

TOP THREE FLOORS AVAILABLE | 87,702 RSF (NORTH TOWER)

Plus Additional Direct and Contiguous Availability

333

LUDLOW STREET

STAMFORD, CONN.



NEWMARK

WATERFRONT LOCATION WITH BREATHTAKING WATER VIEWS

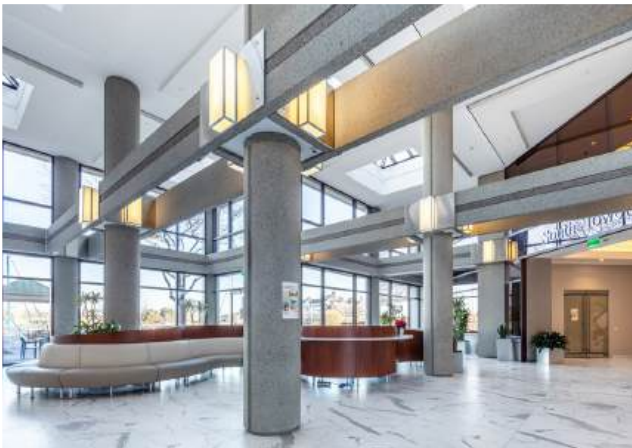


HIGHLIGHTS

- Harbor Park Café / Starbucks
- Fitness Center with Showers and Locker Room
- Security Concierge
- Multi-Media Conference Facility
- Parking Garage
- Fully Renovated Lobby and Common Areas
- Landscaped Patio and Outdoor Seating
- Private Shuttle Service to/from Train Station
- 5 Minutes from I-95, Exits 7 and 8

SPECIFICATIONS

Available Floors	Entire 6 th	29,234 RSF
	Entire 7 th	29,234 RSF
	Entire 8 th	29,234 RSF
<i>(Additional 29,234 RSF can be made available for total offering of 116,936 RSF)</i>		
Asking Rent	Upon Request	
Possession	Immediate	
Term	Through January 31, 2034	



HARBOR POINT: LIVE. WORK. PLAY.

Harbor Point is a vibrant mixed-use development that features residential buildings, commercial spaces, retail shops, restaurants, and recreational amenities. It boasts scenic views of Long Island Sound and offers residents and visitors waterfront parks, walking trails, and marinas. It's become a destination for living, working, and leisure, contributing to Stamford's reputation as a dynamic city on the Connecticut coast.



2+

Miles of waterfront boardwalk

4

Marinas



15+

Restaurants

20+

Acres of actively programmed parks



4K+

Apartments



JAMES RITMAN
BEN GOLDSTEIN

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NEWMARK

CONNECTIVITY TO NEW YORK CITY

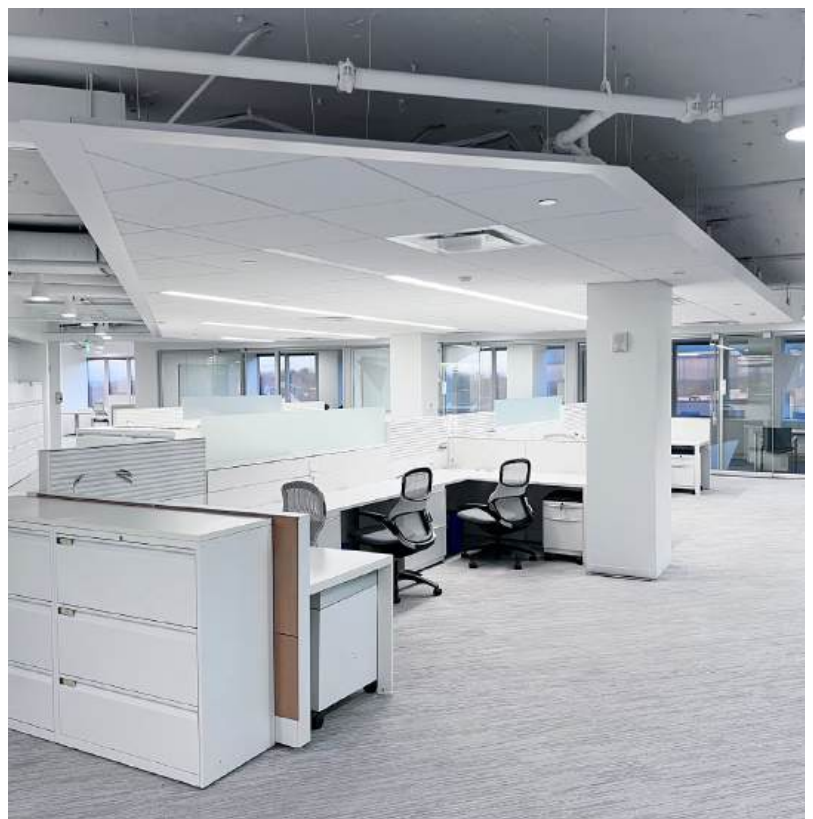
Stamford, Connecticut, is a vibrant city located in Fairfield County, on the northern shore of Long Island Sound. It's known for its dynamic business community, serving as a significant financial hub, with many corporate headquarters.

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 2021
LAGUARDIA INTERNATIONAL AIRPORT	32.0± Mi.	30.8± million passengers in 2021
JFK INTERNATIONAL AIRPORT	41.9± Mi.	30.7± million passengers in 2021



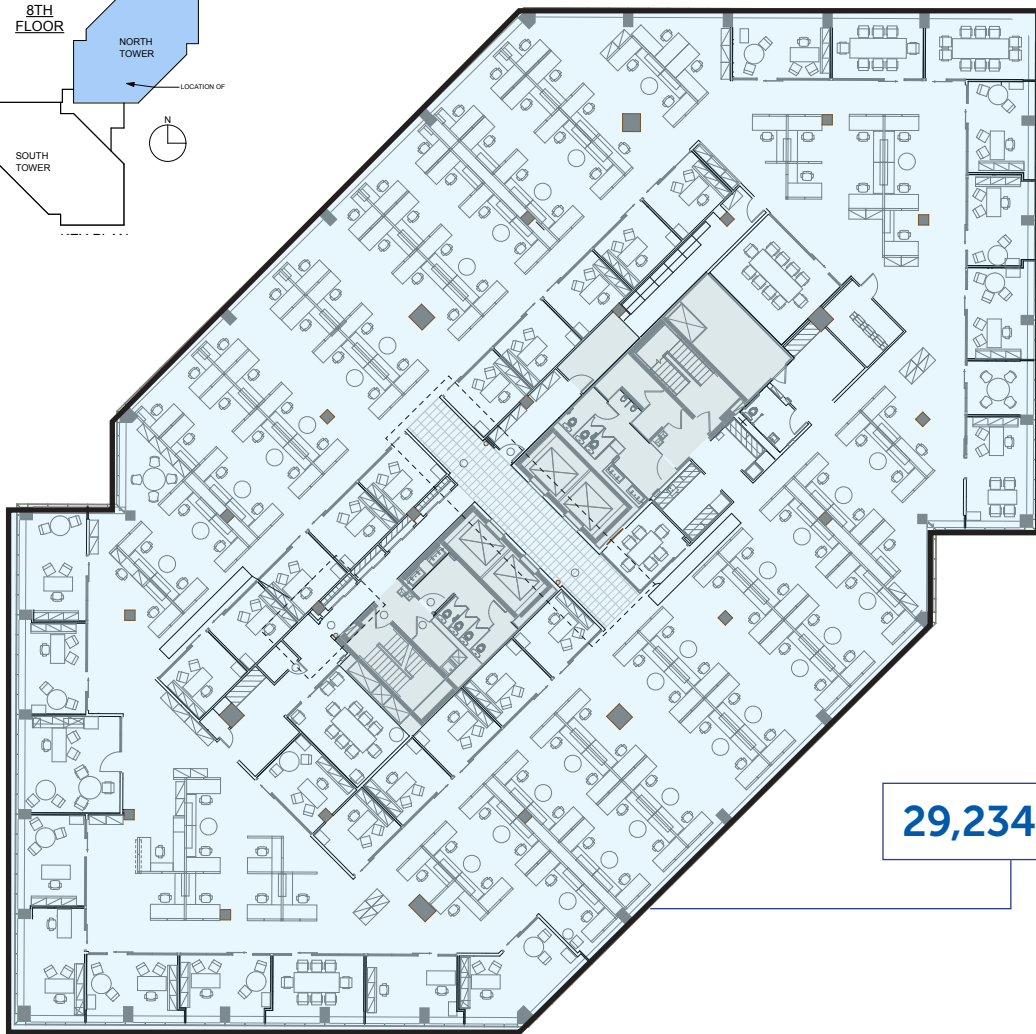
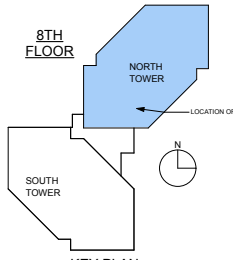
INTERIOR PHOTOS



FLOOR PLAN ENTIRE 6TH FLOOR



KEY PLAN

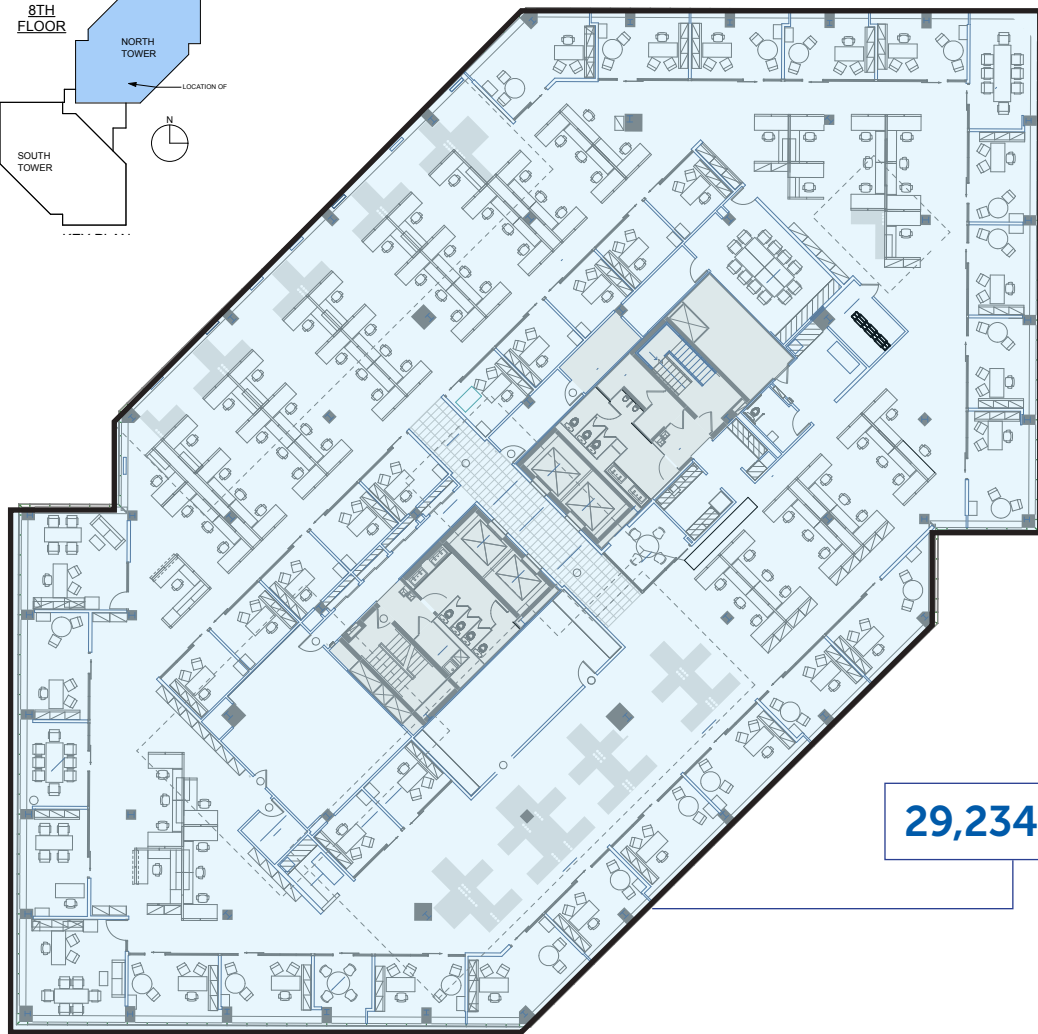
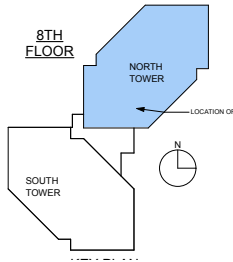


29,234 RSF

FLOOR PLAN ENTIRE 7TH FLOOR



KEY PLAN

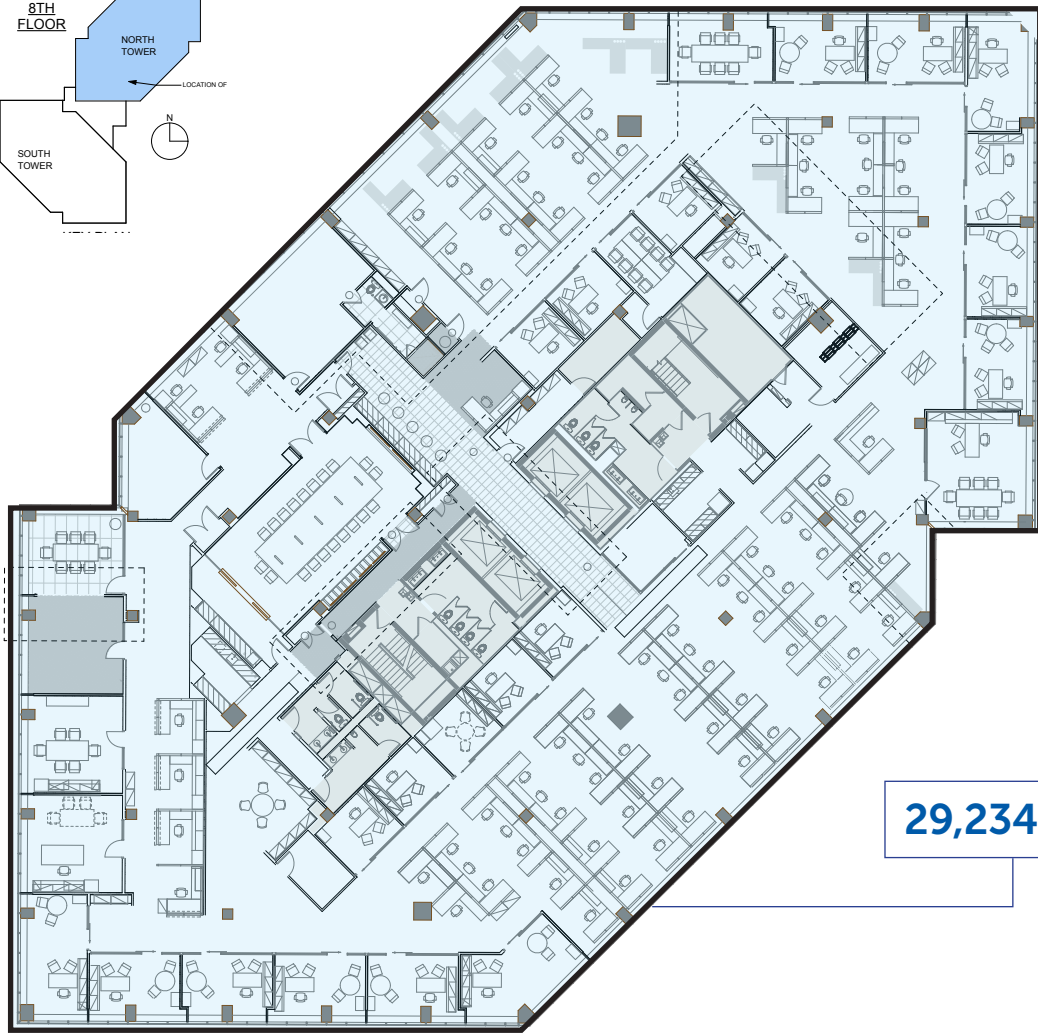
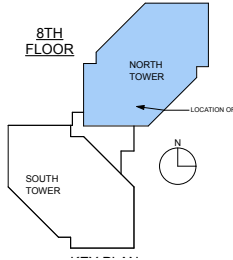


29,234 RSF

FLOOR PLAN ENTIRE 8TH FLOOR



KEY PLAN



29,234 RSF