

885 WASHINGTON BLVD DOWNTOWN STAMFORD, CT



THE SMYTH
A  Quterra DEVELOPMENT

FOR LEASE: 4,136 SF

MIXED-USE LUXURY DEVELOPMENT RETAIL!

- » Prominent signalized corner Main and Main in downtown Stamford.
- » Tremendous visibility to Washington Blvd.
- » Over 1,000 residential units within a one block radius.
- » Immediate trade area includes 11 million sq. ft. of office space, 2,000 hotel rooms and 7,500 residential units.
- » Dedicated on-site parking and adjacent to high capacity public parking garage.
- » Ideal space for grocer or coffee shop.

JOIN:



TOP POT
HOT POT & K BBQ
(COMING SOON)



Fidelity
INVESTMENTS

DEMOGRAPHICS			
	1-Mile	3-Miles	5-Miles
Population	51,657	137,458	184,578
Number of Household	23,036	55,007	72,502
Avg. Household Income	\$114,329	\$184,114	\$227,487

**A TRUE EXCLUSIVE...
CALL FOR THE DETAILS!**

This information provided in this marketing package has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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THE SMYTH HIGHLIGHTS

- 414 luxury apartments
- Close proximity to I-95 & Stamford Train Station
- Dedicated retail parking
- Retail space is easily accessible from the apartments



- 20' high ceilings throughout.
- Grease traps already installed.
- Excellent frontage on Washington Blvd.
- Across the street from City Hall.



WASHINGTON BOULEVARD

VALET

OUTDOOR SEATING



Fidelity
INVESTMENTS

AVAILABLE
4,136 SF



TOP POT
HOT POT & K BBQ

(COMING SOON)

LOADING ZONE

DELIVERY CORRIDOR

GARAGE

BELL STREET

TRESSER BOULEVARD

885 WASHINGTON BLVD, DOWNTOWN STAMFORD, CT



Burlington
LOVE the DEALS

COURTYARD
HOTELS

TARGET

Starbucks

BOW-TIE CINEMAS

barcelona

UConn

BLACKSTONES
Real Estate

BUFFALO WILD WINGS
BUFFALO WINGS COLLEGE BAR

Sally's
PIZZA

Kashi

bartaco

STAMFORD TOWN CENTER

Apple	BARNES & NOBLE	Foot Locker	macy's	PUERTO VALLARTA
SAFAVIEH	THE CAPITAL GRUBBERS	EXPRESS	amazon locker	AÉROPOSTALE

STAMFORD HOSPITAL
HEALTH SERVICES

UCONN DORM
6 STORES
350 STUDENTS

CITY HALL

TRESSER BLVD

MEDI
WEIGHTLOSS
The one that works!

DR. MATTHEW LOPRESTI DDS
COSMETIC
AND FAMILY
DENTISTRY

Marriott

SITE

Fidelity

TOP POT
COMING SOON

Webster Bank

UBS



GATEWAY GARAGE

STAMFORD TRAIN STATION

WELLS FARGO

goodwill

ShopRite

West Marine

SUBWAY

CVS
pharmacy

TRUE
COMMERCIAL REAL ESTATE LLC