

FOR LEASE

188 Bedford Street, Stamford

188 Bedford Street offers a unique opportunity to secure the best corner on Bedford Street in downtown Stamford.

This former restaurant has a full basement, working kitchen and surface parking lot in the rear. The location is steps away from the Avon Theatre in the heart of Stamford's thriving restaurant and retail district. The Hudson Grille, Del Frisco's Cafe and recently located, Brother Jimmy's BBQ, are also steps away.

There is more foot traffic on Bedford Street than any other district in Stamford. Home to art festivals and the farmers market, there is no better block in Stamford.

The explosive growth in Stamford, with close to 8,000 new residential units built or scheduled to be built in Stamford, ensures this location will surpass any experienced restaurateur expectations for years to come.



Manhattan to Stamford	
By Train	
125th Street	34 mins
Grand Central	44 mins

Square Feet	2,104
Base Rent psf NNN	\$44
Current NNN Costs psf	\$8.58
Key Money	\$90,000

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