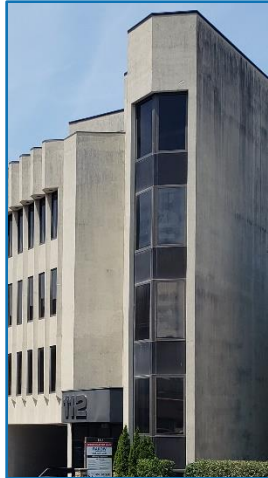


Commercial Condo for Sale or Lease

112 Prospect Street, Floor 3, Stamford, CT



Centrally Located Office Downtown Stamford

**Near Stamford Courthouse, Latham Park, Banks, and
Bedford Street Restaurant Row**

Close to I 95 and Metro North Train Station

Perfect for attorney or accounting firm!

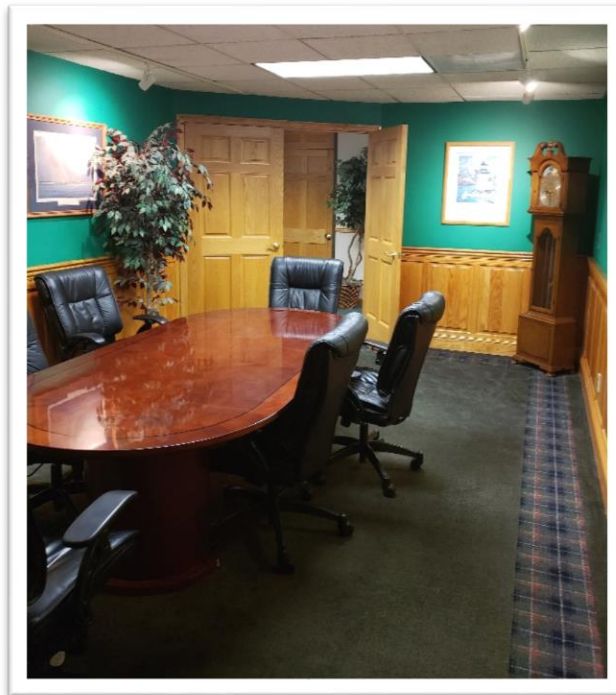
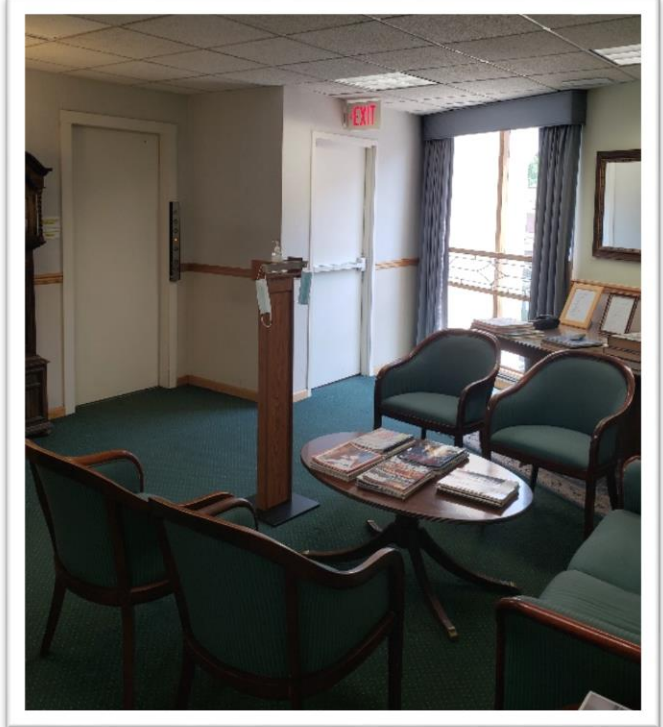
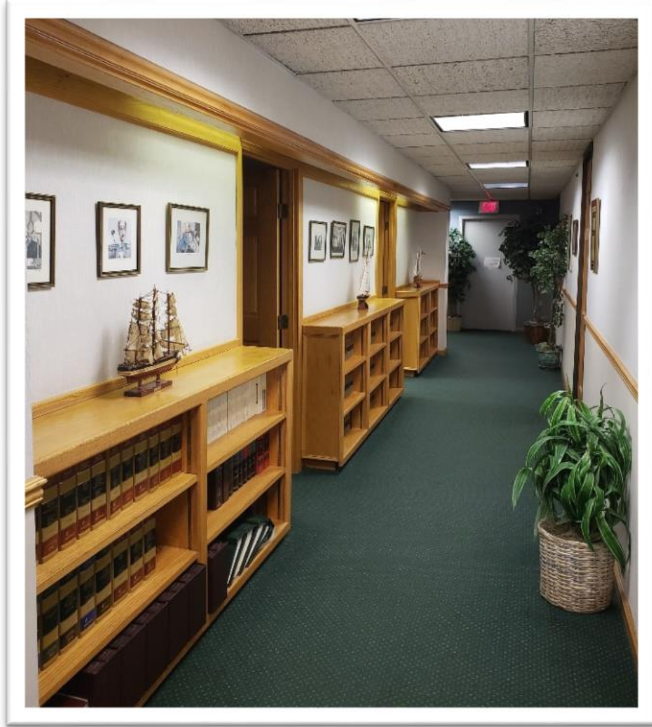
Property Highlights:

- 7500 SF office condo
- Upscale office with oak doors, built-ins, wainscoting, and trim throughout.
- Executive office with fireplace
- Reception area, copy/file room, kitchenette, 3 conference rooms, 14 additional offices, 2 private bathrooms
- Elevator building which opens directly into the space
- Traditional décor, similar to an attorney or accountant firm
- ADA access from on-site garage; 20 spaces
- 24/7 access and HVAC
- Asking Sale Price..... \$795,000 (Sale with a leaseback option)
- Asking Leasing Price
 - Whole floor..... \$17,500/month gross includes cleaning service and electric
 - Individual offices/rooms.....\$1,000 to \$2000/month, with or without furniture

**For more information or to view the property, contact:
Michael Zingone at 203.644.2396 or michael@rakowgroup.com
6 Landmark Square, Stamford, CT. 06901 | RakowGroup.com**

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