

## Retail Property for Sublease



**225 Summer Street, Stamford, CT**

“Prime Restaurant Location” in the heart of downtown Stamford

Located next to Marriott Courtyard and the Residence Inn

Opposite Barcelona and Bartaco

Next to the Palace and Majestic Theaters

Next to Marriott Parking Garage

High volumes of pedestrian traffic

Metered street and municipal parking

### Property Highlights:

- 1,200 SF with full basement; direct access from kitchen
- “Sublease” at below market pricing plus triple net and metered utilities
- 10 years remaining on base term plus 5 renewal option
- Asking \$120,000 Turn-Key with fully equipped commercial kitchen
- Seating capacity for +/- 40 plus full bar with seating for 8
- 2 remodeled bathrooms; one ADA bathroom; new dining room floor
- Exposed brick and high raised ceiling with rustic support beams in dining room
- Operating and removable glass window panels for seasonal use
- Floor plan and rent schedule available upon request

**For more information or to view the property, contact:  
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