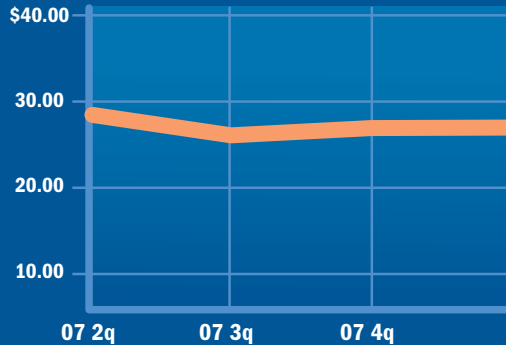
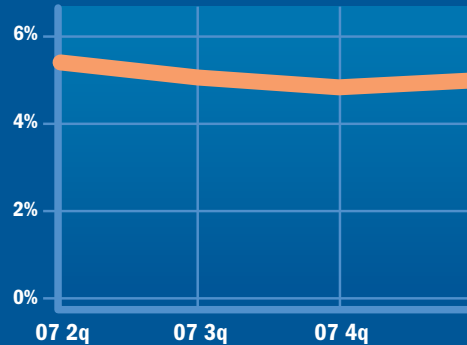


Stamford Commercial Real Estate: *An update from the* **PYRAMID** *report.*

RETAIL Rental Rate (Per sq.ft Average)



RETAIL Vacancy Rate (Average)



RETAIL LEASING DATA

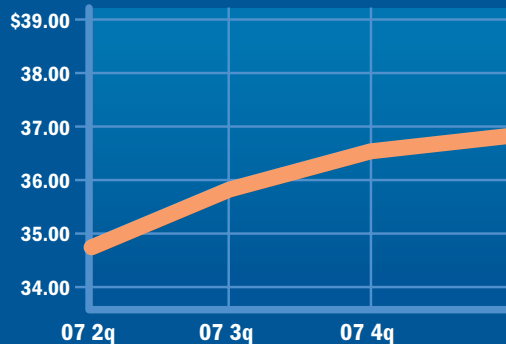
Street Address	SF	Date	Rent/SF
970 High Ridge Road	750	2-07	25 NNN
838 High Ridge Road	1,000	9-07	48 NNN
154-168 Bedford Street	1,502	9-07	30 NNN
43 Bank Street	1,000	9-07	29 NNN
914 Washington Blvd	1,800	10-07	22 NNN
920 Hope Street	2,600	11-07	27 NNN
2000 W. Main Street	2,000	1-08	42 NNN

RENT RANGE (Low -High)

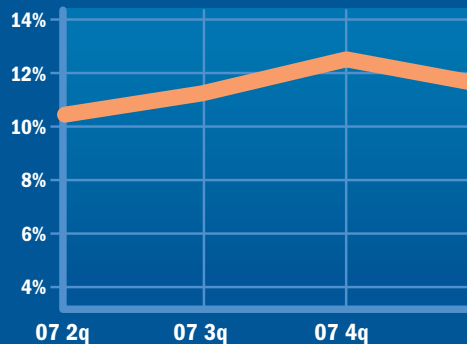
RETAIL=\$28.00-\$110.00/yr

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
470 West Ave	2,500	2-07	25 +elec
1010 Washington Blvd	1,153	2-07	26.50 +elec
84 W. Park Place	2,000	3-07	22 +elec
1 Landmark Sq	11,300	3-07	33 +elec
107 Elm Street	33,034	4-07	47
1 Dock Street	1,994	5-07	27 +elec
76 Progress Drive	5,000	5-07	16 +utils
225 Hight Ridge Road	7,000	8-07	36 +elec
1600 Summer	5,578	9-07	28 +elec
5 Hillandale Ave	1,125	9-07	20 +utils

2007 SALES IN Stamford, CT.

Street Address	Sq. Ft	Price	Type
485 Summer Street	19,500	2,150,000	Office
1055 Summer Street	14,377	3,300,000	Office
300 Atlantic Street	267,935	151,000,000	Office Class A
148 Atlantic Street	8108	2,100,000	Ofc/Retail
1011 Hope Street	7,332	950,000	Office
470 West Avenue	56,136	7,550,000	Industrial
1516 Bedford St	2,100	590,000	Ofc Condo
25 Bank Street	7,457	1,700,000	Ofc/Retail



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



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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