

310 Greenwich Avenue

Greenwich, Connecticut



Ashford Atelier

The Most Iconic Retail Opportunity on Connecticut's Gold Coast

EMPIRE STATE
REALTY TRUST



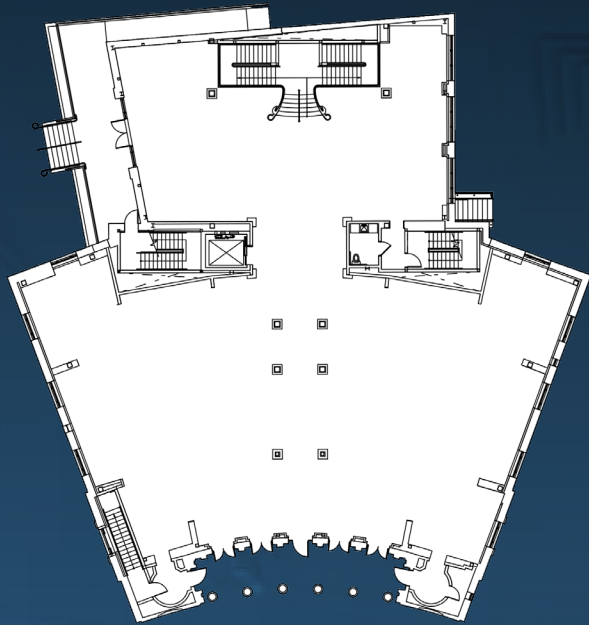
**CUSHMAN &
WAKEFIELD**

UNPARALLELED FLAGSHIP OPPORTUNITY

IN THE HEART OF GREENWICH, CT

- Located at intersection of Greenwich Avenue and Arch Street
- Full visibility from the North, East, and West sides
- Regional flagship location
- Opportunity for outdoor programming
- Outdoor cafe, wine bar, or rooftop activations possible (subject to approvals)
- On-site parking





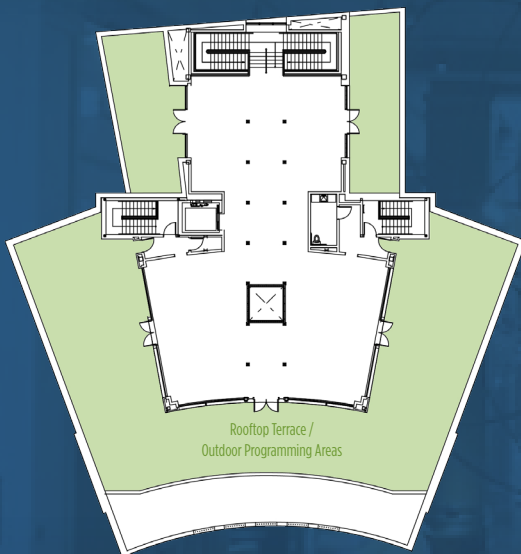
10,677 SF

Ground Floor

Ceiling Height: 18' 6"

Wraparound Frontage: 267'

On-Site Surface Parking Available

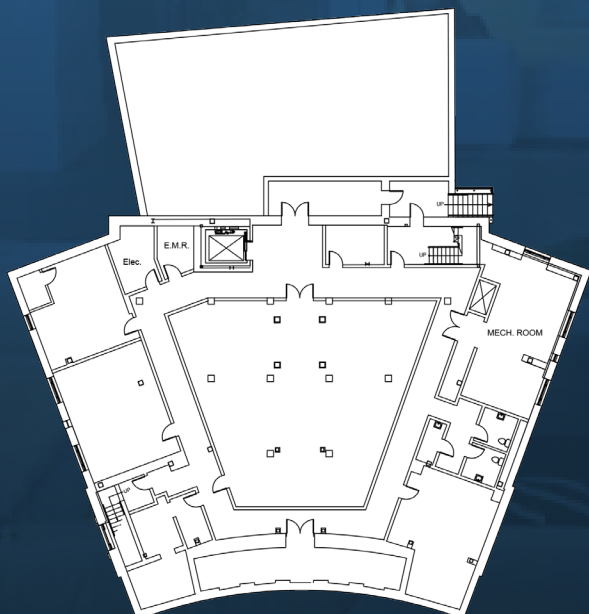


4,503 SF

Second Floor

Ceiling Height: 16' 3"

Access to 5,428 SF Rooftop



8,470 SF

Basement

Ceiling Height: 10' 6"

ONCE-IN-A-MARKET OPPORTUNITY



\$136,154
household income



64,000+
residential population

Premier Greenwich location within one of the wealthiest ZIP codes in the U.S., supported by exceptional household income and discretionary spending.



The only stand-alone full building opportunity on Greenwich Avenue capable of accommodating a true large-format flagship.



Authentic materials, scale, and detailing aligned with timeless, European-inspired design.



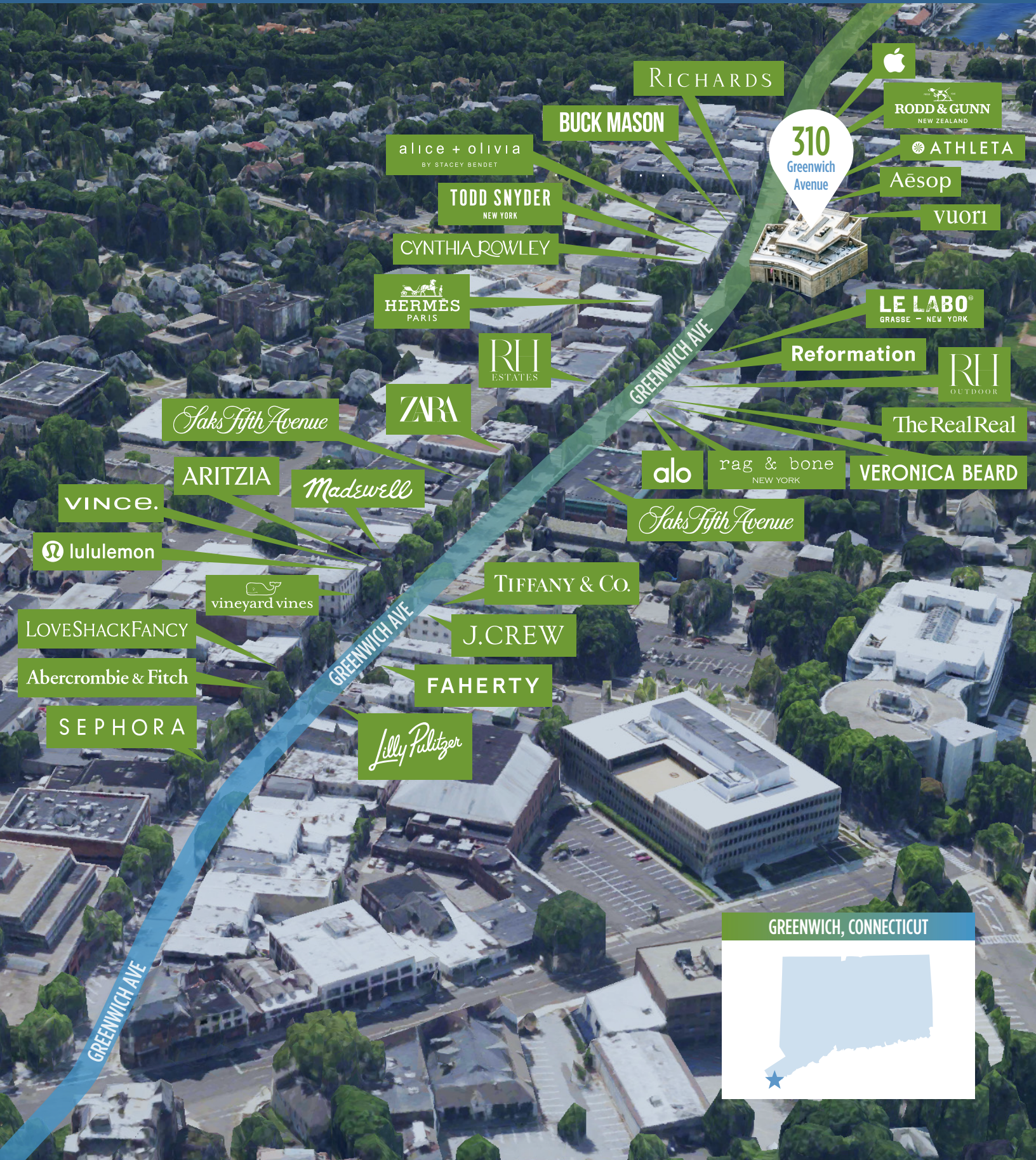
Singular visual identity with incredible presence and visibility – unlike anything else on Connecticut’s Gold Coast.



310 Greenwich Avenue



RETAIL NEIGHBORS



310
Greenwich
Avenue



RODD & GUNN
NEW ZEALAND

ATHLETA

Aēsop

VUORI

LE LABO®
GRASSE - NEW YORK

Reformation

RH
OUTDOOR

The RealReal

VERONICA BEARD

alo

rag & bone
NEW YORK

Saks Fifth Avenue

GREENWICH AVE

GREENWICH AVE

GREENWICH AVE

GREENWICH AVE

RICHARDS

BUCK MASON

alice + olivia
BY STACEY BENDET

TODD SNYDER
NEW YORK

CYNTHIA ROWLEY

HERMÈS
PARIS

RH
ESTATES

ZARA

Saks Fifth Avenue

ARITZIA

Madswell

VINCE.

lululemon

vineyard vines

LOVESHACKFANCY

Abercrombie & Fitch

SEPHORA

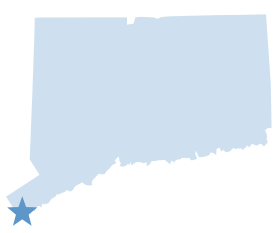
TIFFANY & CO.

J.CREW

FAHERTY

Lilly Pulitzer

GREENWICH, CONNECTICUT



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100% commission upon lease signing