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MARKET STREET

STAMFORD, CT



NEWMARK

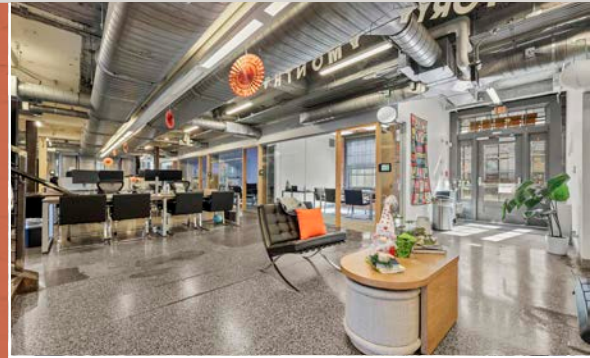
FLETCHER

SILVER HEIGHTS
CAPITAL

\$5MM TECHNOLOGY COMPANY BUILDOUT

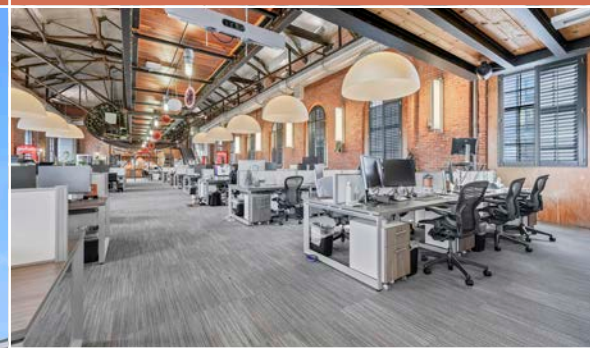
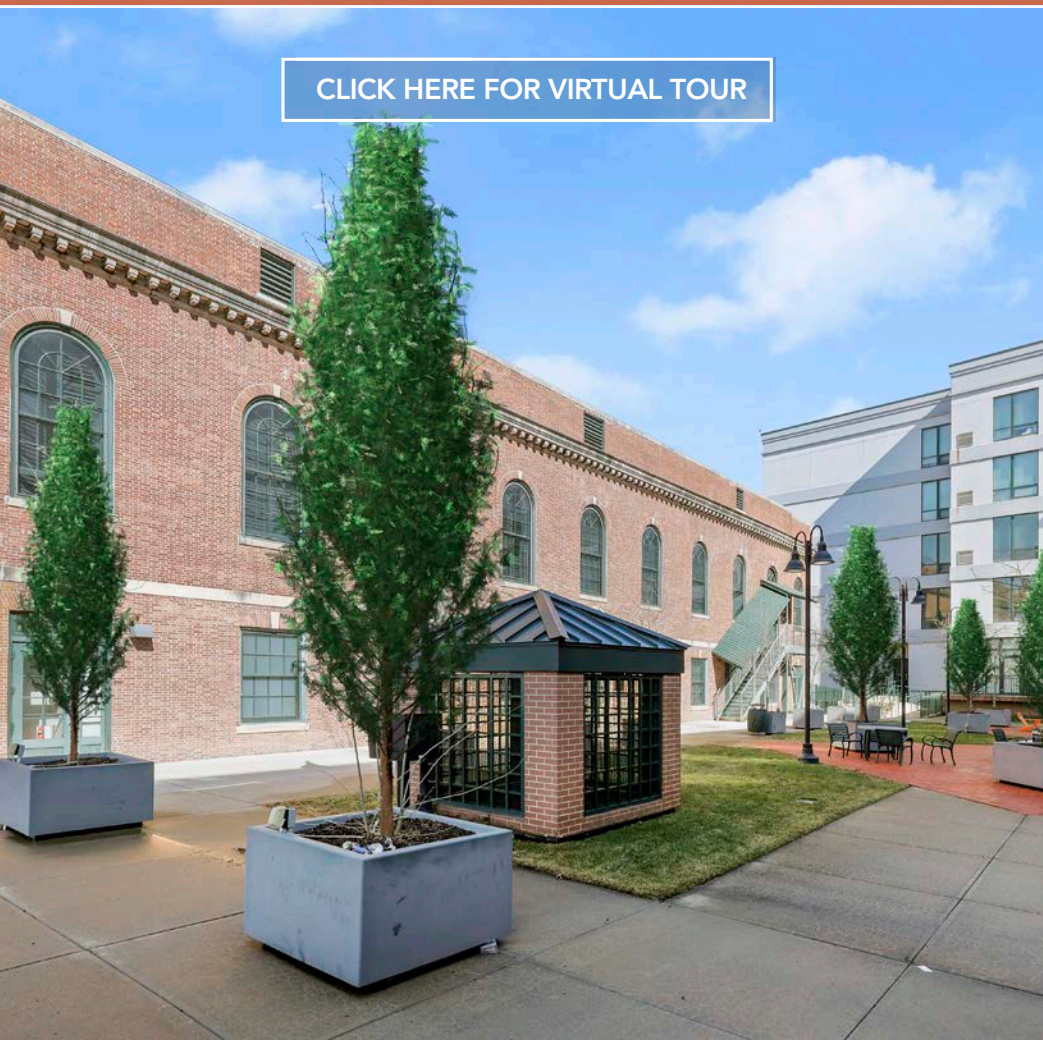
ENTIRE BUILDING 20,373 SF
POSSESSION: IMMEDIATE
RATE: UPON REQUEST

Located in the Heart of Harbor Point District
Excellent Private Office-to-Collaborative Space Ratio
Former Headquarter to a Fortune 250 Company
Outdoor Patio with Fire Pits
Gym with Full Locker Rooms
5-min Walk to Train Station
Easy Access to I-95

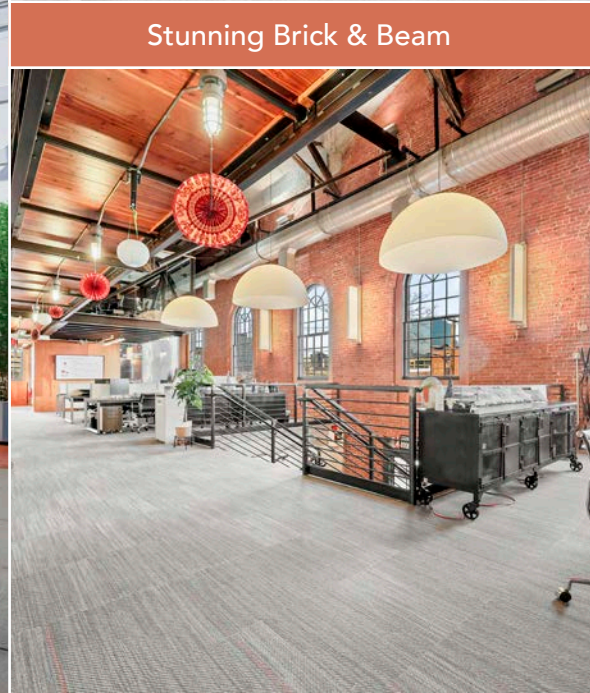


Aeronautic Aesthetic

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Stunning Brick & Beam

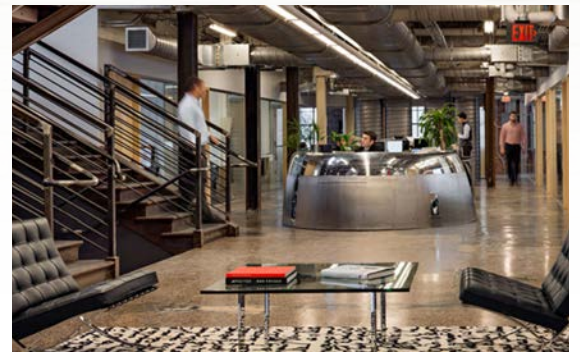




Suspended Catwalk Provides Access into the Fuselage Conference Center



Polished Floors, Metal, Glass and Exposed Brick



Reception Area



Re-Purposed Plane Parts



Collaborative Work Space

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HARBOR POINT OVERVIEW & AREA DEMOGRAPHICS

Harbor Point is a master-planned, mixed-use community sprawling over 100+ acres along the Stamford waterfront, just south of downtown and within walking distance to the Stamford Transportation Center.



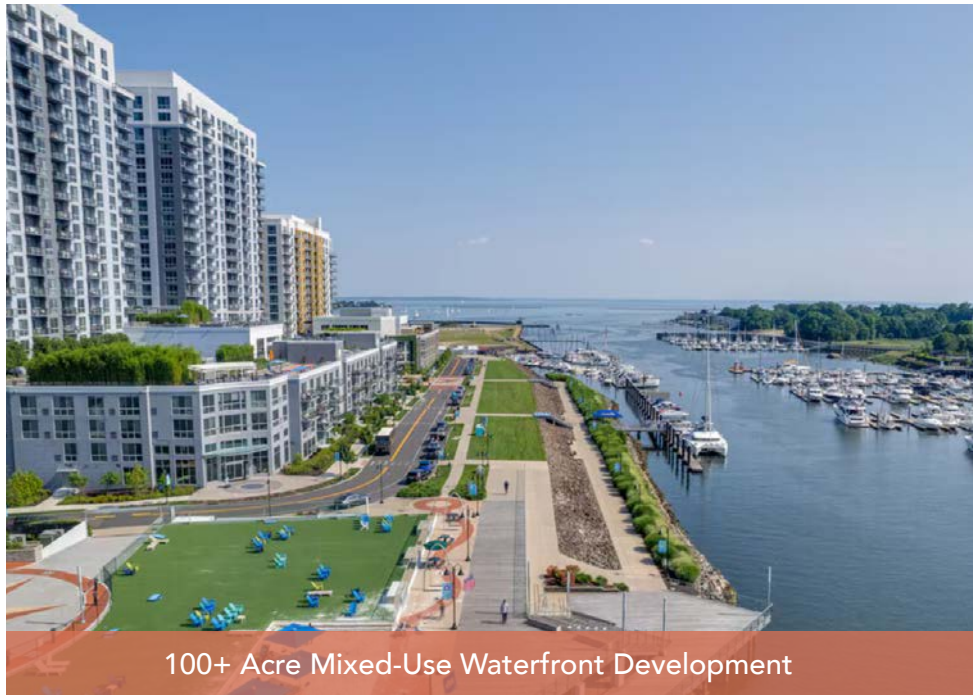
Yoga on the Boardwalk



Harbor Point Trolley



Harbor Point Marina



100+ Acre Mixed-Use Waterfront Development

TOTAL POPULATION

1 mile	48,834
3 miles	134,145
5 miles	183,834

ESTIMATED DAYTIME POPULATION

1 mile	57,994
3 miles	143,416
5 miles	208,016

AVERAGE HOUSEHOLD INCOME

1 mile	\$136,122
3 miles	\$196,948
5 miles	\$234,990



TOTAL HOUSEHOLDS

1 mile	22,044
3 miles	53,712
5 miles	72,226

STAMFORD'S MOST DESIRABLE DESTINATION

Harbor Point has become Stamford's most desirable destination for residents and corporations alike. It includes thousands of residential units (luxury apartments), substantial commercial office space, including major corporations such as: Charter Communication, Tomo Networks, Sema4, ITV Studios (and more), along with retail, restaurants, marinas, parks, and infrastructure like boardwalks, trolley and water taxi services.

15 YRS INTO RE-DEVELOPMENT	~3,400 LUXURY APARTMENTS DELIVERED SINCE 2010
>5,500 PLANNED RESIDENTIAL UNITS	2M+ SF COMMERCIAL SPACE
2+ MILES OF WATERFRONT BOARDWALK	30+ RETAILERS
14+ RESTAURANTS	4 MARINAS

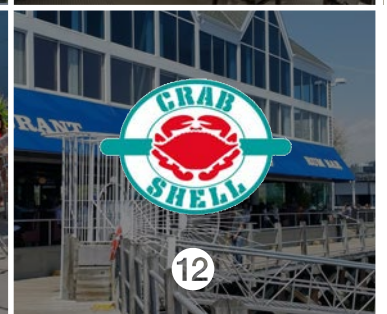
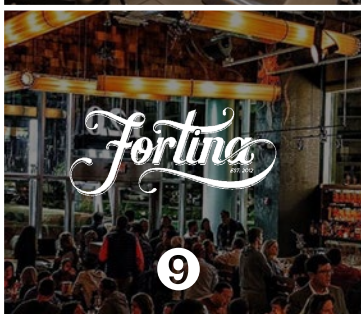
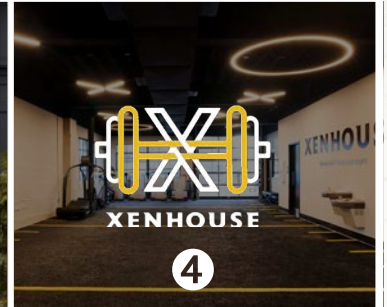
MAJOR CORPORATE RELOCATIONS TO HARBOR POINT				
	Building Address	SF	Year Relocated	Industry
	406 Washington Boulevard	532,258	2020	Technology
	333 Ludlow Street / 62 Southfield Avenue	124,782	2019	Life Sciences
	290 Harbor Drive	45,800	2021	Cryptocurrency
	860 Canal Street	35,769	2021	Digital Media
	333 Ludlow Street	29,283	2020	Technology
	100 Washington Boulevard	24,000	2019	Life Sciences
	100 Washington Boulevard	23,919	2020	Manufacturing
	2200 Atlantic Street	13,286	2021	Manufacturing



[CLICK HERE FOR DRONE VIDEO](#)

ENJOY BUSTLING HARBOR POINT

Harbor Point features countless amenities, including more than a dozen award-winning restaurants, numerous fitness providers, waterfront activities, breweries, parks and public spaces, neighborhood activities and a bike share program for office tenants.



CONNECTIVITY TO NEW YORK CITY

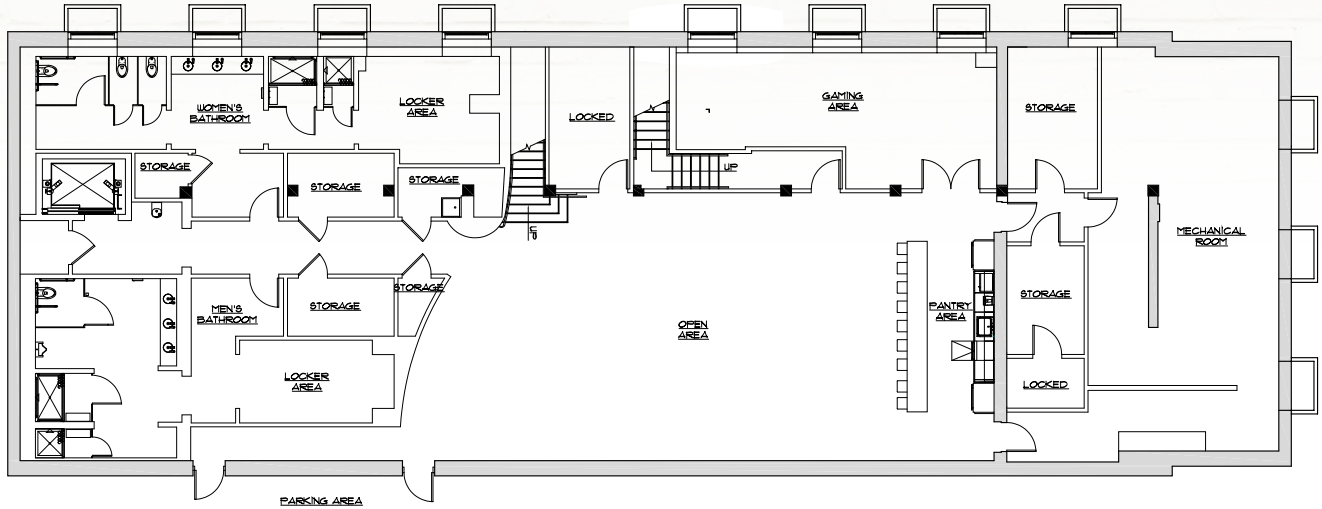
Stamford is a vibrant city located in Fairfield County, on the northern shore of Long Island Sound. Located in southwestern CT, it is just minutes away from the NY state border (Westchester County). The property is conveniently located 0.2 miles from the Metro-North Stamford train station, offering express service to Grand Central Station in 57 minutes. The property is also easily accessible via Interstate 95 via exit 7 or 8.

INTERSTATE 95	1.6± Mi.	A key regional N-South thoroughfare connecting area residents to Northern Fairfield County and Boston to the North, and Manhattan and Westchester County to the South
STAMFORD TRAIN & AMTRAK STATION	0.2± Mi.	This station provides access to Grand Central Terminal in Manhattan via Metro-North's New Haven Line – the busiest rail line in the nation with approximately 40.3 million riders annually, and the Stamford Transportation Center is the line's busiest stop
MERRITT PARKWAY	8.0± Mi.	A regional North-South thoroughfare connecting area residents to Northern Fairfield County and Hartford to the North and Manhattan and Westchester County to the South
WESTCHESTER COUNTY AIRPORT	18.0± Mi.	1.1± million passengers in 2024
LAGUARDIA INTERNATIONAL AIRPORT	32.0± Mi.	30.8± million passengers in 2024
JFK INTERNATIONAL AIRPORT	41.9± Mi.	30.7± million passengers in 2024

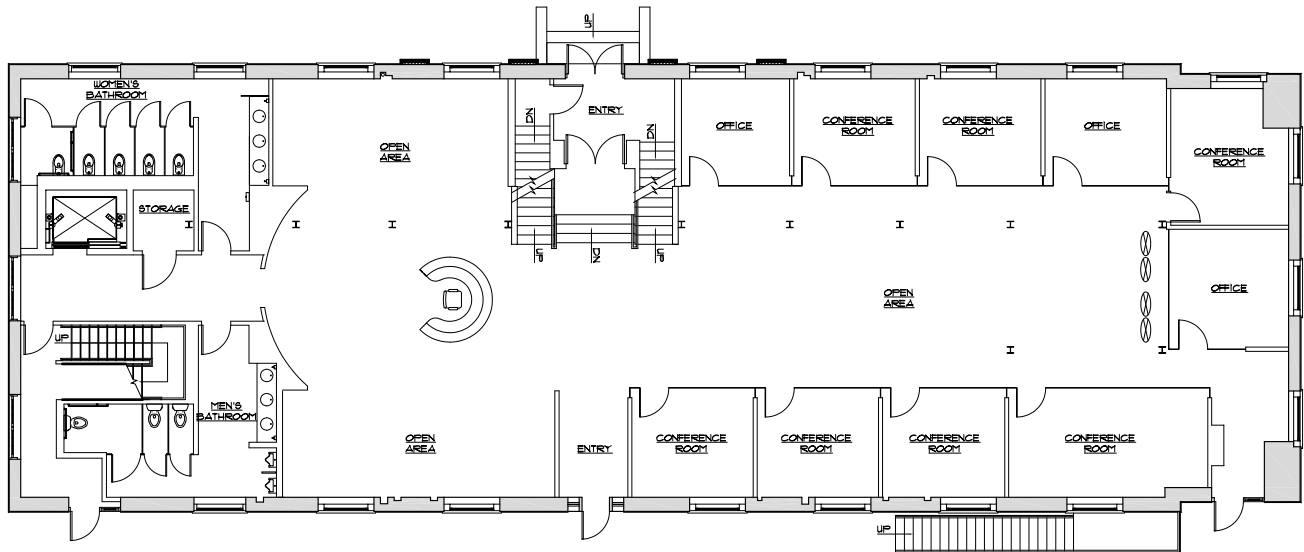


FLOOR PLANS

GROUND FLOOR – 6,090 RSF

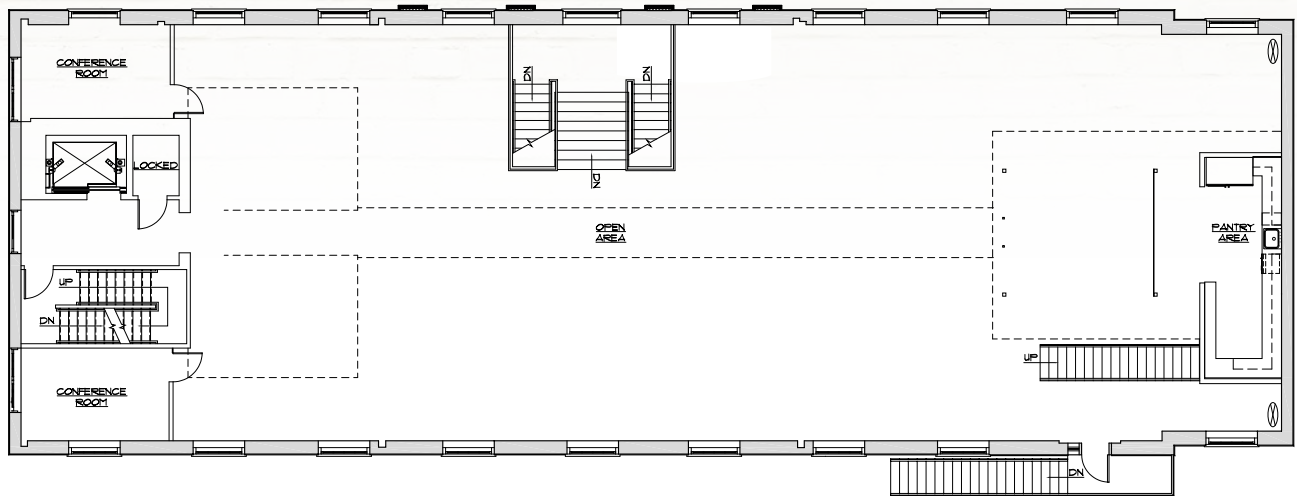


FIRST FLOOR – 6,125 RSF

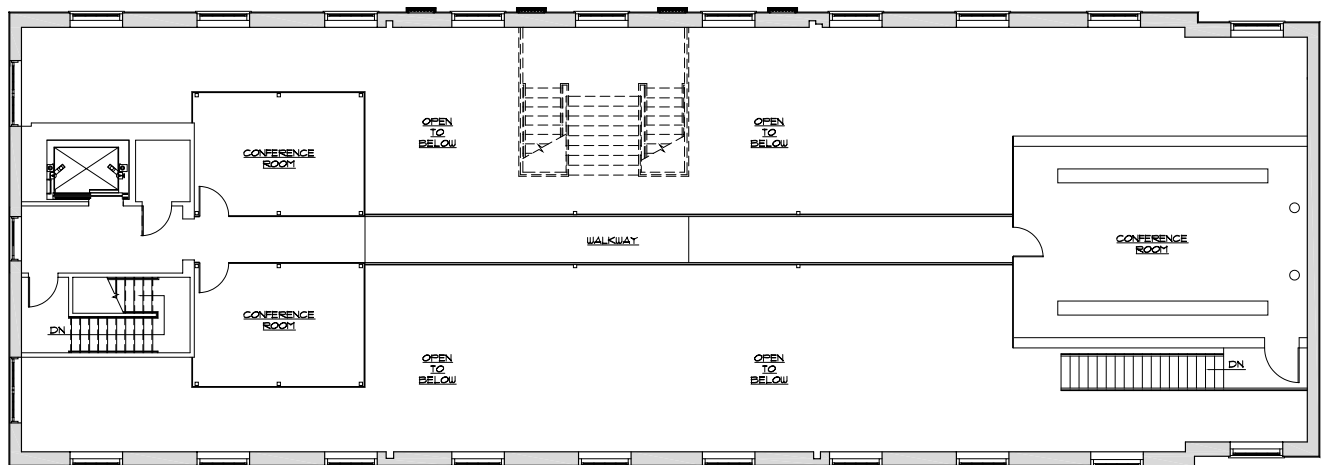


FLOOR PLANS

SECOND FLOOR – 6,125 RSF



MEZZANINE – 2,033 RSF



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STAMFORD, CT



CONTACT EXCLUSIVE BROKERS

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