

The background of the entire image is a purple-tinted photograph of a city street scene. In the center, the words "Main Street" are written in large, bold, yellow capital letters. The letters are partially obscured by three large, semi-transparent purple circles that overlap each other and the text. Below the main text, the words "Downtown Stamford" are written in smaller, yellow capital letters, also partially obscured by the same three purple circles. The overall design is modern and urban.

MAIN STREET

D O W N T O W N S T A M F O R D



THE LOCATION

The future Curio Collection by Hilton hotel, originally constructed in 1914 and expanded in 1928 and 1983, will highlight the historic features of this property while providing the most in-demand hotel amenities. This approved adaptive reuse project will transform office space into a 149-room upscale hotel, and preserve the historic exterior and grand double-height bank lobby with original vault doors.

Set in the heart of downtown, the property is surrounded by a vibrant mix of restaurants, retail, entertainment, and a thriving residential/office community—anchored by 9.7 M SF of office space, 1.7 M SF of retail, and more than 7,700 residential units. Pedestrian flow is constant; visibility, exceptional.

D O W N T O W N S T A M F O R D

THE SPACE

Beauty blends with historic details and modern amenities.

Step into an unparalleled opportunity within this landmark 1928 bank designed by renowned gilded-age architect Henry J. Hardenbergh —a space defined by grandeur and timeless elegance. Soaring 25+ foot ceilings, intricate architectural flourishes, and a sweeping second-floor mezzanine set the stage for an extraordinary dining experience. At the heart of the space, the original bank vault stands as a breathtaking centerpiece.

Encased in glass, its intricate inner workings serve as a captivating focal point—ideal for transformation into a signature wine cellar, an exclusive private dining enclave, or a refined cocktail lounge. This is a rare and prestigious offering—poised to become an iconic culinary destination of unmatched character and distinction.





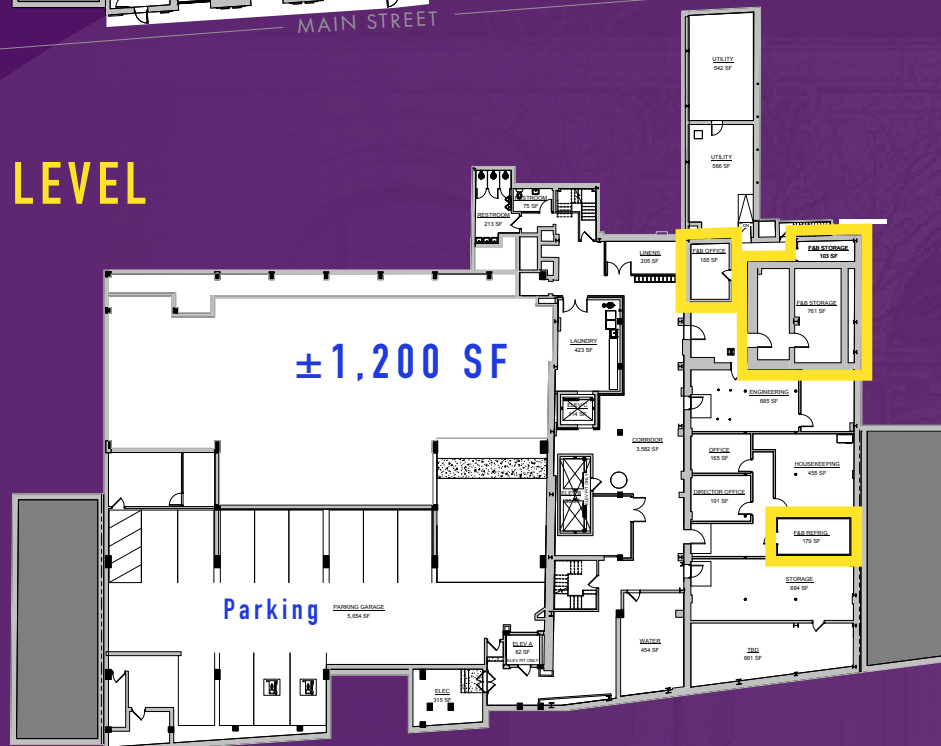
THE OPPORTUNITY

FLOOR PLANS

GROUND FLOOR



BASEMENT LEVEL



SIZE

Ground Floor Up to 6,750 SF
Mezzanine Space 450 SF
Total ±7,200 SF

CONSTRUCTION

Begins 2025

POSSESSION

July 1, 2027

Basement Level ±1,200 SF

RENT

Upon Request

FRONTAGE

over 40' FT on Main Street

TERM

Long-term

CEILING HEIGHTS

Cathedral Ceiling - 16+ FT

COMMENTS

The Vault - Bank Space
Cathedral Ceiling Heights

Iconic Building in the Heart
of Downtown Stamford

Walking distance to Parks
and Train Station

Ample Parking Spaces both
Street and Municipal



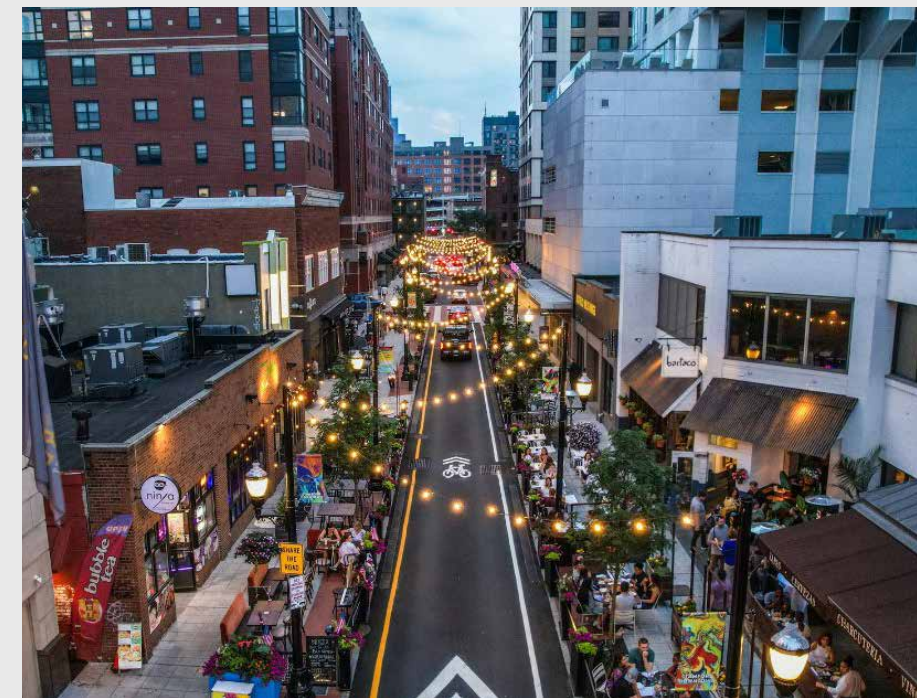
D O W N T O W N

S T A M F O R D

One of the most vibrant urban centers in the region, Downtown Stamford sits at the crossroads of commerce, culture, and community, offering a dynamic live-work-play environment that continues to evolve.

With a major Metro-North train station offering direct service to New York City, seamless access to I-95, and pedestrian-friendly streetscapes, Stamford is easily accessible from across the tri-state area. The neighborhood has become a magnet for creative firms, Fortune 500 companies, and innovative startups, as well as a growing population of young professionals and families.

Anchored by major retailers such as Target, Saks OFF 5TH, and Macy's—alongside popular local cafes, restaurants, and public gathering spaces—Downtown Stamford offers a walkable, energized environment that blends historic charm with modern momentum.



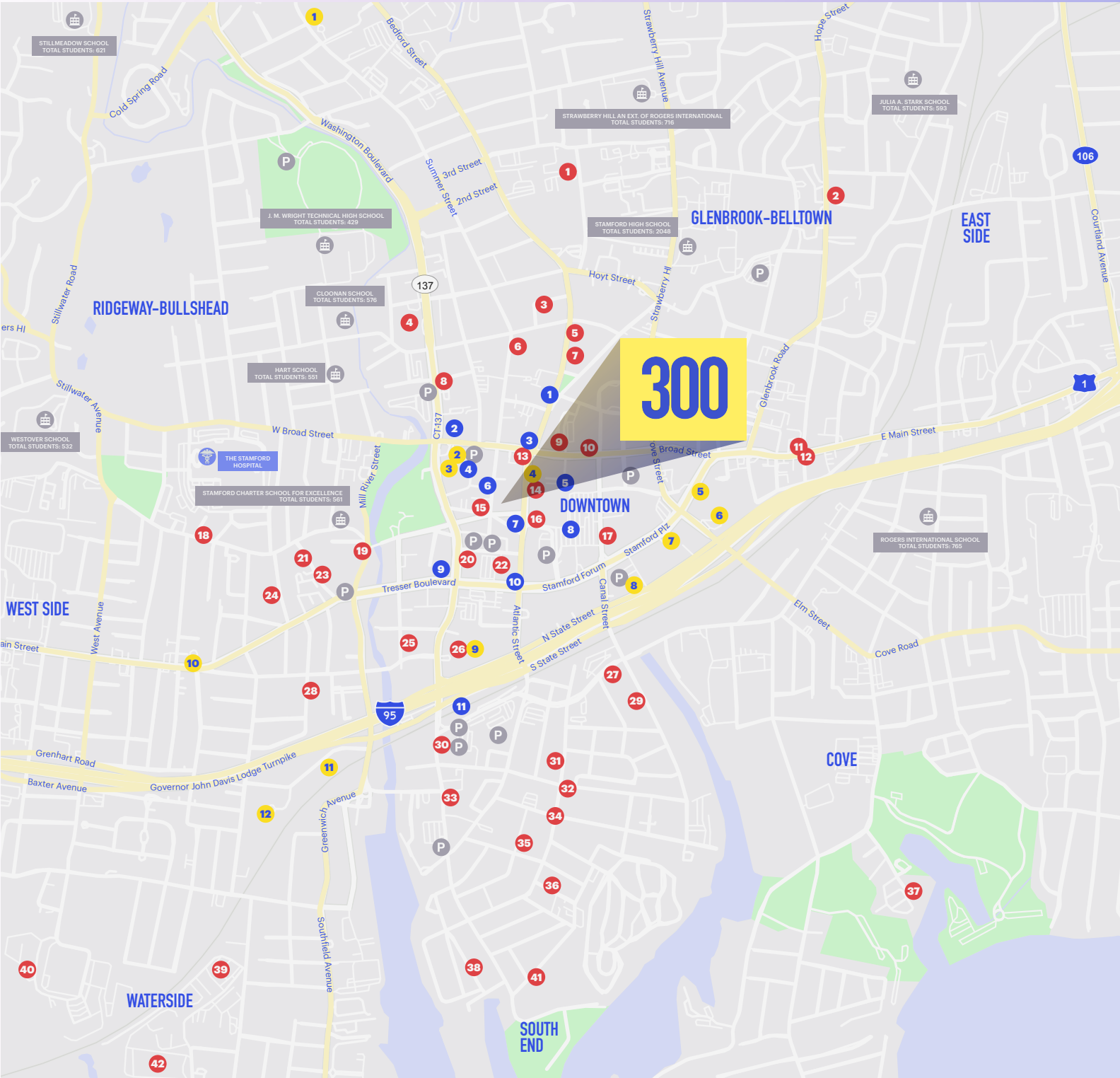
DEVELOPMENT MAP

PIPELINE DEVELOPMENTS		
1	83 & 95 Morgan Street	107/242 units
2	91 Hope Street	26 townhouses
3	24 Dolsen Place	2 units
4	Wescott Apartments	216 units
5	589 Bedford Street	21 units
6	733-777 Summer Street	160/355 units
7	Walton Place	224 units
8	The Stanley	187 units
9	128 Broad Street	198 units
10	The Asher	228 units
11	27, 29 Lafayette Street	2 units
12	The Lafayette	130 units
13	One Atlantic	77 units
14	3 Landmark Square	400 units
15	The Davenport	27 units
16	Old Town Hotel	82 rooms
17	URBY Phase 2	632 units
18	171 Stillwater Avenue	36 units
19	The Riverhouse	110 units
20	The Smyth	414 units
21	66 Stillwater Ave	18 units
22	Life Time Living Stamford	290 units
23	41-45 Stillwater Avenue	39 units
24	72 Spruce Street	132 units
25	100 Clinton Avenue	471 units
26	677-707 Washington Blvd	406 units
27	18 Dock Street	395 units
28	12-18 Taylor Street	12 units
29	The Hazel Stamford	183 units
30	Metro Tower	131 units
31	583 Pacific Street	4 units
32	Pacific & Henry Street	226 units
33	287-297 Washington Blvd	23 units
34	Harbor Point Parcel C2	714 units
35	Harbor Point Parcel C1	340 units
36	16 Remington Street	5 units
37	Delamar Residences	12 units
38	Anthem/Opus Harbor Point (P3/P6)	435/180 units
39	375 Fairfield Avenue	2 units
40	419 West Avenue	warehouse
41	100 Elmcroft Road	256 units
42	50 Barry Place	

POINTS OF INTEREST	
1	Avon Theatre Film Center
2	University of Connecticut-Stamford Campus
3	Ferguson Library
4	Target
5	AMC Landmark 8
6	AMC Magestic 6
7	Stamford Old Town Hall
8	Stamford Town Center Mall
9	Stamford Government Center
10	Stamford Studios - NBC Universal
11	Stamford Train Station

FORTUNE 100 EMPLOYERS	
1	Holiday Inn Express & Suites Stamford by IHG
2	Target
3	BDO
4	Bank of America Financial Center
5	Deloitte
6	RSM US LLP
7	Robert Half Finance & Accounting
8	Stamford Marriot Hotel & Spa
9	KPMG
10	Bank of America (with Drive-thru ATM)
11	Baird Fixed Income Capital Markets
12	Hilton Stamford Hotel & Executive Meeting Center

MAP KEY	
	HOSPITALS
	SCHOOLS
	PARKING
	DEVELOPMENTS
	POINTS OF INTEREST
	FORTUNE 100 EMPLOYERS



AREA RETAIL MAP + DEMOS



17.6K

AREA
POPULATION

23.5K

DAYTIME
POPULATION

\$119K

AVERAGE HOUSEHOLD INCOME

2.1K

TOTAL BUSINESSES

\$289M

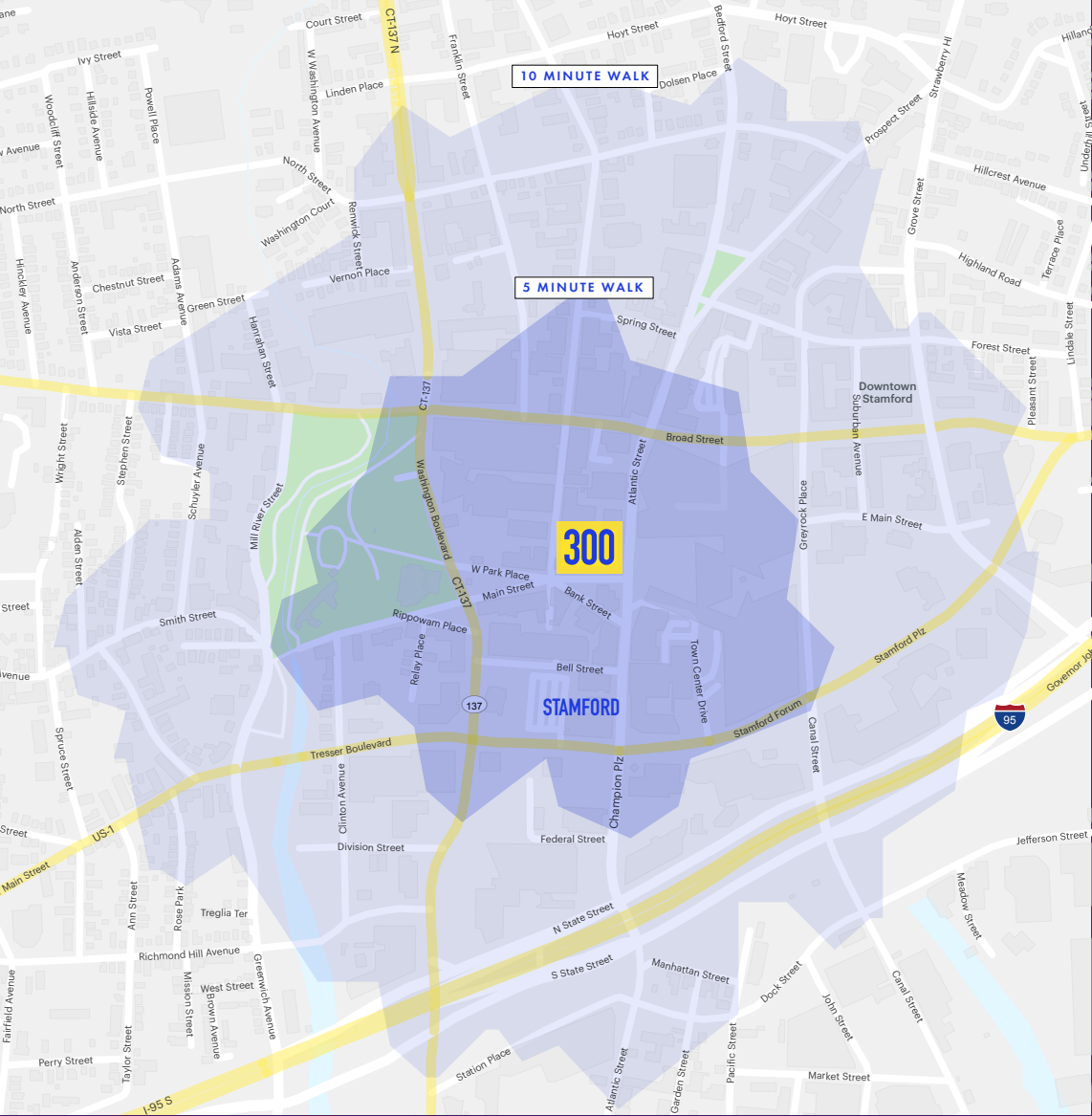
TOTAL RETAIL GOODS
CONSUMER SPENDING-

\$41M

FOOD AWAY FROM HOME CONSUMER SPENDING

IN A 1/2 MILE RADIUS

TRADE MAP + DEMOS



10 MINUTE WALK TIME 20 MINUTE WALK TIME

DAYTIME POPULATION

23.5K 61.1K

ANNUAL ENTERTAINMENT CONSUMER SPENDING

\$31.7M \$87.1M

ANNUAL FOOD AWAY FROM HOME CONSUMER SPENDING

\$35.5M \$95.9M

ANNUAL BUDGET EXPENDITURES

\$812M \$211M

300 MAIN STREET DOWNTOWN STAMFORD

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