



THE COLUMNS
183 EAST PUTNAM AVENUE
GREENWICH, CONNECTICUT



UNIQUE INVESTMENT OPPORTUNITY
BEAUTIFULLY RENOVATED HISTORIC MIXED USE CORPORATE OFFICE CAMPUS
LOCATED IN CENTRAL GREENWICH ON U.S. ROUTE ONE

For Additional Details, Please Contact Exclusive Brokers:
Matt Bernard or Belinda Scanlon
(203) 273-2883 (203) 249-6099



Confidential Memorandum

This is a confidential memorandum intended solely for your own limited use in consideration whether to pursue negotiations to purchase 183 East Putnam Avenue, Greenwich, Connecticut (the "Property") Owned by North Castle Partners, LLC (the "Owner"). The Owner has retained Bernard Realty Corporation, as the exclusive sales broker to sell the Property.

No other agent or broker is authorized to offer the Property unless and until that agent or broker has executed a written agreement with Bernard Realty Corp. and that agreement has been executed by their interested purchaser.

This memorandum contains selected information pertaining to the Property and has been prepared by Bernard Realty Corp. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not in any way purport to be all-inclusive or to contain all of the information which a prospective purchaser may require.

Neither the Owner of Bernard Realty Corp., nor any of their partners, officers, employees or agents has independently verified the information contained herein and they are not responsible for any errors or inaccuracies. No representations or warranty, expressed or implied, are made as of the accuracy or completeness of this confidential memorandum of any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property.

You agree that the memorandum and its contents are confidential and that you will not disclose its contents to any other firm or entity without prior written authorization.

You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective Purchasers agree that they will conduct their own independent investigation of any and all matters which they deem appropriate in order to evaluate this offering.

Owner and Bernard Realty Corp. reserve the right at their sole discretion to reject any and all proposals, offers or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

The property is offered for sale subject to the Owner's right to make changes in any of the terms without notice, and the right to withdraw the Property from the market at any time.



INVESTMENT HIGHLIGHTS

TRANSACTION:

Bernard Realty has been retained by North Castle Partners, LLC as the exclusive sales broker for 183 East Putnam Avenue in Greenwich, Connecticut.

PROPERTY DESCRIPTION AND LOCATION:

183 East Putnam Avenue is a mixed use commercial/residential complex containing a fully leased four story office building and a two story conference center and guest house, located just east of the intersection of Milbank Avenue and North Maple Avenue on the North side of East Putnam Avenue/Route One in Central Greenwich.

SITE:

+/- 47,084 SF (1.0809 Acres) in the R-20/HRO Zone

GROSS BUILDING(S) AREA:

10,192 sq. ft. in two buildings.

BUILT:

Historic Greek Revival Structure converted to office space in 1977, completely renovated in 2001-2002. Carriage House rebuilt in 2005.

OCCUPANCY:

Currently Owner Occupied

TENANCY:

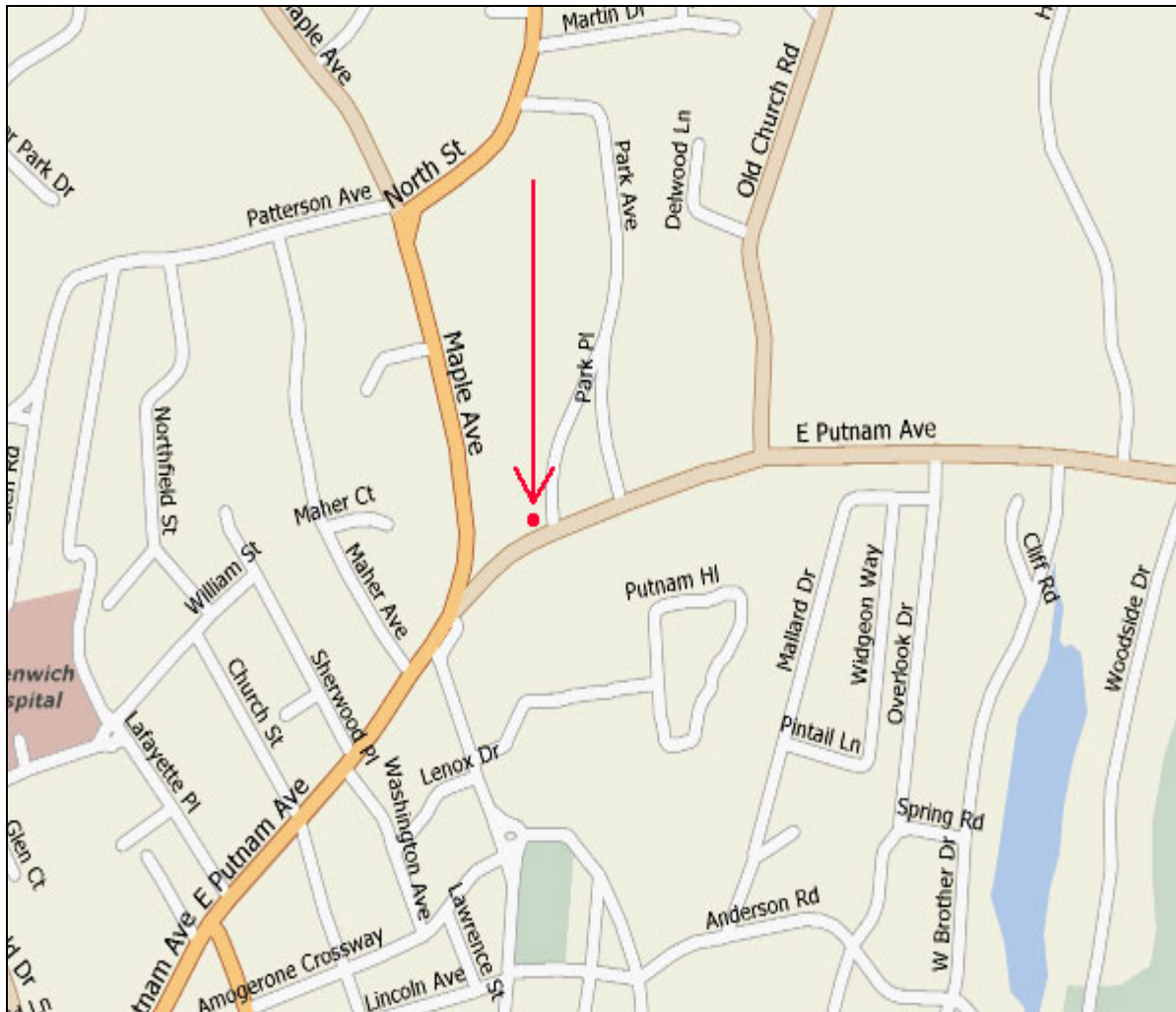
North Castle Partners (a Private Equity Company focused on companies that provide products and services' promoting healthy living and aging) occupies both buildings.

SUMMARY HIGHLIGHTS:

- *High profile presence in excellent Location in the heart of one of the nation's most affluent communities.
- *Completely renovated signature office campus steps from the commercial business district.
- *Strategically located with convenient access to I95, the Merritt Parkway and Metro-North Train Station
- *Proposed Sale/Leaseback, terms and details available upon request.



Location Map



71 Arch Street

Greenwich, CT 06830

Phone 203-622-1636

Fax 203-622-1981

Information contained herein is from sources deemed to be reliable but subject to errors, omissions, changes of terms, and withdrawal without notice at any time



Property Description

Site

The property contains 47,084 sq. ft. or approximately 1.081 acres and is located at the northwest corner of the intersection of U.S. Route One (East Putnam Avenue) and Park Ave. adjacent to the CBD

Zoning

In 1984, the property was rezoned to a Historic Residential Office Zone (HRO) from the underlying R-20 Residential Zone. The front structure is zoned commercial/residential and the rear building is zoned residential. The property may not be subdivided.

Year Built

The original house was constructed in 1820 and moved to the site in 1871. It was converted to Medical offices in 1979. A complete renovation of the structure took place in two stages between 2000-2001. The carriage house was constructed in 1910 and completely rebuilt in 2005 to house a State-of-the-art conference center and guest quarters.

Floor Area

Main Building:	1 st Floor:	2,244 sq. ft.	Carriage House:	1 st Floor:	1,764 sq. ft.
	2 nd Floor:	1,896 sq. ft.		2 nd floor:	1,105.5 sq. ft.
	3 rd Floor:	1,435 sq. ft.		Total:	2,868.5 sq. ft.
	Grade Level:	1,650 sq. ft.			
	Cupola:	97.5 sq. ft.			
	Total:	7,322.5 sq. ft.			

Total Gross Leasable Area: 10,192 sq. ft.

Parking

Appox. Twenty Four (24) parking spaces with restrictions.

Utilities:

600 amp service (One Meter)
Full service generator services both buildings.
Town Gas, Water and Sewer

Security/Fire System:

Full service security and fire/alarm system with central station monitoring. Keyless entry system.



Site Aerial



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Side Elevation Front Building



CARRIAGE HOUSE



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OFFICE BUILDING INTERIORS

MAIN LOBBY/RECEPTION



TYPICAL PARTNERS OFFICE



GYM



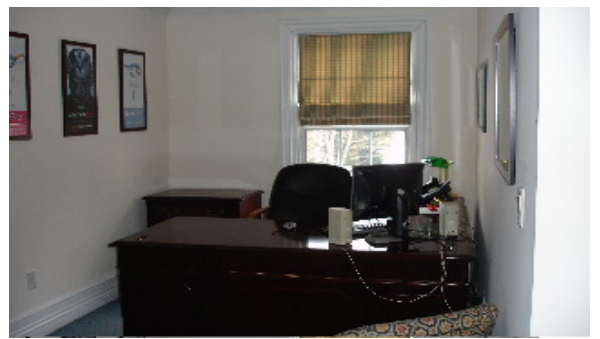
KITCHEN



COAT ROOM



TYPICAL SECRETARY STATION



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CONFERENCE CENTER/GUEST HOUSE

Conference Room



Conference Room



Lounge



Dining Room



Kitchen



Guest Room



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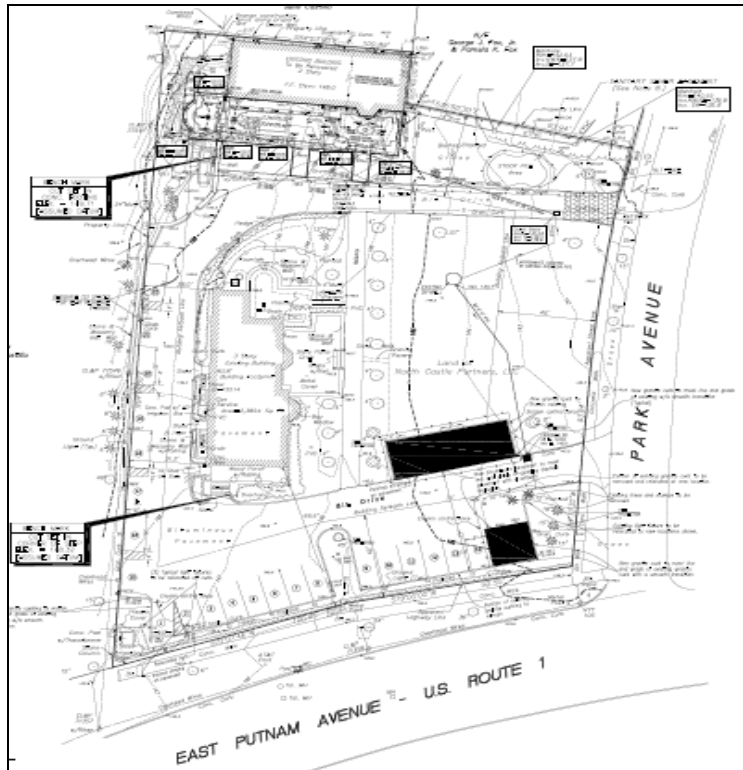
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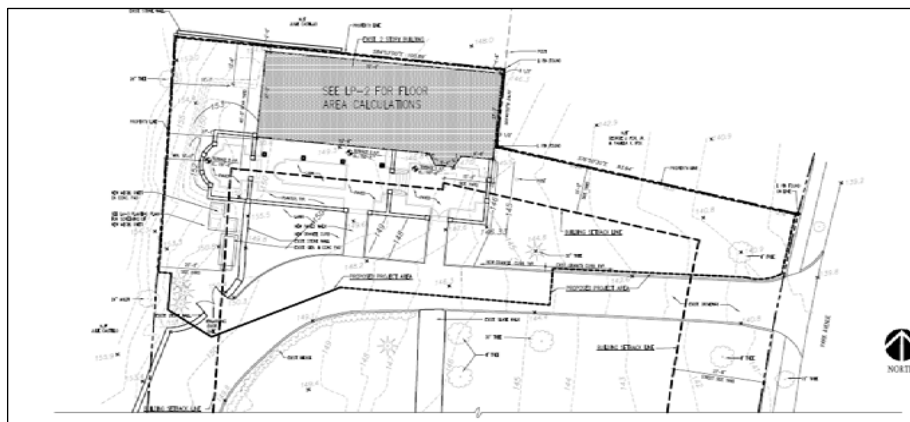
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Site Plan



Carriage House Site Plan Detail



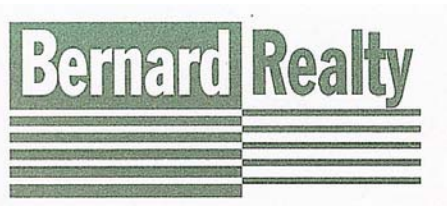
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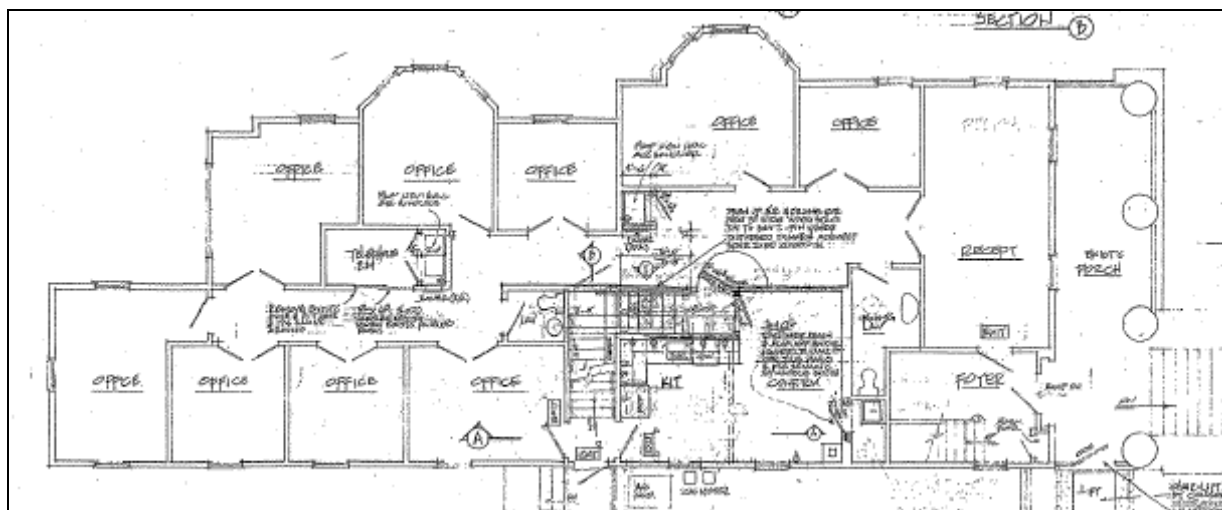
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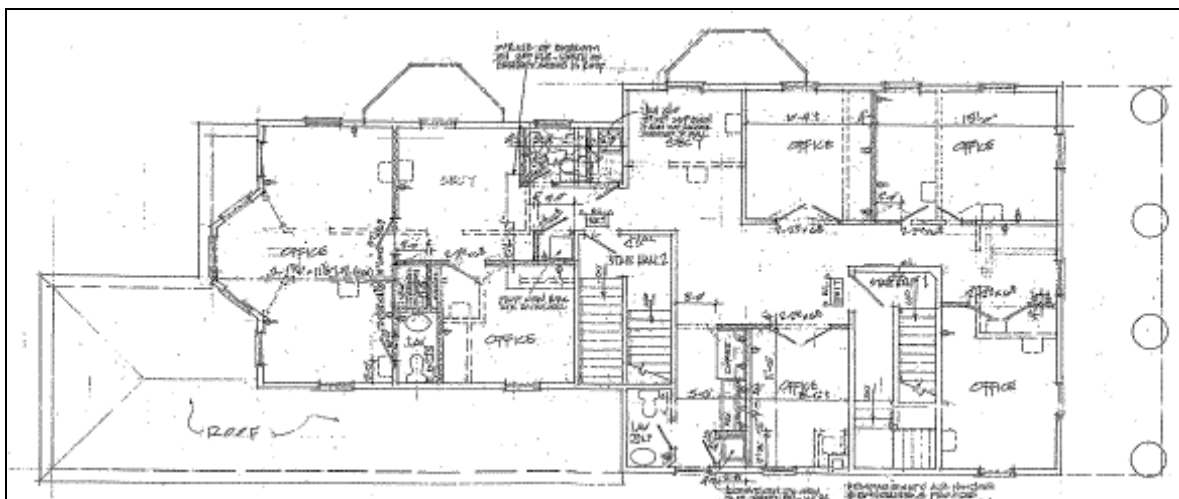
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



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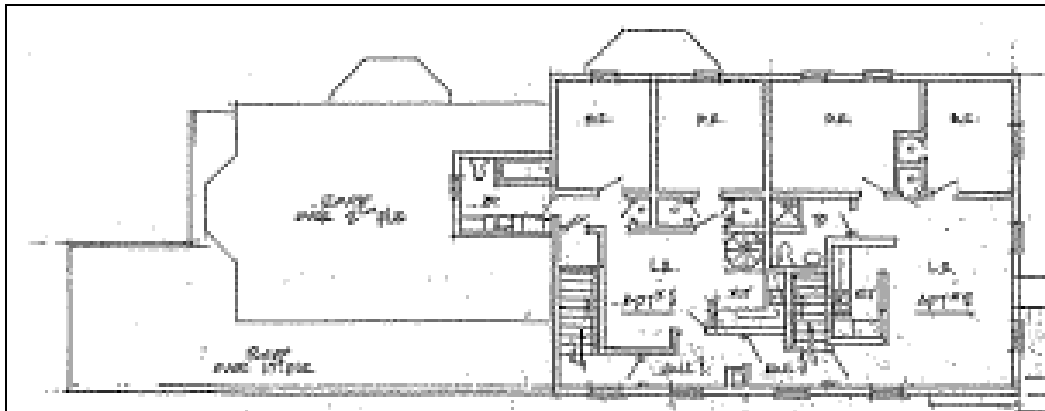
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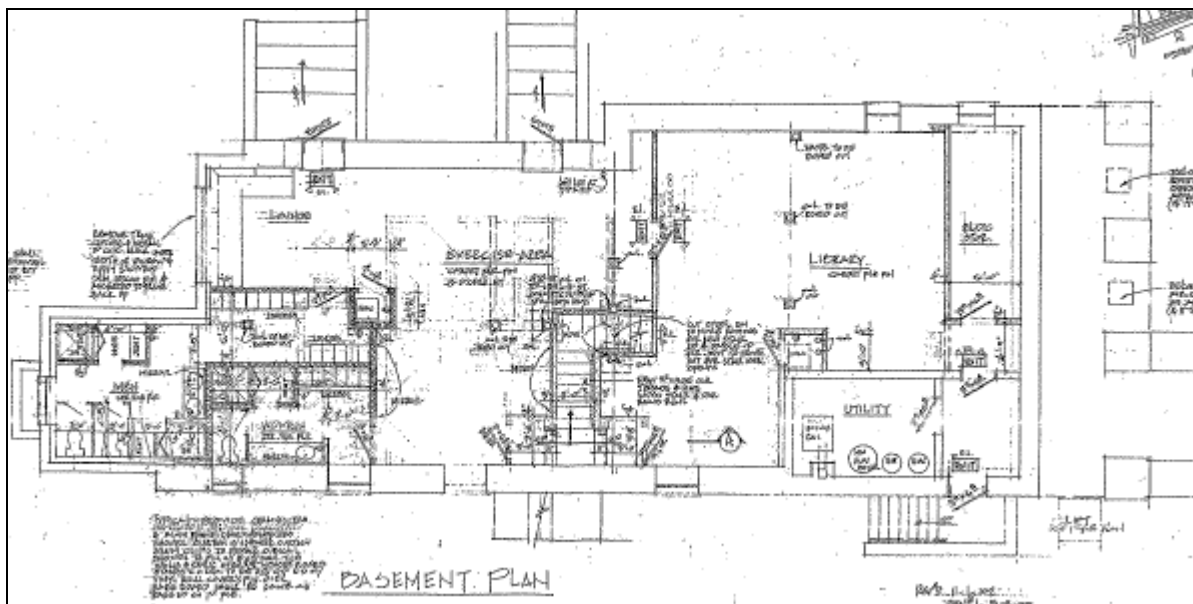
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Third Floor Plan

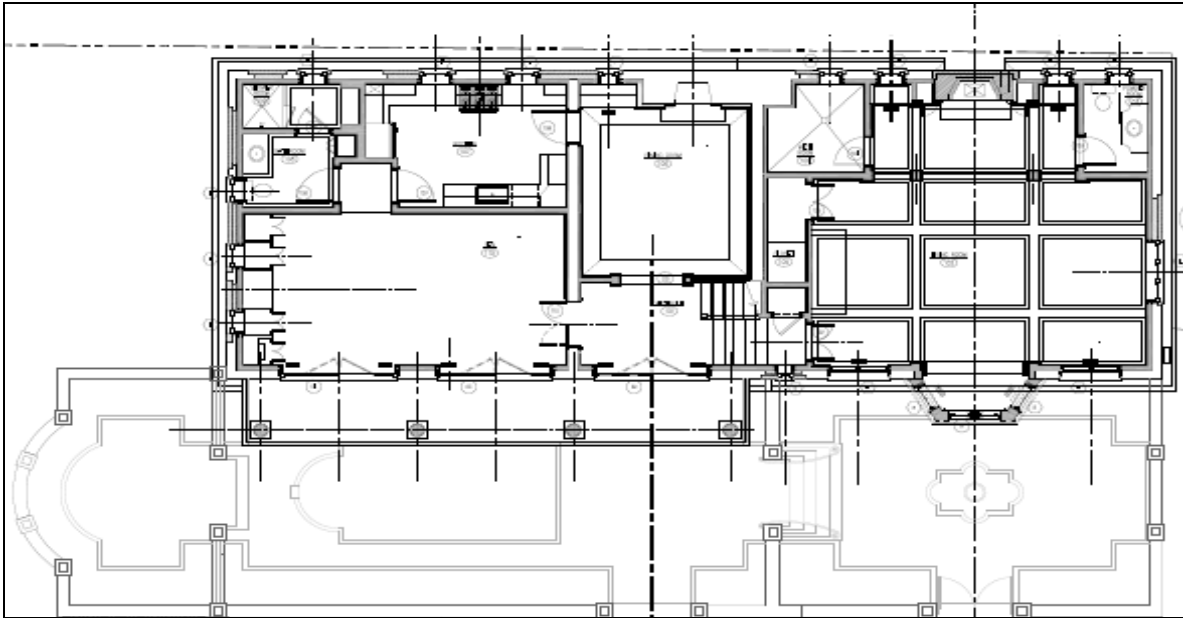


Lower Level Plan

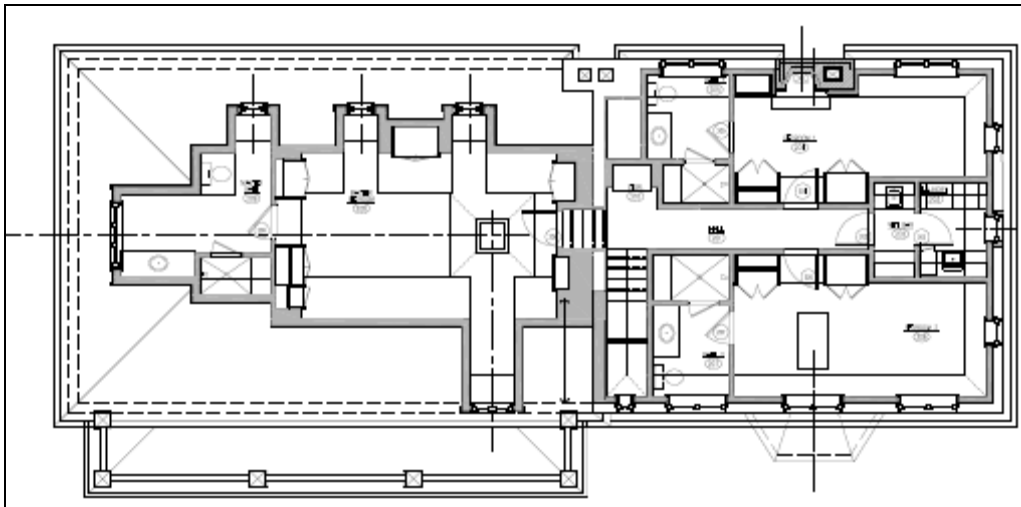




Conference/Guest House: Ground Floor Plan



Conference Center/Guest House: 2nd Floor Plan





BUILDING SPACE ALLOCATION SUMMARY

Office Building

First Floor:

Entry Stair Hall
Lobby/Waiting Room
Kitchen
Mud Room/Coat Room
Copy Room
Service Stairs
Two Powder Rooms
Conference Room
Three Junior Partner Offices
Four Partner Offices

(Total: Seven Offices)

Second Floor:

Four Partner Offices
Managing Partner Suite:
Secretary Station/Conference Room and Bath
Two Powder Rooms
Two Secretary Stations
Copy Station

(Total: Five Offices)

Third Floor:

Unit One:
Conference/Flex Space
Two Offices
One Full Bath
Storage
Spiral Stairs to Cupola

Unit Two:

Conference/Flex Space
Three Offices
One Full Bath

(Total: Five Offices)

Lower Level:

Gym
Men and Women Locker Rooms
Library
Storage
Utility Room

Conference Center/Guest House

Ground Floor:

Entry Hall
Lounge/Conference
Kitchen
Dining Room
Conference Room
Full Bath
Half Bath
Utility Room

Second Floor:

Three Guest Suites with en-Suite Baths
Laundry Room and Wet Bar

*** Total Current Office Configuration 17-19**