1ST FLOOR PLAN  
(EXISTING)



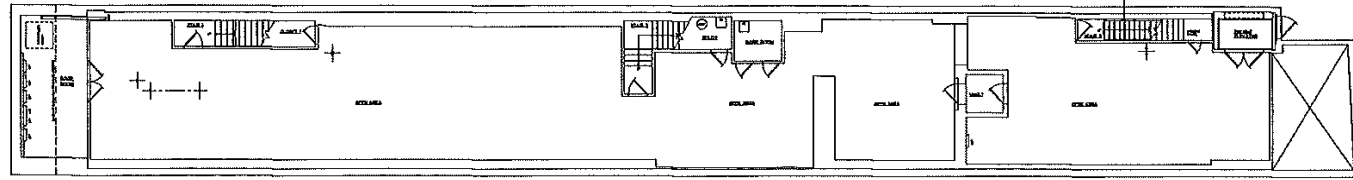
SHEET NO: 106 PROJECT NO:  
CHECKED BY: TOT SHEET NO:  
DATE: 02.12.20  
SCALE: 1/8" = 1'-0" EX 1



2ND FLOOR PLAN (EXIST.)  
3,145 SQUARE FEET USABLE



1ST FLOOR PLAN (EXIST.)  
4,521 SQUARE FEET USABLE



BASEMENT FLOOR PLAN (EXIST.)  
3,466 SQUARE FEET USABLE

BUILDING SQUARE FOOTAGE - (USABLE)	
BASEMENT LEVEL:	3,466 SF
FIRST FLOOR:	4,521 SF
SECOND FLOOR:	3,145 SF
TOTAL USABLE AREA=	11,632 SF

EXISTING EXISTING CONDITIONS



