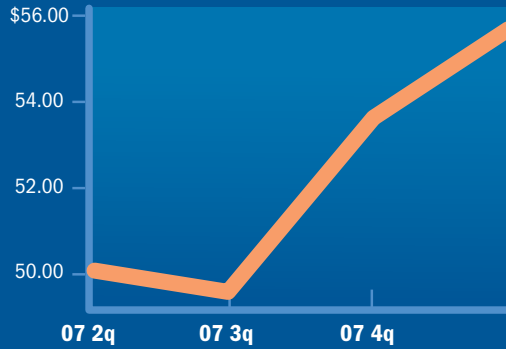
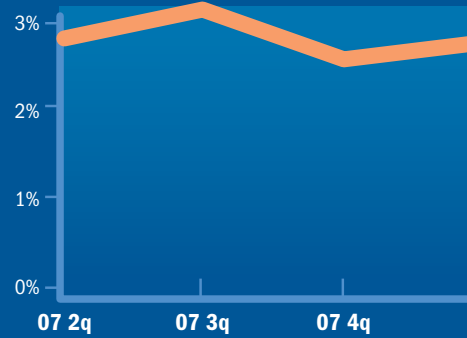


Greenwich Commercial Real Estate: *An update from the* PYRAMID *report.*

RETAIL Rental Rate (Per sq.ft Average)



RETAIL Vacancy Rate (Average)



RETAIL LEASING DATA

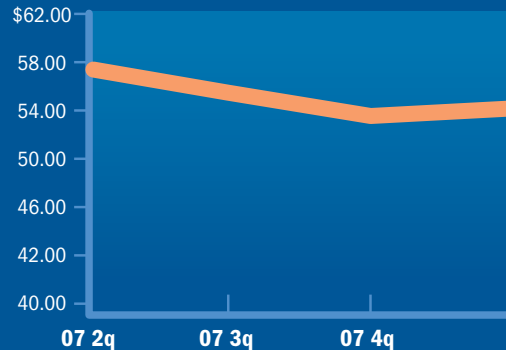
Street Address	SF	Date	Rent/SF
79 E Putnam Ave	2,736	2-07	55 NNN
334 Pemberwick Rd	1,295	4-07	28 NNN
399-407E Putnam Ave	1,050	5-07	48 NNN
44 W Putnam Ave	800	7-07	75 NNN
335 Greenwich Ave	1,648	8-07	95 NNN
28 Bruce Park Ave	2,550	10-07	40 NNN
28 E Putnam Ave	1,800	11-07	60 NNN

RENT RANGE (Low -High)

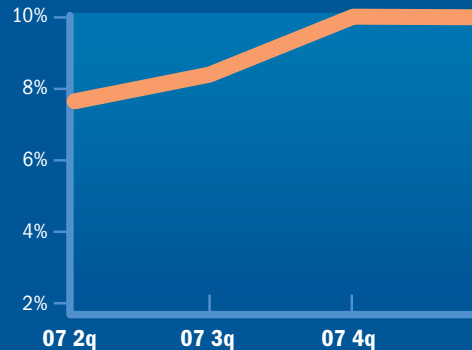
RETAIL=\$28.00-\$110.00/yr

OFFICE =\$24.00-\$101.43/yr

OFFICE Rental Rate (Per sq.ft Average)



OFFICE Vacancy Rate (Average)

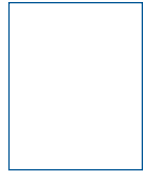
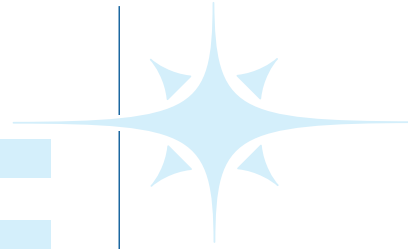


OFFICE LEASING DATA

Street Address	SF	Date	Rent/SF
1 American Ln	34,740	2-07	45 + elec
100 Melrose Ave	1,317	2-07	30 + utils
8 Sound Shore Dr	14,385	3-07	50 + elec
100 Field Point Rd	3,135	4-07	75 + elec
411 W. Putnam Ave	3,850	6-07	42 + elec
33 Benedict Pl	64,937	6-07	85 + elec
35 Mason St	2,700	6-07	60 + elec
660 Steamboat Rd	3,452	6-07	120 + elec
1455 E Putnam Ave	5,200	7-07	38 + utils

2007 SALES IN Greenwich, CT.

Street Address	Sq. Ft	Price	Type
100 W. Putnam Ave	223,946	\$136,700,000	Office
88 Greenwich Ave	5,825	4,750,000	Rtl/Apt
9 Benedict Pl	6,408	4,500,000	Office
22 Greenwich Ave	3,799	3,775,000	Rtl/Ofc
55 Railroad Ave	121,558	99,999,999	Office
315 W. Putnam Ave	3,308	1,725,000	Retail



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Maintain control with on-line bill approval and e mailed financial reports.



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24/7 Maintenance:

Tired of chasing contractors? Give our responsive team a try and experience the peace of mind.

For more info contact **Russell Munz** at: **203-391-6825**

www.pyramidREgroup.com Data provided by COSTAR