405 Greenwich Avenue

Downtown Greenwich, Connecticut

the Opportunity

405 Greenwich Avenue presents a rare opportunity to establish a flagship presence along one of the nation's premier luxury retail corridors. The property's distinguished architecture and prominent Greenwich Avenue frontage deliver exceptional visibility and a highly curated street presence. The space offers expansive floor plates, generous ceiling heights, and efficient layouts that can accommodate a variety of retail concepts while creating an elevated customer experience in the heart of downtown Greenwich.



Storefront



Digital rendering



Digital rendering

the Space

SPACE	1st Floor	2,085 SF
	2nd Floor	2,085 SF
	Total	4,170 SF

LEASING TERMS Floors available together or individually

POSSESSION Early Spring 2028

CO-TENANTS East End, Hinoki, Theory, Nili Lotan, Apple, Vuori, State and Liberty, Hermes, ba&sh

NOTABLE NEIGHBORS Saks Fifth Avenue, Hermes, Patek Phillipe, Richard's, Reformation, Aritzia, Madewell, and more

COMMENTS Prominent frontage along Greenwich Avenue, one of the country's most prestigious luxury shopping corridors

Space delivered with ADA bathrooms on each floor

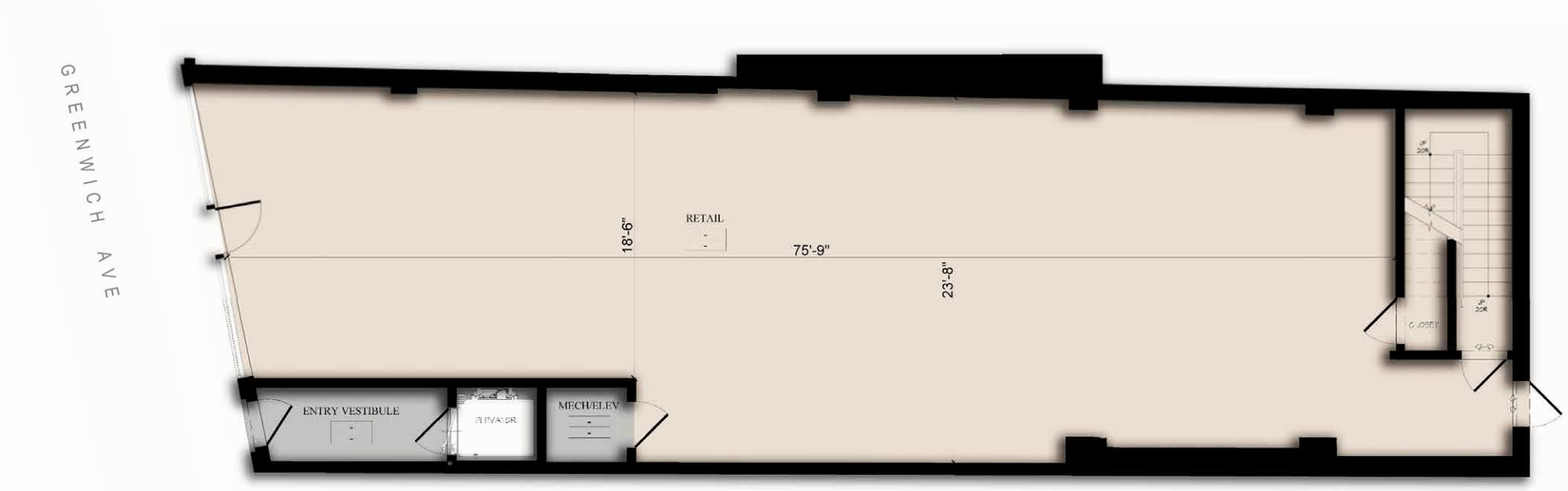
Elevator and staircase in place, providing seamless connectivity between levels and supporting a flagship retail experience

Separate entrance available if a tenant leases the 2nd floor only

the Plan



2nd Floor



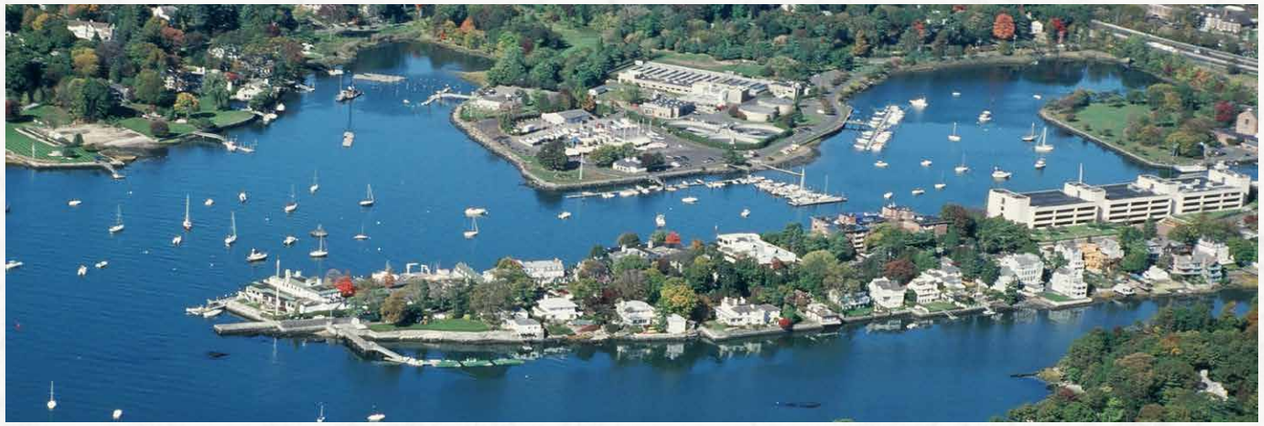
1st Floor


SOUTH BAY
402
405









Downtown Greenwich

The Haute Monde downtown of Downtown Greenwich features premier retailers, popular local owned shops lined with outdoor restaurants. The Avenue is pedestrian friendly and family oriented.

Prominent retailers include Saks Fifth Avenue, Hermes, Rag & Bone, Zara, Betteridge Jewelers, Rodd & Gunn, Vineyard Vines, Lululemon, J. Crew, Brooks Brothers, Restoration Hardware, Anne Fontaine, Athleta, Apple, Tumi, Beyond Yoga, Vuori, Aritzia, Love Shack Fancy, and many others.

Central Downtown of Greenwich is one of the most affluent communities in the county. The Downtown offers a true live-work-play lifestyle in an attractive, magnificent settings with lively shopping, dining, entertainment and cultural options all within walking distance.

the Location

252k
Average Income

5.64b
Area Retail Expenditure

72.3k
Total Population

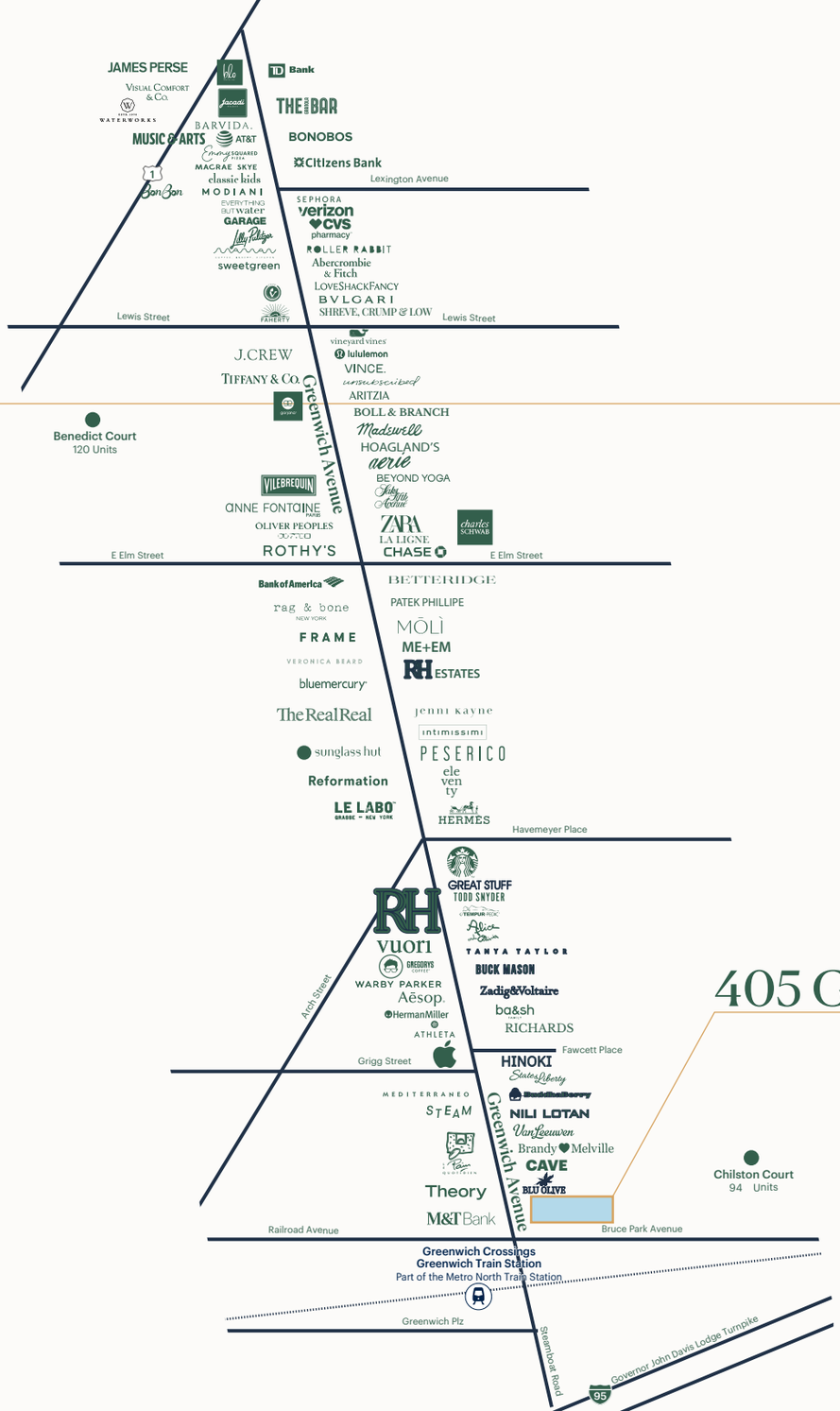
25k
Total Housing Units

4.8k
Total Businesses

52k
Daytime Population

45
Median Age

1m
SF of Offices



405 Greenwich Avenue

the Neighbors

























Greenwich Crossing - Train Station



Benedict Court - 120 units



Chilston Court - 94 units



Happening on Greenwich Ave

Greenwich Avenue is entering a transformative period of growth, with several significant developments poised to further elevate downtown Greenwich as one of the region's premier mixed-use destinations. The recently modernized Metro-North Railroad New Haven Line station and the broader Greenwich Crossing redevelopment are creating an enhanced transit gateway with new retail, dining, and public spaces, reinforcing downtown's appeal to both residents and visitors. Nearby, Chilton Court at 275–290 Mason Street will introduce 94 new residential units, bringing additional population and built-in consumer demand to the downtown core. Complementing this growth, Benedict Court is underway with a six-story, 120-unit residential development featuring luxury amenities. Collectively, these projects represent hundreds of new residents within walking distance of Greenwich Avenue, further strengthening the corridor's vibrancy, walkability, and long-term retail fundamentals.

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