

# 711 CANAL AT YALE & TOWNE

STAMFORD, CONNECTICUT



  
HARBOR POINT  
www.harborpt.com



## Overview

711 Canal Street is the former home of the Yale Lock Factory. This fully renovated loft building offers a unique office and retail environment combining historic character with modern technology.

## Features & Amenities

- Adjacent to 554 residential units and Fairway Market
- Spaces feature exposed brick, high ceilings and open floor plates
- Two blocks from I-95, the Stamford Transportation Center and Downtown Stamford with complimentary shuttle service
- Gold Certified LEED Neighborhood Development
- Join Starwood Hotels & Resorts Worldwide, Design Within Reach, Robek's Fruit Smoothies, Go Green Dry Cleaners, Cornell Veterinary Specialists, Subway and many more



For additional information please contact:

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Retail: Jon Sabrowski, Leasing Director | 203.644.1596 | jsabrowski@bltooffice.com

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# YALE & TOWNE SITE PLAN

STAMFORD, CONNECTICUT

## Overview

The legacy of Stamford's historic district, where Stamford earned the nickname "The Lock City", is being recaptured at Yale & Towne. The retail and residential space is designed with an eclectic blend of vintage and contemporary styles throughout the historic neighborhood. On the site of the old Yale Lock factory, residents and patrons will enjoy a "downtown" ambience with a NYC specialty grocer-anchored community that includes a South End shuttle service from Metro North Train Station, restaurants with outdoor dining, convenience services for residents, and a diverse selection of retail shops.



- Y.1: Retail & Office | Hotel site and up to 25,569 sf retail
- Y.2: Residential/Retail | 231 residential units and 25,659 sf retail
- Y.3: Residential/Retail | 232 residential units and 25,659 sf retail
- Y.4-Y.5: Residential/Retail | 329 residential units and 13,500 sf retail
- Y.6: The Lofts at Yale & Towne | 225 residential units 100% leased
- Y.7: Fairway Market and Fairway Wine & Spirits | 90,000 sf
- Y.8: 711 Canal Street | Historic Retail & Office Building  
New tenants include Design Within Reach, Robek's & Go Green Cleaners
- Y.10: First Niagara Bank



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# THE LOCKWORKS AT HARBOR POINT

STAMFORD, CONNECTICUT



  
**HARBOR POINT**  
[www.harborpt.com](http://www.harborpt.com)

## Overview

711 Canal Street is the former home of the Yale Lock Factory. This fully renovated loft building offers a unique office and retail environment combining historic character with modern technology.

### JOIN OTHER MAJOR TENANTS

Cornell Veterinary Specialists  
Design With Reach  
Eclisse Restaurant  
Fairway Market  
First Niagara Bank  
Go Green Dry Cleaners  
Robek's Fruit Smoothies  
Starwood Hotels & Resorts  
US Passport Agency  
Dinosaur Bar-B-Que

## Features & Amenities

- Designed with an eclectic blend of vintage and contemporary styles throughout this historic neighborhood
- 1,000 residential units in a combination of new and historic buildings
- 330,000 square feet of retail opportunities
- Two blocks from I-95, the Stamford Transportation Center and Downtown Stamford with complimentary shuttle service
- LEED neighborhood development capturing the legacy of "The Lock City"

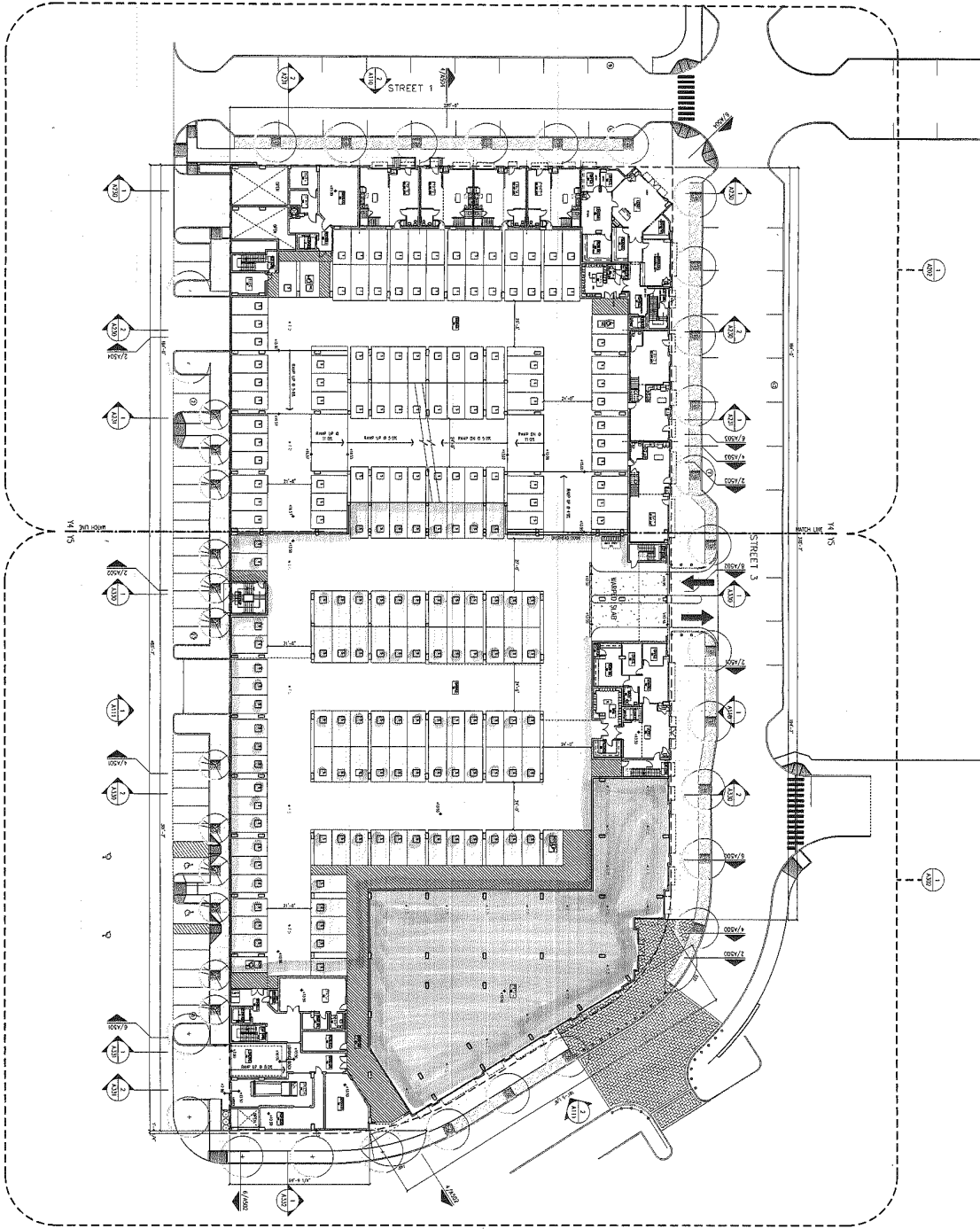


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# THE LOCKWORKS SITE PLAN

STAMFORD, CONNECTICUT

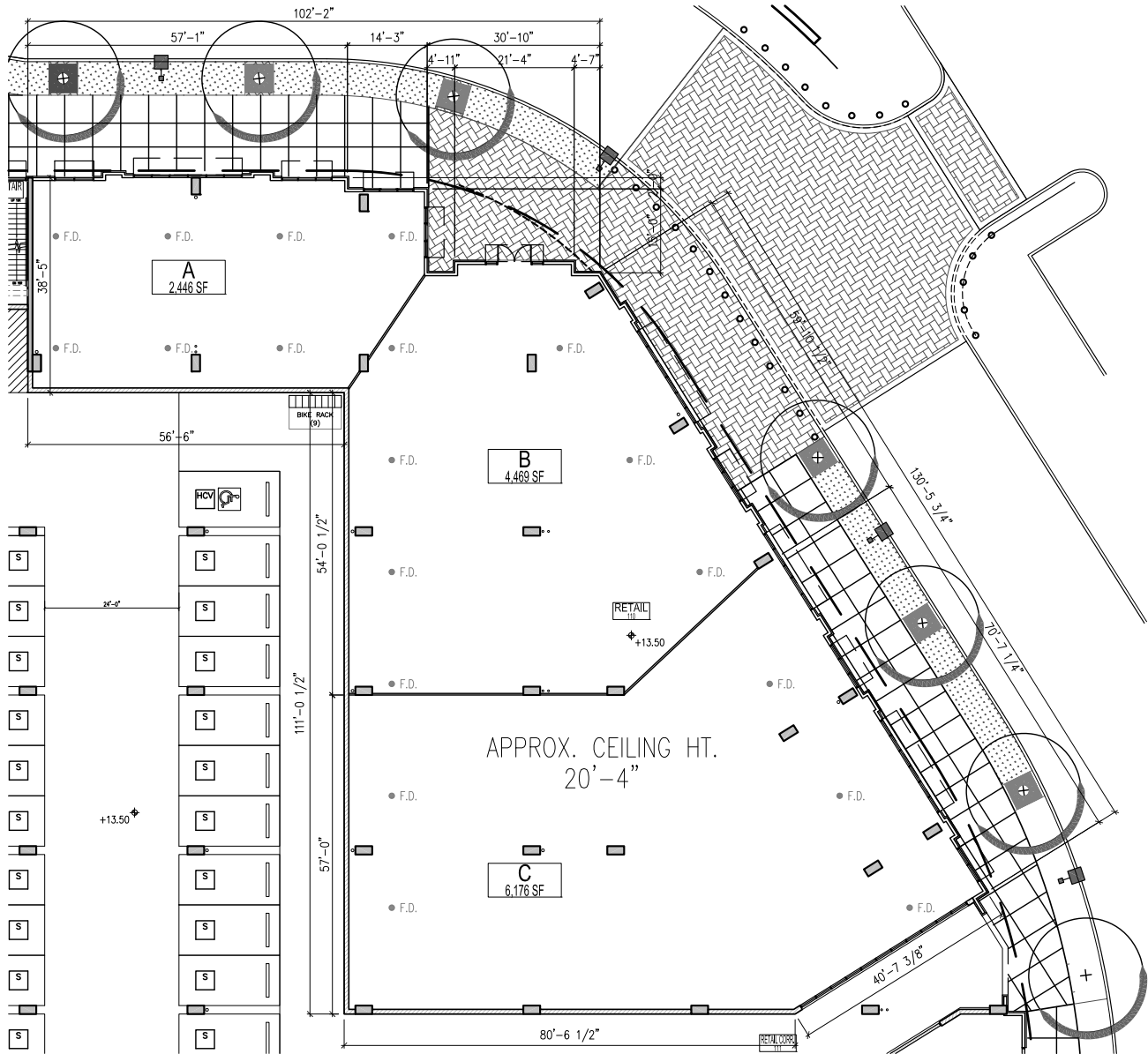


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# THE LOCKWORKS FLOOR PLAN

STAMFORD, CONNECTICUT



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# HARBOR POINT MARKET AERIAL

STAMFORD, CONNECTICUT



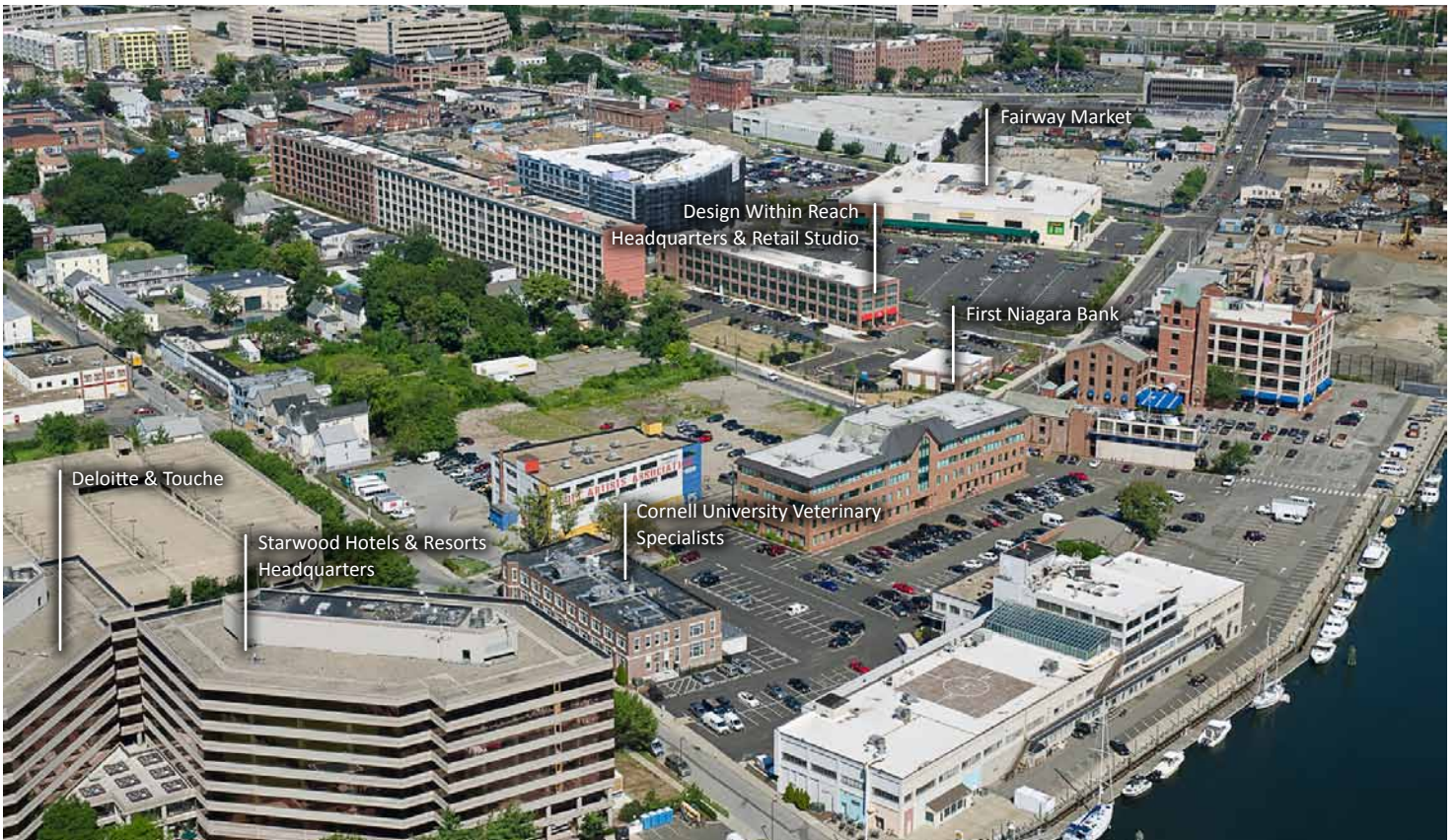
Waterfront community and 7,600,000 square foot mixed-use development





# CANAL STREET AT HARBOR POINT

STAMFORD, CONNECTICUT



## Overview

Canal Street at Harbor Point is Stamford's newest retail destination. Home to Connecticut's first Fairway Market the area has experienced an influx of growth with the opening of seven luxury residential apartment buildings housing over 550 units.

## Features & Amenities

- 274,000 sf campus setting with over 65,000 sf of retail
- Adjacent to Yale & Towne with over 550 brand new residences and 125,000 square feet of retail and surrounded by over 600,000 square feet of office space
- Two blocks from I-95, the Stamford Transportation Center and Downtown Stamford with complimentary shuttle service
- Unique spaces with high ceilings and flexible floorplans
- 900 linear feet of deep water boat access with fuel dock



### JOIN OTHER MAJOR TENANTS

Cornell Veterinary Specialists  
Design With Reach  
Eclisse Restaurant  
Fairway Market  
First Niagara Bank  
Go Green Dry Cleaners  
Robek's Fruit Smoothies  
Starwood Hotels & Resorts  
US Passport Agency  
Dinosaur Bar-B-Que



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# THE SQUARE AT HARBOR POINT

STAMFORD, CONNECTICUT

## Overview

Experience An energized 24/7 waterfront community of sophisticated consumers, minutes from downtown Stamford. The Square exemplifies the best of innovative design in a luxury retail, office and residential development, complete with high-end boutiques, art galleries, restaurants and cafés, hotel, marina, boardwalk and parkland all surrounded by spectacular harbor views.



## Features & Amenities

- Join this vibrant waterfront community that redefines sound living
- 350,000 square feet of Class A office and 70,000 square feet of premium retail space including a two story 4,500 square foot waterfront restaurant , 1 acre public plaza for outdoor events and a 1 mile long waterfront multi-level promenade
- Retail units ranging in size from 1,800 to 9,500 square feet featuring large column-free spaces with 18' slab-to-ceiling heights and an abundance of covered and surface parking
- Hotel with 141 rooms, meeting and event rooms and spa, and two 22 story towers with luxury condos



### JOIN OTHER MAJOR TENANTS

Louis Dreyfus Highbridge Energy  
McKinsey & Co.  
Building & Land Technology  
William Pitt Sotheby's International  
Realty



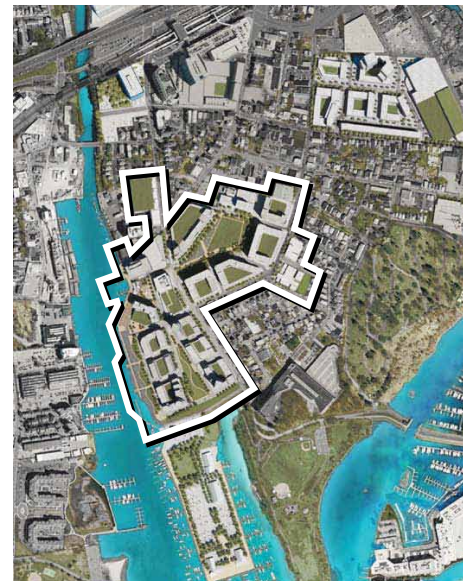
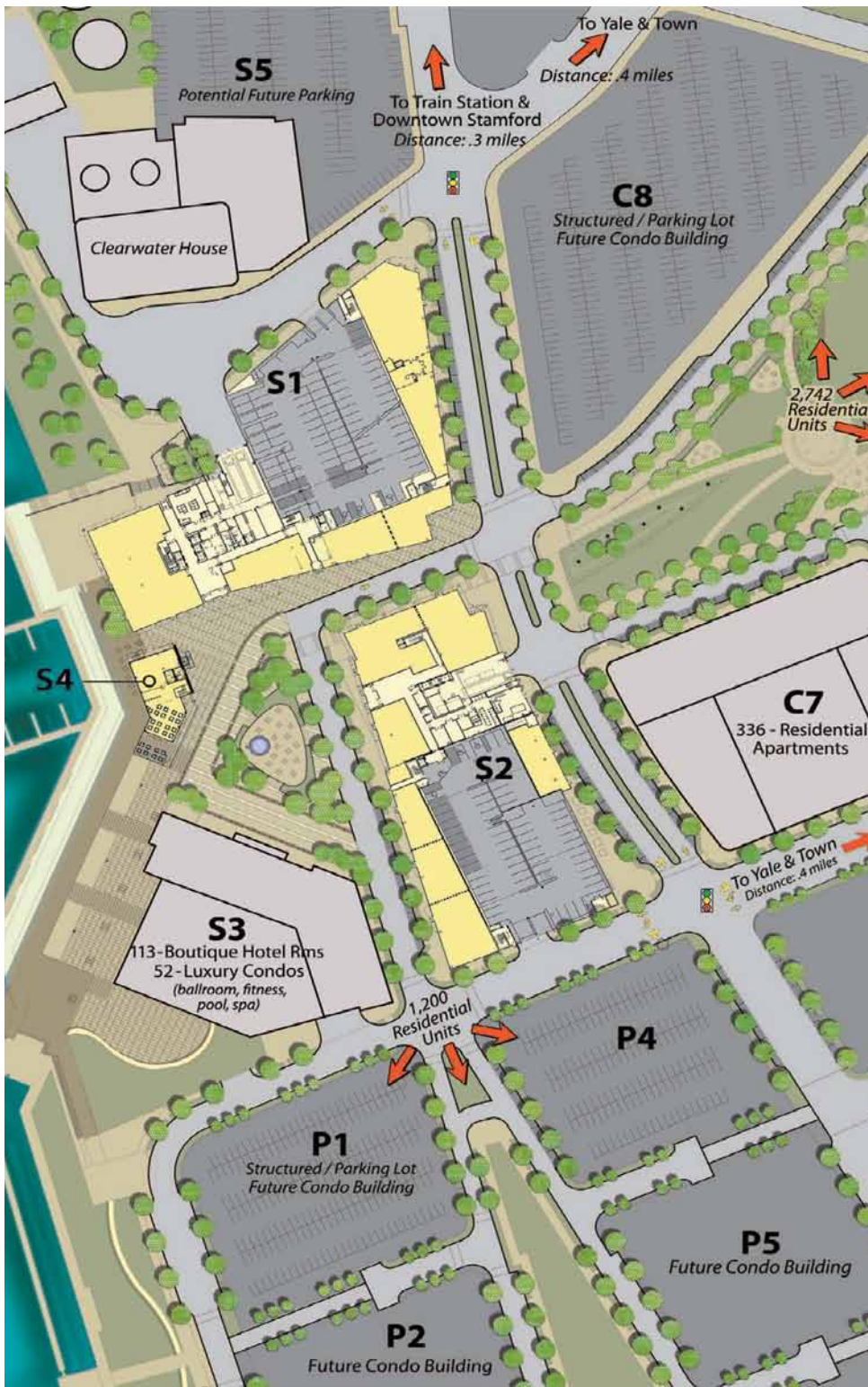
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# THE SQUARE SITE PLAN

STAMFORD, CONNECTICUT



## Overview

- S1: One Harbor Point:  
Ground floor retail: 18,000 sf  
8 story Class A office: 233,633 sf

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- S2: Two Harbor Point:  
Retail: 19,950 sf  
6 story Class A office: 119,595 sf

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- S3: Hotel with 50 luxury condos

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- S4: 2 story waterfront restaurant

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- C5&6: 22 story 646 units luxury apartments

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- C7: One Commons Park:  
15 story 336 unit luxury apartments

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- P: P 1, 2, 4, 5:  
Future phase condo development

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- Parks: The Commons: 4.28 acres  
The Square: 0.96 acres  
Upper Riverwalk: 1.39 acres  
Lower Riverwalk: 2.85 acres  
Coastal Gardens: 1.95 acres



# 901 MAIN AVENUE

THE TOWERS AT MERRITT RIVER | NORWALK, CONNECTICUT

## Overview

One of Connecticut's most prestigious corporate campuses, The Towers at Merritt River features full service amenities, state-of-the-art building systems and convenient access to major thoroughfares and public transportation.



## Features & Amenities

- Full service café & state-of-the-art fitness center
- Five levels of covered parking
- On-site security and concierge
- Conference facility with 300 person capacity
- Heli-pad, sundry shop, auto detailing and shoe shine
- Immediate access to I-95, Merritt Parkway and Route 7
- Contiguous to Metro North Railroad Station
- Convenience to hotels, retail, and restaurants



## Property Facts

Year Built:	2006
GBA:	360,000 square feet
Typical Floor:	49,500 square feet
Number of Floors:	7 floors and penthouse
Ceiling Height:	9'0" finished
Parking:	3.3 per 1,000 square feet
Security:	24/7/365 key-card access
Electric:	6 watts per usable square foot



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# 860 CANAL STREET

STAMFORD, CONNECTICUT



## Features & Amenities

- Close proximity to I-95 and downtown Stamford
- Two blocks from I-95, the Stamford Transportation Center and Downtown Stamford with complimentary shuttle service
- Part of a vibrant, new, mixed-use, transit oriented community
- Building is perfect for a mix of retail & office
- Adjacent to Yale & Towne neighborhood
- Join Starwood Hotels & Resorts Worldwide, Design Within Reach, First Niagara, Cornell Veterinary Specialists, Fairway Market, Dinosaur Bar-B-Que, Subway and many more

## Property Facts

Year Built:	1940, renovated 1990
GBA:	81,167 square feet
Typical Floor:	39,000 square feet
Number of Floors:	4 floors
Ceiling Height:	8'0" - 14'0"
Column Spacing:	20' on center
Electric:	2,000 amp, 3 phase 80/277v
Life Safety:	Sprinkler system
Telecomm:	Fiber: Cablevision Lightpath Cable: Cablevision Phone: Cablevision   AT&T
Marina:	Deep water access with over 900 linear feet of dock space with fuel dock and electric



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# CANAL STREET SITE PLAN

STAMFORD, CONNECTICUT



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# HARBOR POINT OVERVIEW

STAMFORD, CONNECTICUT

## One of The Nation's Largest Redevelopment Projects

- Waterfront community and 7,600,000 square foot mixed-use development
- 350,000 square foot retail and restaurant space
- 900,000 square foot state-of-the-art Class A office space
- 4,000 residential units
- Luxury hotel, meeting/event, spa and fitness center
- Full service marina, maritime boardwalk and 11 acres of new parks

## LEED-ND Gold Certified

- Incorporating the best in innovative and technologically advance environmental design and community planning
- New community school, pedestrian friendly streets and 6 unique neighborhoods within the community
- Designed by premier urban planners, Sasaki and Cooper, Robertson & Partners

## Just 35 Miles From New York City

- Direct access from I-95 at Exits 7 or 8
- Two blocks from I-95 and the Stamford Transportation Center containing Metro North Railroad, Amtrack, local and regional buses, and cab service
- Active shuttle service throughout Harbor Point, the Stamford Transportation Center and downtown Stamford



### NEW RETAIL

Fairway Market  
Fairway Wine & Spirits  
Design Within Reach Retail Studio  
Williams Pitt Sotheby's Realty  
Go Green Cleaners  
Robek's Smoothies

### RETAIL COMING SOON

First Niagara Bank  
Dinosaur Bar-B-Que

### NEW RESIDENTIAL

The Lofts: 225 units 100% leased  
101 Park Place: 336 units, now leasing

### RESIDENTIAL COMING SOON

The LockWorks: 329 units pre leasing

### NEW OFFICE TENANTS

Starwood Hotels & Resorts Worldwide  
Louis Dreyfus Highbridge Energy  
McKinsey & Co.  
Building & Land Technology  
Cornell Veterinary Specialists  
Design Within Reach



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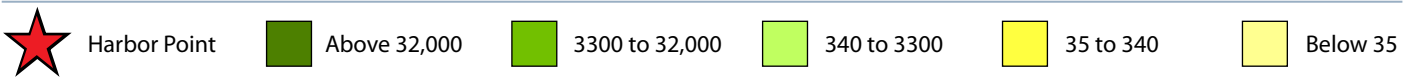
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# HARBOR POINT DEMOGRAPHICS

STAMFORD, CONNECTICUT

Pop .....	572,315	<b>Consumer Expenditure</b>	
Day Pop .....	431,136	Average Per Household .....	\$95,303
AHHI .....	\$150,397	Average Dining Out/HH .....	\$5,876
		Average Entertainment/HH .....	\$5,433
		Total Trade Area .....	\$19.9 Billion

## 25 Minute Drive Time / Pop Density 2008 - Per Square Mile



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# HARBOR POINT DEMOGRAPHICS

STAMFORD, CONNECTICUT

	1 Mile:	3 Miles:	5 Miles:	10 Miles:	15 Miles:
<b>Population</b>					
Total Population	30,617	112,299	160,557	368,314	797,561
Male Population	50.5%	48.9%	48.9%	49.1%	49.0%
Female Population	49.5%	51.1%	51.1%	50.9%	51.0%
Median Age	35.1	38.3	39.6	40.0	41.1
Population Density (per sq. mi.)	9,745.7	3,971.8	2,044.3	1,172.4	1,128.3
Employees	38,081	82,052	110,436	248,580	522,253
Establishments	3,063	7,229	10,300	22,818	49,147
<b>Income</b>					
Median HH Income	\$51,595	\$74,984	\$85,854	\$89,290	\$98,810
Per Capita Income	\$29,184	\$46,123	\$56,301	\$57,545	\$59,914
Average HH Income	\$73,259	\$119,113	\$146,272	\$153,425	\$163,716
<b>Households</b>					
Total Households	11,575	42,727	60,485	135,275	286,247
Average Household Size	2.59	2.60	2.62	2.68	2.74
Household Growth 1990 - 2000	12.5%	7.8%	7.1%	6.3%	5.9%
<b>Housing</b>					
Owner Occupied Housing Units	29.6%	52.6%	59.3%	62.3%	67.5%
Renter Occupied Housing Units	62.1%	40.1%	33.7%	30.7%	25.8%
Vacant Housing Units	8.3%	7.3%	7.0%	7.0%	6.7%
<b>Race</b>					
White	51.4%	67.1%	73.5%	75.7%	77.7%
Black	24.9%	15.4%	11.6%	9.7%	8.4%
American Indian, Eskimo, Aleut	0.2%	0.1%	0.1%	0.1%	0.1%
Asian	6.0%	7.0%	6.6%	5.4%	5.6%
Hawaiian or Pacific Islander	0.1%	0.1%	0.1%	0.1%	0.1%
Other	12.5%	7.0%	5.3%	5.8%	5.1%
Multirace	4.9%	3.4%	2.9%	3.1%	3.1%
<b>Ethnicity</b>					
Hispanic	39.8%	22.6%	17.7%	18.1%	15.0%
Non- Hispanic	60.2%	77.4%	82.3%	81.9%	85.0%



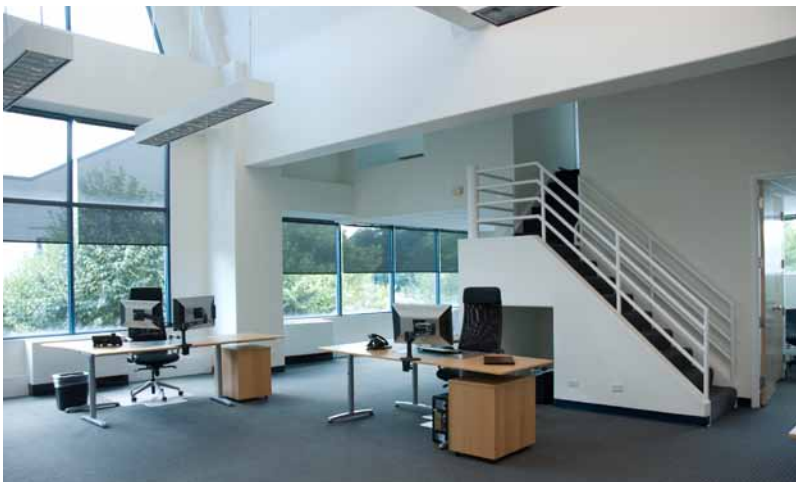
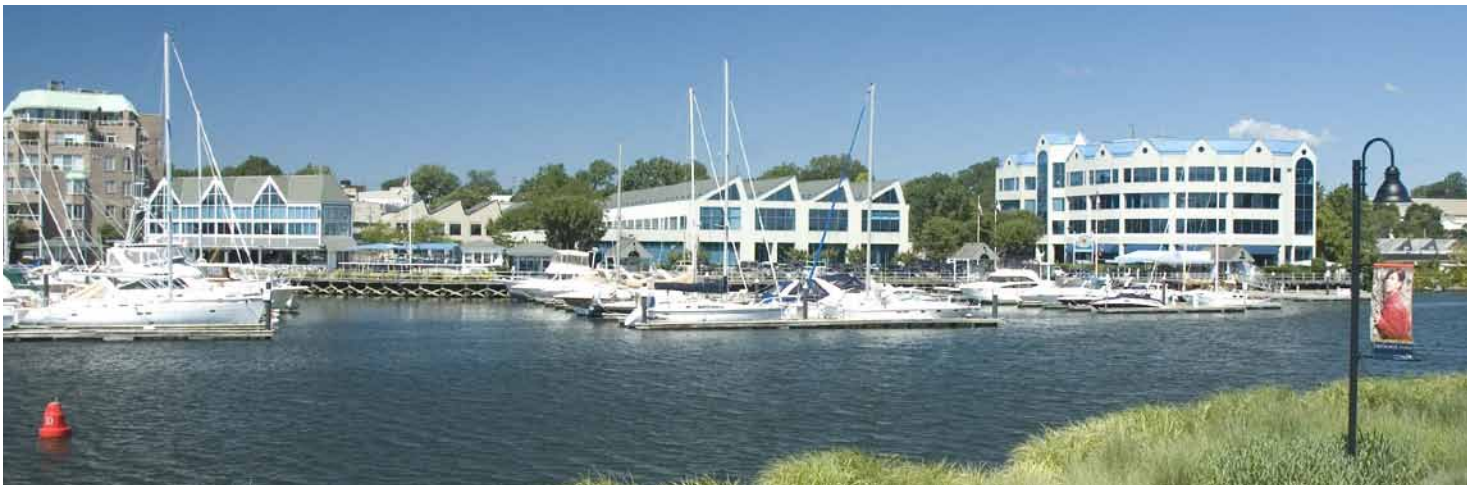
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# STAMFORD LANDING

SOUTHFIELD AVENUE | STAMFORD, CONNECTICUT



## Overview

Located on the West Branch of Stamford Harbor, Stamford Landing consists of four office buildings, two boat houses, and a 100 slip marina situated on 11 acres with 1,200 feet of water frontage.

Originally built in 1902 as the home for Stollwerk Bros. Chocolates, this unique complex offers office suites with loft spaces, vaulted ceilings, roof decks, and exceptional views of Stamford Harbor and Long Island Sound.

The complex offers a diverse amenities package including ample parking, a variety of food service options, shuttle service to the Stamford Transportation Center and on-site security. Each building is equipped with a full power generator with redundant power capabilities and a fiber loop.

The landing is located in the Enterprise Zone which can offer designated business sectors tax abatements and incentives.



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# STAMFORD LANDING

SOUTHFIELD AVENUE | STAMFORD, CONNECTICUT



## 1 Stamford Landing

Year Built:	1902, renovated 1986
GBA:	73,602 sf
Typical Floor:	35,000 - 40,000 sf
Number of Floors:	2 floors + loft
Ceiling Height:	8'4" - 17'6" finished
Column Spacing:	20' - 25'
HVAC:	Interior heat pumps & perimeter units
Electric:	2,000 amps
Generator:	1,000 amp/750Kw
Elevators:	2 hydraulic elevators



## 2 Stamford Landing

Year Built:	1902, renovated 1986
GBA:	62,873 sf
Typical Floor:	35,000 sf
Number of Floors:	2 floors
Ceiling Height:	8'4" - 17'6" finished
Column Spacing:	20' - 25'
HVAC:	Interior heat pumps
Electric:	2,000 amps
Generator:	800 amp/600Kw
Elevators:	1 hydraulic elevator



## 3 Stamford Landing

Year Built:	1989
GBA:	62,574 sf
Typical Floor:	16,500 sf
Number of Floors:	4 floors
Ceiling Height:	8'6" - 11'0" finished
Column Spacing:	20' - 25'
HVAC:	Interior heat pumps & perimeter units
Electric:	2,000 amps
Generator:	1000 amp/750Kw
Elevators:	2 hydraulic elevators

## Features & Amenities

- Marina & boardwalk
- Two Waterfront restaurants
- Food kiosk (breakfast & lunch)
- Shuttle to Transportation Center
- Back-up generators
- Fitness facility

## Technology & Power

- Fiber optics: Cablevision
- Cable service: Cablevision
- Phone Service: AT&T & Cablevision
- Redundant power available
- 100% backup power

## Access & Security

- On-site security personnel
- 24/7 key card access
- CCTV security cameras

## Parking & Security

- 3 spaces per 1,000 sf



For additional information please contact:

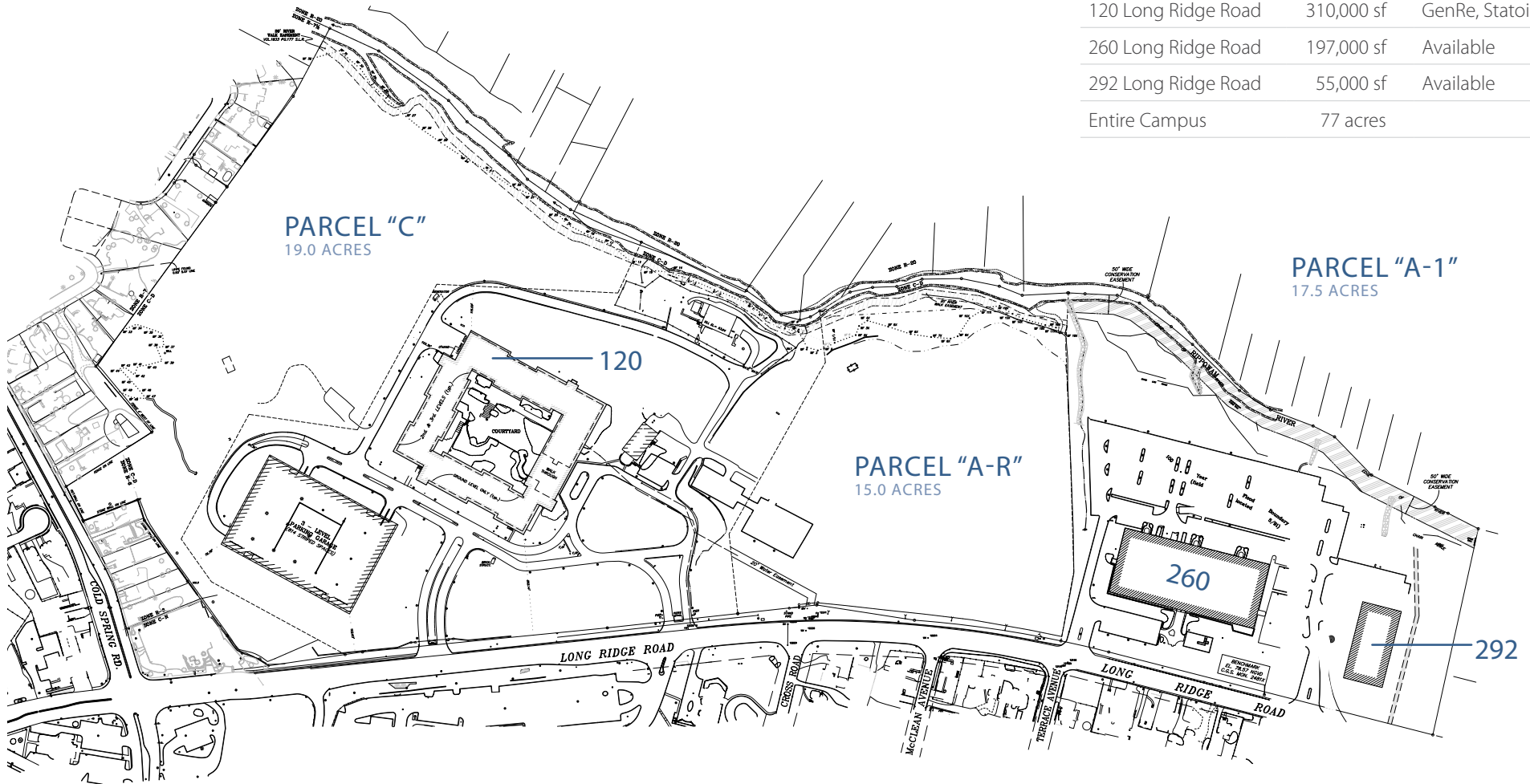
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# LONG RIDGE CORPORATE CENTER

LONG RIDGE ROAD | STAMFORD CT

120 Long Ridge Road	310,000 sf	GenRe, Statoil
260 Long Ridge Road	197,000 sf	Available
292 Long Ridge Road	55,000 sf	Available
Entire Campus	77 acres	



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# LONG RIDGE CORPORATE CENTER

LONG RIDGE ROAD | STAMFORD, CONNECTICUT



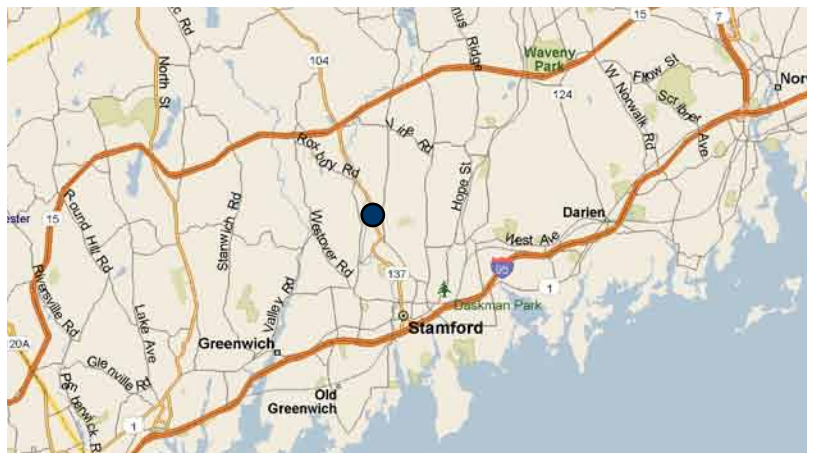
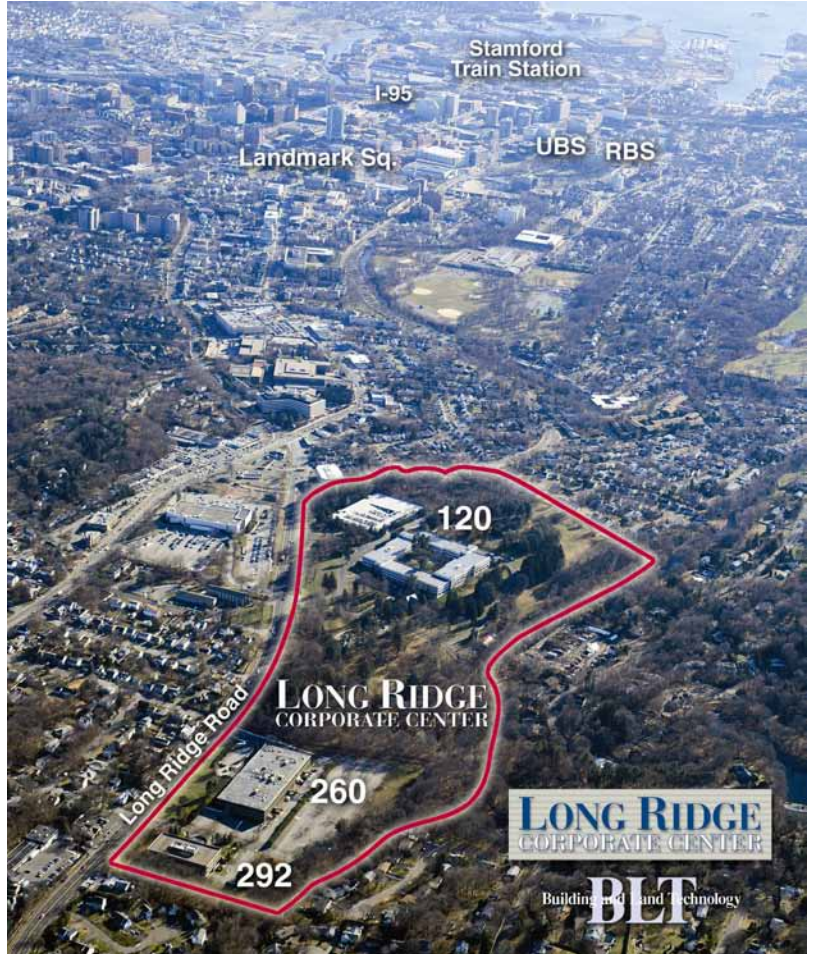
## Overview

Long Ridge Corporate Center is a 77 acre office campus strategically located on the Long Ridge corridor that connects the Merritt Parkway and Stamford's CBD.

Long Ridge Corporate Center features three buildings totaling over 550,000 sf. 120 Long Ridge Road is a 310,000 sf building renovated in 2008 and leased by Gen Re for their headquarters.

Available for immediate occupancy are 260 and 292 Long Ridge Road. 260 Long Ridge Road totals 197,000 sf and has been updated with a new exterior skin, new windows and a reconfigured parking entry. 292 Long Ridge Road totals 55,000 sf on two floors with partial covered parking and is ideal for a small user that seeks prominent corporate identity.

Long Ridge Corporate Center also offers the ability to accommodate larger users either through expansion of the existing buildings or as a build to suit offering the ideal location for a company that seeks a campus environment with the conveniences of a city.



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# THE SQUARE AT HARBOR POINT

ONE & TWO HARBOR POINT SQUARE | STAMFORD, CONNECTICUT

## Overview

The Square at Harbor Point is a full service Class-A environment with over 350,000 square feet of new office space and 50,000 square feet of retail space within two signature buildings. The Square has an ideal commuting location; a short walk to the Stamford Transportation Center, downtown Stamford, and direct access to Interstate 95. The Square is LEED-ND Gold Certified and offers a state-of-the-art work environment, column free floor plates, high ceilings and panoramic views of Stamford and Long Island Sound.



## Features & Amenities

- Concierge service & 24-hour attended lobby
- On-site covered parking
- Cafeteria and catering services
- Shuttle to Stamford Transportation Center
- Walking distance to Transportation Center
- On-site dry cleaner
- Waterfront promenades & marina



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# 600 SUMMER STREET

STAMFORD, CONNECTICUT

## Overview

600 Summer Street is conveniently located in the northwest corner of the Stamford Central Business District with easy access to I-95 and the Merritt Parkway, and a short walk to the courthouse, shops and restaurants. This seven story boutique office building recently received a multi-million dollar renovation to the building envelope, HVAC, building management system and common areas. 600 Summer offers an high-end building environment at a reasonable price point.

## Property Facts

Year Built:	1967, renovated 2000
GBA:	101,070 square feet
Number of Floors:	7 floors
Ceiling Height:	8'2" finished
Column Spacing:	30' - 35'
HVAC:	VAV heating and cooling
Electric:	2,500 amps, 3 phase 8 watts per usable sf
Data Providers:	Fiber optics by AT&T Cable by Cablevision
Security:	On-site security Concierge Key card access Closed circuit monitor
Parking:	Surface and covered parking



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# 700 CANAL STREET AT HARBOR POINT

STAMFORD, CONNECTICUT

## Overview

700 Canal Street was originally built in 1883 as the home for Lincrusta Walton, the finest wall covering manufacturing company of the industrial revolution. 700 Canal Street is now one of our buildings that comprise a 274,000 square foot, mixed use campus, situated on 8 acres adjacent from the newly revitalized Yale & Towne historic district.

700 Canal Street offers a variety of unique office spaces featuring large windows, exposed brick walls and timber ceilings. The property is a short walk to the Stamford Transportation Center and two blocks from I-95.



## Features & Amenities

- Waterfront setting
- On-site marina
- Shuttle service to Stamford Transportation Center
- Restaurants & cafeteria on-site
- Exposed brick & timber
- Unique office spaces featuring open floor plates & high ceilings
- Across from the new Fairway Market & The Lofts at Yale & Towne
- Enterprise Zone location

## Property Facts

Year Built:	1880, renovated 1987
GBA:	90,796 square feet
Acreage:	3.07 acres
Number of Floors:	3-5 floors
Ceiling Height:	8'0" - 16'0"
Column Spacing:	20 - 25'
Floor Size:	39,000 square feet
Electric:	2,500 amp, 3 phase 480/277v
Access:	24/7/365 key card access
Telecomm:	Fiber: Cablevision Lightpath Cable: Cablevision Phone: Cablevision & AT&T



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## Overview

Located on the West Branch of Stamford Harbor, Stamford Landing consists of four office buildings, two boat houses, and a 100 slip marina situated on over 8 acres with 1,200 feet of water frontage. Originally built in 1902 as the home for Stollwerk Bros. Chocolates, this unique complex offers office suites with loft spaces, vaulted ceilings, roof decks, and exceptional views of Stamford Harbor and Long Island Sound. The complex offers a diverse amenities package including ample parking, a variety of food service options, fitness center, shuttle service to the Stamford Transportation Center and on-site security. Each building is equipped with a full power generator and the complex's fiber loop affords redundant power capabilities. The landing is located in the Enterprise Zone which can offer designated business sectors tax abatements and incentives.



For additional information please contact:

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## 1 Stamford Landing

Year Built:	1902, renovated 1986
GBA:	73,602 sf
Typical Floor:	35,000 - 40,000 sf
Number of Floors:	2 floors + loft
Ceiling Height:	8'4" - 17'6" finished
Column Spacing:	20' - 25'
HVAC:	Interior heat pumps & perimeter units
Electric:	2,000 amps
Generator:	1,000 amp/750Kw
Elevators:	2 hydraulic elevators



## 2 Stamford Landing

Year Built:	1902, renovated 1986
GBA:	62,873 sf
Typical Floor:	35,000 sf
Number of Floors:	2 floors
Ceiling Height:	8'4" - 17'6" finished
Column Spacing:	20' - 25'
HVAC:	Interior heat pumps
Electric:	2,000 amps
Generator:	800 amp/600Kw
Elevators:	1 hydraulic elevator



## 3 Stamford Landing

Year Built:	1989
GBA:	62,574 sf
Typical Floor:	16,500 sf
Number of Floors:	4 floors
Ceiling Height:	8'6" - 11'0" finished
Column Spacing:	20' - 25'
HVAC:	Interior heat pumps & perimeter units
Electric:	2,000 amps
Generator:	1000 amp/750Kw
Elevators:	2 hydraulic elevators

## Features & Amenities

- Marina & boardwalk
- Two waterfront restaurants
- Food kiosk (breakfast & lunch)
- Shuttle to Transportation Center
- Back-up generators
- Fitness facility

## Technology & Power

- Fiber optics: Cablevision Lightpath
- Cable service: Cablevision
- Phone Service: AT&T & Cablevision
- Redundant power available
- 100% backup power

## Access & Security

- On-site security personnel
- 24/7 key card access
- CCTV security cameras

## Parking & Security

- 3 spaces per 1,000 sf

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## Overview

700 Canal Street was originally built in 1883 as the home for Lincrusta Walton, the finest wall covering manufacturing company of the industrial revolution. 700 Canal Street is now one of our buildings that comprise a 274,000 square foot, mixed use campus, situated on 8 acres adjacent from the newly revitalized Yale & Towne historic district.

700 Canal Street offers a variety of unique office spaces featuring large windows, exposed brick walls and timber ceilings. The property is a short walk to the Stamford Transportation Center and two blocks from I-95.



## Features & Amenities

- Waterfront setting
- On-site marina
- Shuttle service to Stamford Transportation Center
- Restaurants & cafeteria on-site
- Exposed brick & timber
- Unique office spaces featuring open floor plates & high ceilings
- Across from the new Fairway Market & The Lofts at Yale & Towne
- Enterprise Zone location

## Property Facts

Year Built:	1880, renovated 1987
GBA:	90,796 square feet
Acreage:	3.07 acres
Number of Floors:	3-5 floors
Ceiling Height:	8'0" - 16'0"
Column Spacing:	20 - 25'
Floor Size:	39,000 square feet
Electric:	2,500 amp, 3 phase 480/277v
Access:	24/7/365 key card access
Telecomm:	Fiber: Cablevision Lightpath Cable: Cablevision Phone: Cablevision & AT&T

For additional information please contact:

## Overview

The Square at Harbor Point is a full service Class-A environment with over 350,000 square feet of new office space and 50,000 square feet of retail space within two signature buildings. The Square has an ideal commuting location; a short walk to the Stamford Transportation Center, downtown Stamford, and direct access to Interstate 95. The Square is LEED-ND Gold Certified and offers a state-of-the-art work environment, column free floor plates, high ceilings and panoramic views of Stamford and Long Island Sound.



## Features & Amenities

- Concierge service & 24-hour attended lobby
- On-site covered parking
- Cafeteria and catering services
- Shuttle to Stamford Transportation Center
- Walking distance to Transportation Center
- On-site dry cleaner
- Waterfront promenades & marina

For additional information please contact:





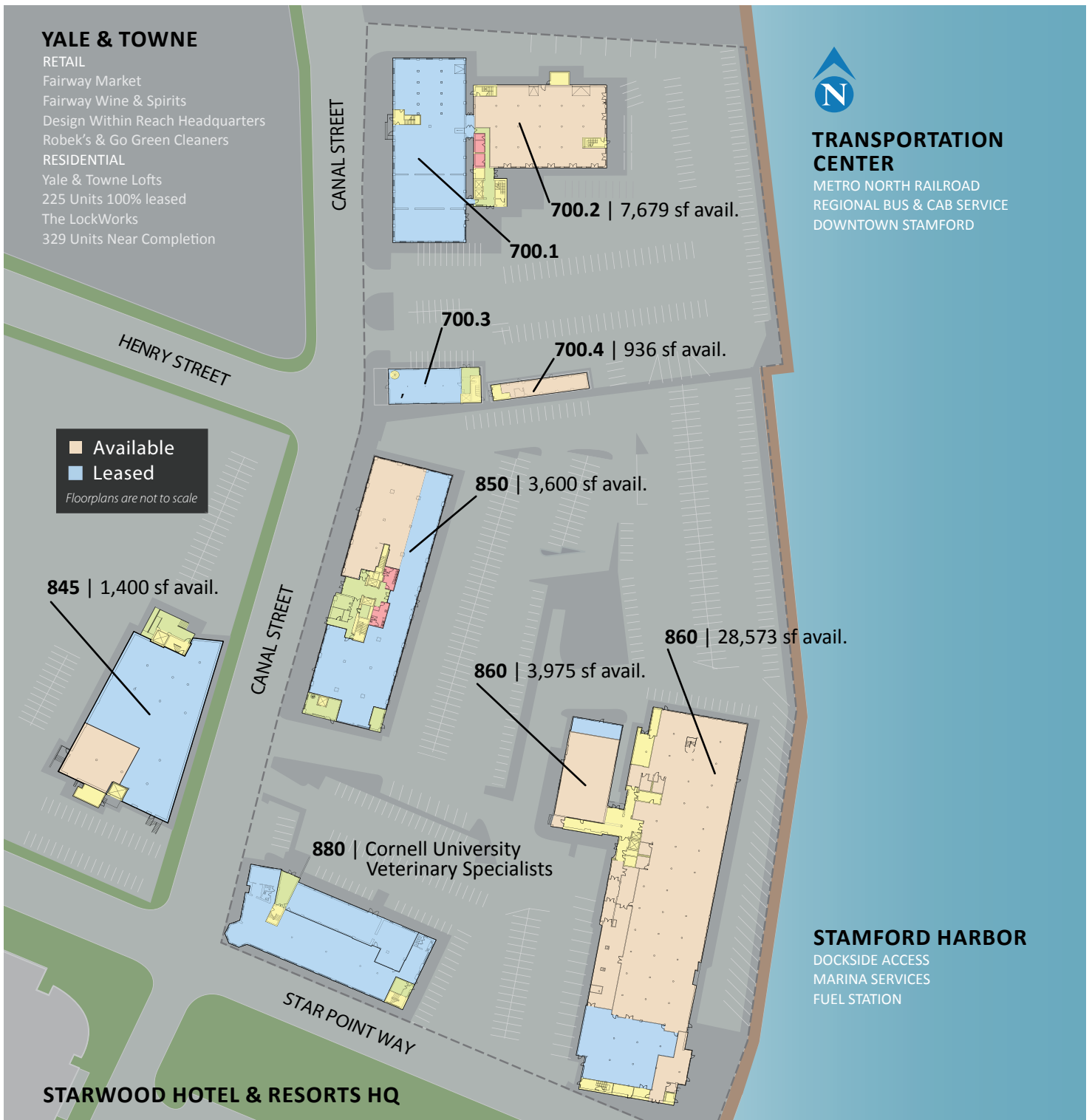
## Features & Amenities

- Close proximity to I-95 and downtown Stamford
- Two blocks from I-95, the Stamford Transportation Center and Downtown Stamford with complimentary shuttle service
- Part of a vibrant, new, mixed-use, transit oriented community
- Building is perfect for a mix of retail & office
- Adjacent to Yale & Towne neighborhood
- Join Starwood Hotels & Resorts Worldwide, Design Within Reach, First Niagara, Cornell Veterinary Specialists, Fairway Market, Dinosaur Bar-B-Que, Subway and many more

## Property Facts

Year Built:	1940, renovated 1990
GBA:	81,167 square feet
Typical Floor:	39,000 square feet
Number of Floors:	4 floors
Ceiling Height:	8'0" - 14'0"
Column Spacing:	20' on center
Electric:	2,000 amp, 3 phase 80/277v
Life Safety:	Sprinkler system
Telecomm:	Fiber: Cablevision Lightpath Cable: Cablevision Phone: Cablevision   AT&T
Marina:	Deep water access with over 900 linear feet of dock space with fuel dock and power

For additional information please contact:



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## 260 Long Ridge Road

Year Built:	1970, renovated 2009
GBA:	197,000 square feet
Acreage:	77 acre (corporate center)
Number of Floors:	3 floors
Floor Size:	65,000 square feet
Ceiling Height:	10'6" finished
Column Spacing:	24 feet
Parking:	3 spaces per 1,000 sf
Zone:	Commercial Design District



## 292 Long Ridge Road

Year Built:	1984
GBA:	55,000 square feet
Acreage:	77 acre (corporate center)
Number of Floors:	2 floors
Floor Size:	27,000 square feet
Ceiling Height:	9'4" finished
Column Spacing:	24 feet
Parking:	3 spaces per 1,000 sf (50 covered spaces)
Zone:	Commercial Design District

## Features & Amenities

- Full power redundancy
- Excellent visibility
- Convenient access to Stamford CBD
- Prominent corporate identity available
- Large, efficient floor plates
- Convenient access to Merritt Parkway
- Close proximity to restaurants and shopping
- Expansion potential







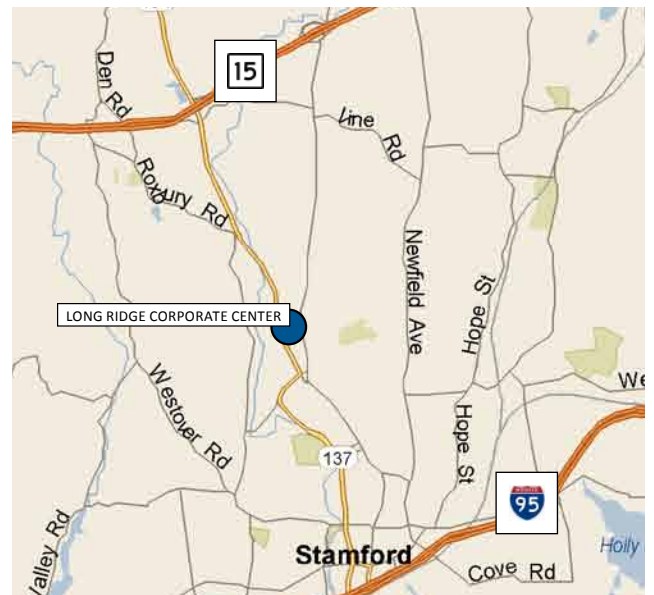
## Overview

Long Ridge Corporate Center is a 77 acre corporate campus strategically located on the Long Ridge corridor midway between the Merritt Parkway and the downtown Stamford central business district. Long Ridge Corporate Center offers a Class A corporate office environment for companies who prefer a more private campus like setting with visibility and easy access.

Long Ridge Corporate Center features three office buildings; 120, 260 and 292 Long Ridge Road which combined total over 550,000 square feet. 120 Long Ridge is the corporate headquarters for General Reinsurance.

260 Long Ridge consists of 197,000 square feet on three levels. The building was updated in 2009 with a new roof and new curtain wall system. The interior was fully gutted and is ready for new construction. 292 Long Ridge consists of 55,000 square feet on two levels and partial covered parking. Both buildings offer an efficient central core system.

260 and 292 are available for immediate occupancy. Long Ridge Corporate Center can also accommodate larger end users through the expansion of existing buildings or through a build to suit.





# 20 GLOVER AVENUE

MERRITT ON THE RIVER | NORWALK, CONNECTICUT

## Overview

Merritt On The River is a fully renovated historic structure which offers on-site food service, immediate access to the Merritt Parkway and convenient access to I-95 and the South Norwalk Train Station.



## Features & Amenities

- High ceilings with dramatic river views
- Cafeteria and catering facility
- On-site security and concierge
- Immediate access to Interstate 95, the Merritt Parkway, and Route 7
- Adjacent to Metro North spur train station with additional shuttle service to South Norwalk
- Walking distance to hotels, day-care, retail and restaurants

## Property Facts

Year Built:	Renovated 2000
GBA:	230,000 square feet
Typical Floor:	40,000 square feet
Parking:	3 spaces per 1,000 square feet
Security:	24/7/365 key card access



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