

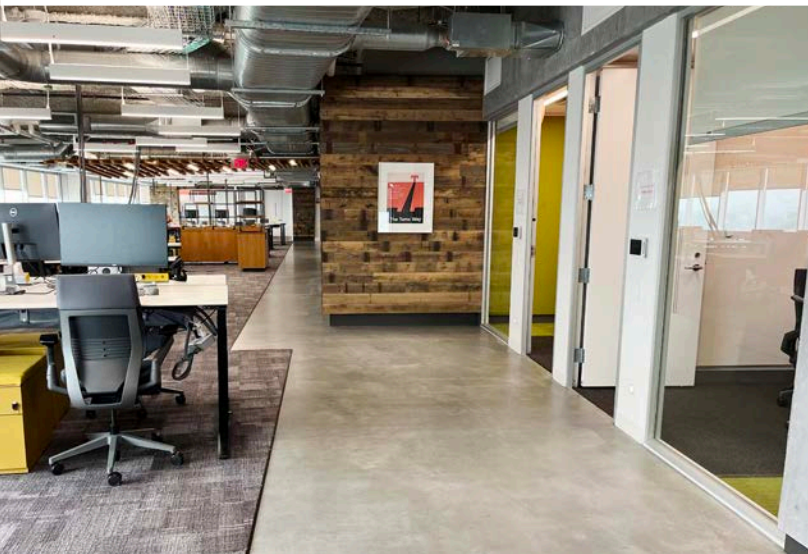
A wide-angle photograph of the One Harbor Point building, a modern multi-story structure with a glass and steel facade. The building is situated on a waterfront with a paved plaza in the foreground and a body of water to the left. A red banner is overlaid at the bottom of the image.

SIGNIFICANT DISCOUNT OPPORTUNITY - \$35.00/SF

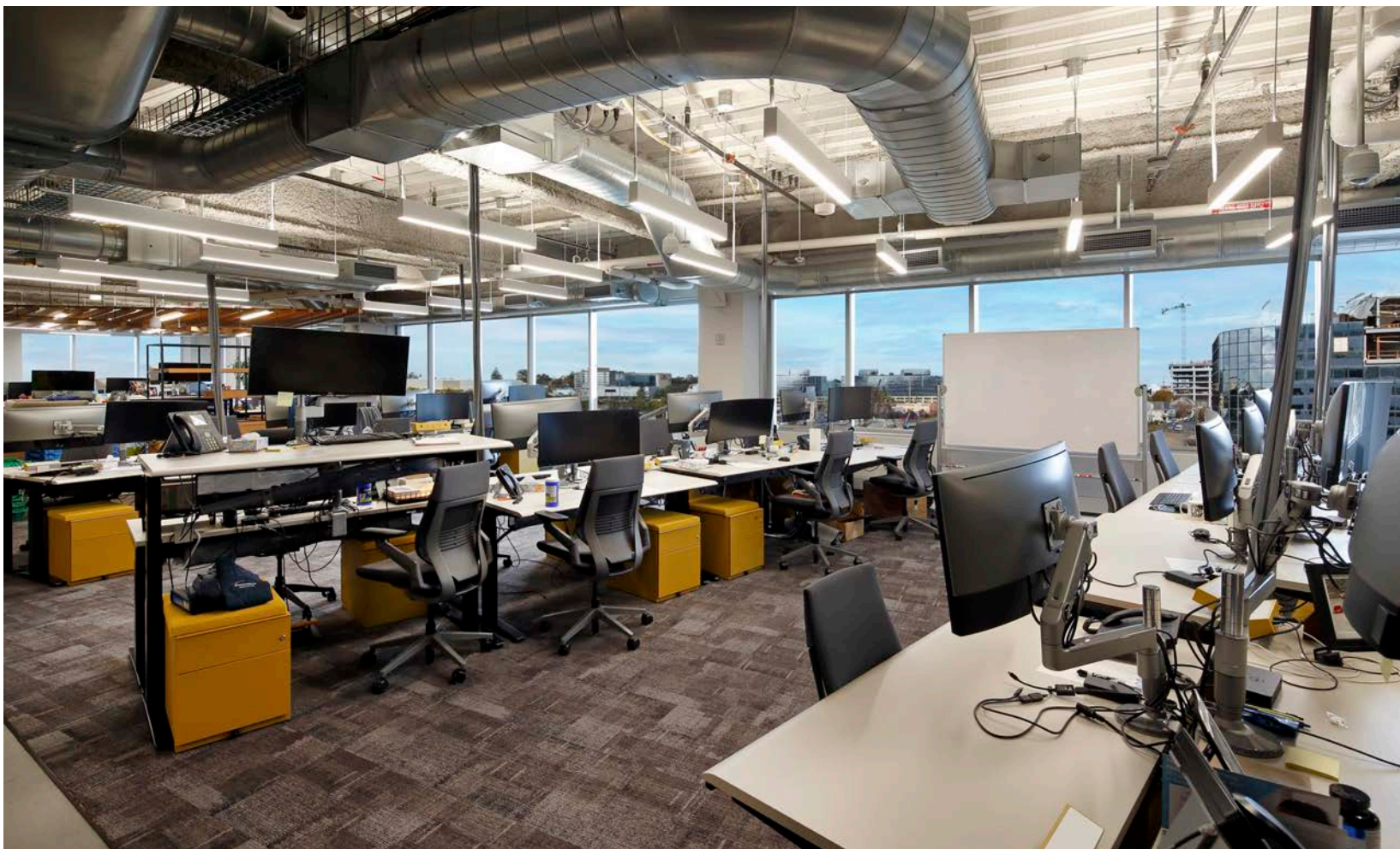
PLUG & PLAY SUBLEASE OPPORTUNITY

ONE HARBOR POINT

STAMFORD | CONNECTICUT



NEWMARK



HIGHLIGHTS

- Plug and play space, fully furnished and wired
- Modern build out with exposed ceiling and all glass offices
- Formerly built by Bridgewater with extensive infrastructure
- Walking access to train, 53-minute ride to NYC
- Spectacular location and water views
- Steps away from retail, restaurants and banks

SPECIFICATIONS

AVAILABLE	Partial 5 th Floor: 13,286 SF*
RENTAL RATE	\$35.00/SF
POSSESSION	Immediate
SUBLEASE TERM	Through 2/26/2027

** Can be combined with adjacent 4,953 SF space for a total of 18,239 SF*

CONTACT BROKERS

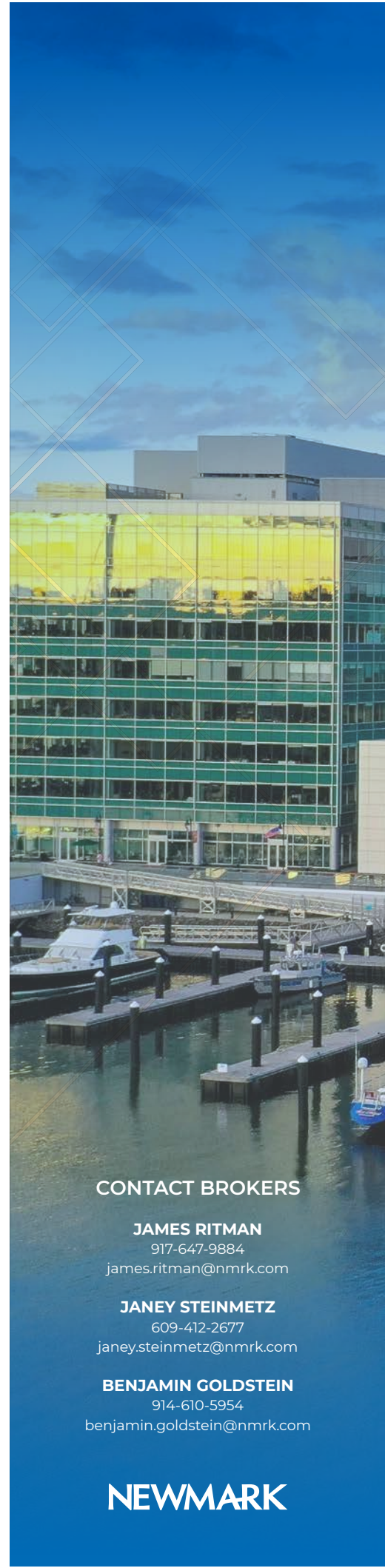
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NEWMARK

AS-BUILT FLOOR PLAN

PARTIAL 5TH FLOOR - 13,286 RSF



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NEWMARK

INTERIOR PHOTOS



LIVE. WORK. PLAY.



2+

Miles of
waterfront
boardwalk



4

Marinas

15+

Restaurants

20+

Acres of actively
programmed parks



4K+

Apartments

ONE
HARBOR
POINT

NEWMARK

STAMFORD: BY THE NUMBERS

ATMOSPHERE OF SUCCESS



AAA

In 2022, Stamford received AAA bond ratings, the highest possible, from both Standards & Poors and Fitch.



37 YEARS

Stamford has one of the lowest median ages in the entire state, and has seen a downward trend in median age over the past 5 years.



16.6M SF

Stamford houses 16.0 million SF of office space.
Class A = 13.9 MSF
Downtown = 9.0 MSF

FORTUNE 7

Stamford houses 7
Fortune 1000 companies

136,994

Total Population

\$115,602

Median Household Income*

**5 mile radius*

POPULATION GROWTH (2012-2022)

Stamford south of I-95	23.3%
White Plains	3.4%
Hoboken	6.8%
Jersey City	9.4%

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