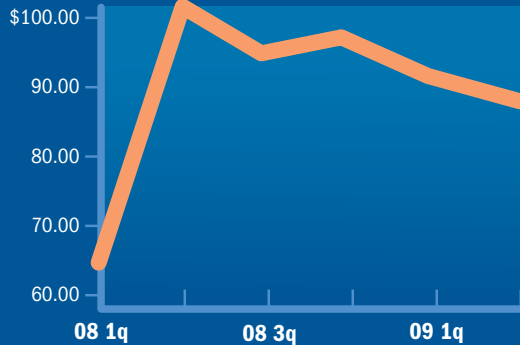
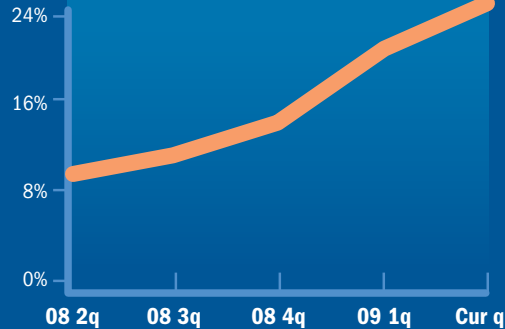


Greenwich Commercial Real Estate: *An update from the* PYRAMID *report.*

RETAIL Rental Rate (Per sq.ft Average)



RETAIL Vacancy Rate (Average)



RETAIL LEASING DATA

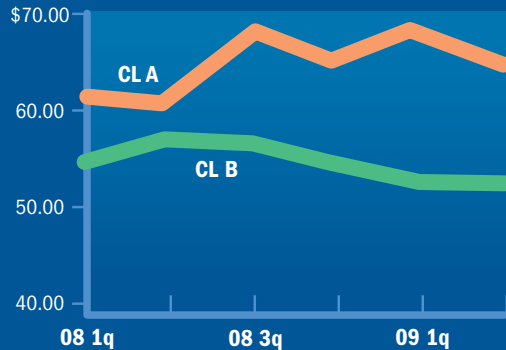
Street Address	SF	Date	Rent/SF
172-185 Sound Beach Ave	1,200	3-09	38 NNN
380 Greenwich Ave	2,600	11-08	90 NNN
79 E Putnam Ave	1,808	9-08	40 NNN
250 Greenwich Ave	2,000	7-08	145 NNN
28 W Putnam Ave	1,638	2-08	65 NNN

RENT RANGE (Low -High)

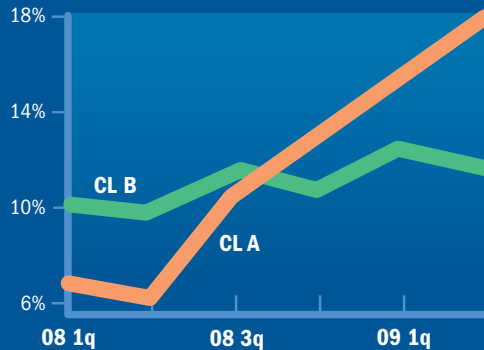
RETAIL=\$38.00-\$145.00/yr

OFFICE =\$35.00-\$68.00/yr

OFFICE Rental Rate (Per sq.ft Average)



OFFICE Vacancy Rate (Average)



OFFICE LEASING DATA

Street Address	SF	D9	Rent/SF
22-44 W Putnam Ave	800	4-09	35 + elec
1 Sound Shore Dr	3,785	3-09	48 + elec
1700 E Putnam Ave	17,348	11-08	55 + elec
10 Glenville St	11,500	7-08	42 + elec
500 W Putnam Ave	2,277	6-08	55 + elec