

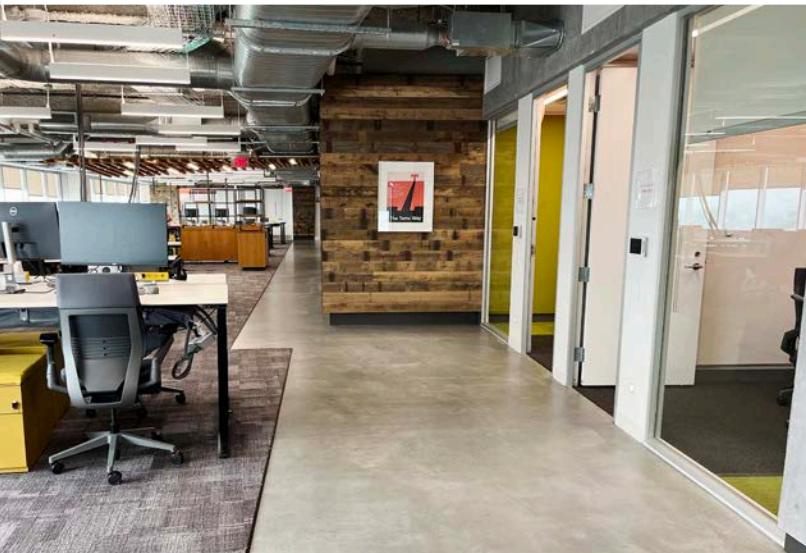


SIGNIFICANT DISCOUNT OPPORTUNITY - \$35.00/SF

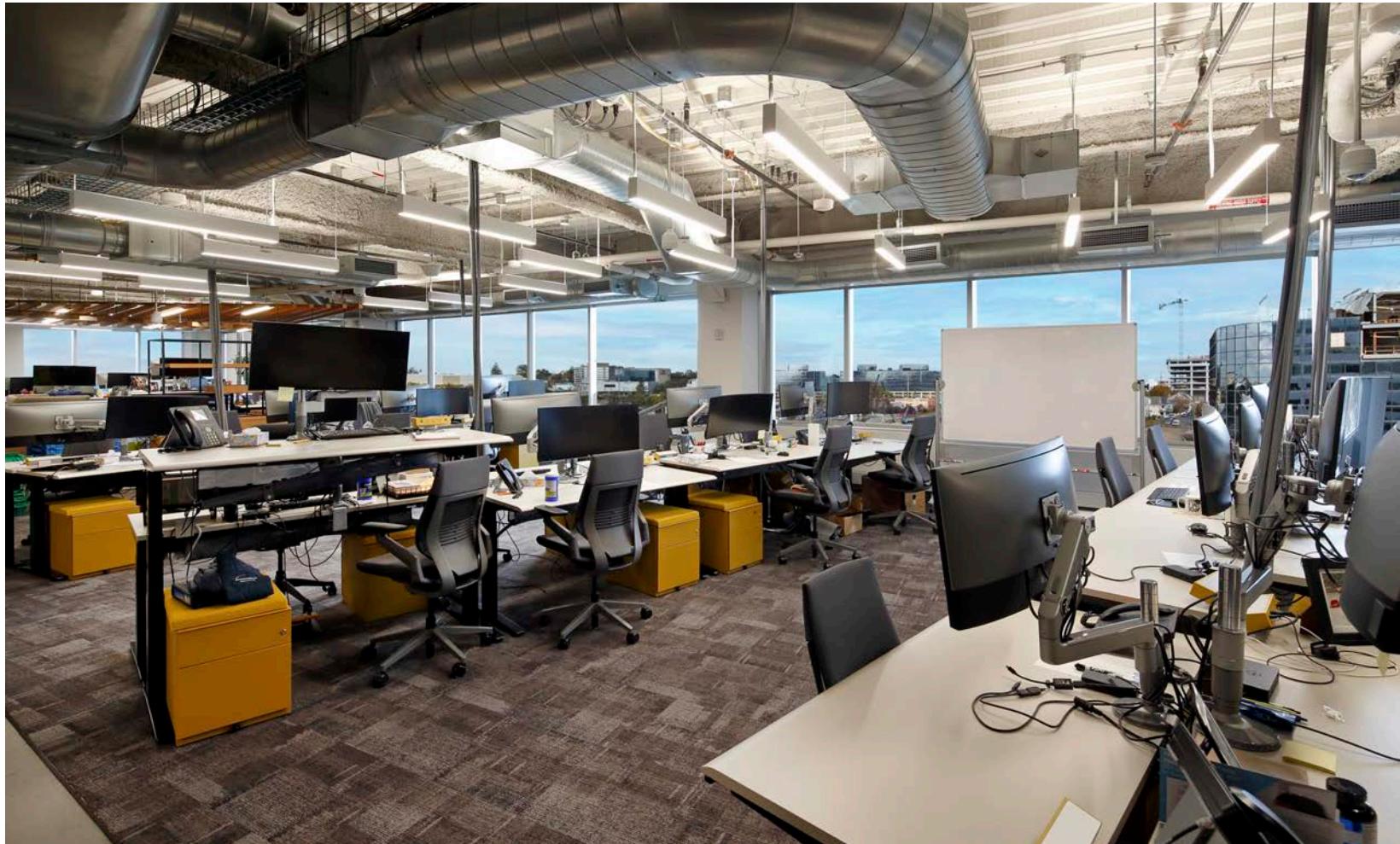
PLUG & PLAY SUBLLEASE OPPORTUNITY

ONE HARBOR POINT

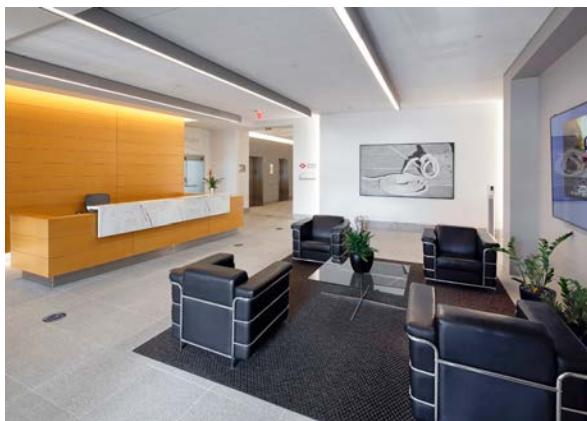
STAMFORD | CONNECTICUT



NEWMARK

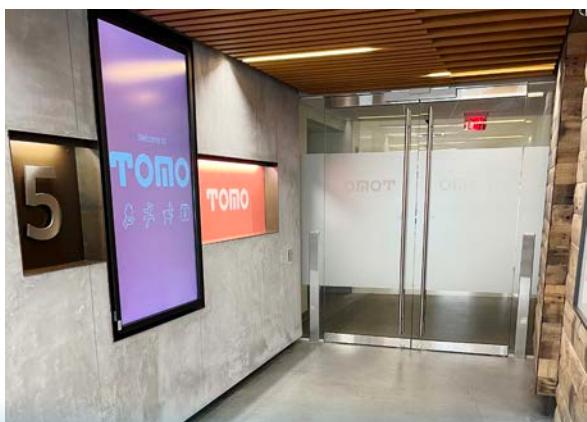


HIGHLIGHTS



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 5th 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

JAMES RITMAN

917-647-9884 | james.ritman@nmrk.com

JANEY STEINMETZ

609-412-2677 | janey.steinmetz@nmrk.com

BENJAMIN GOLDSTEIN

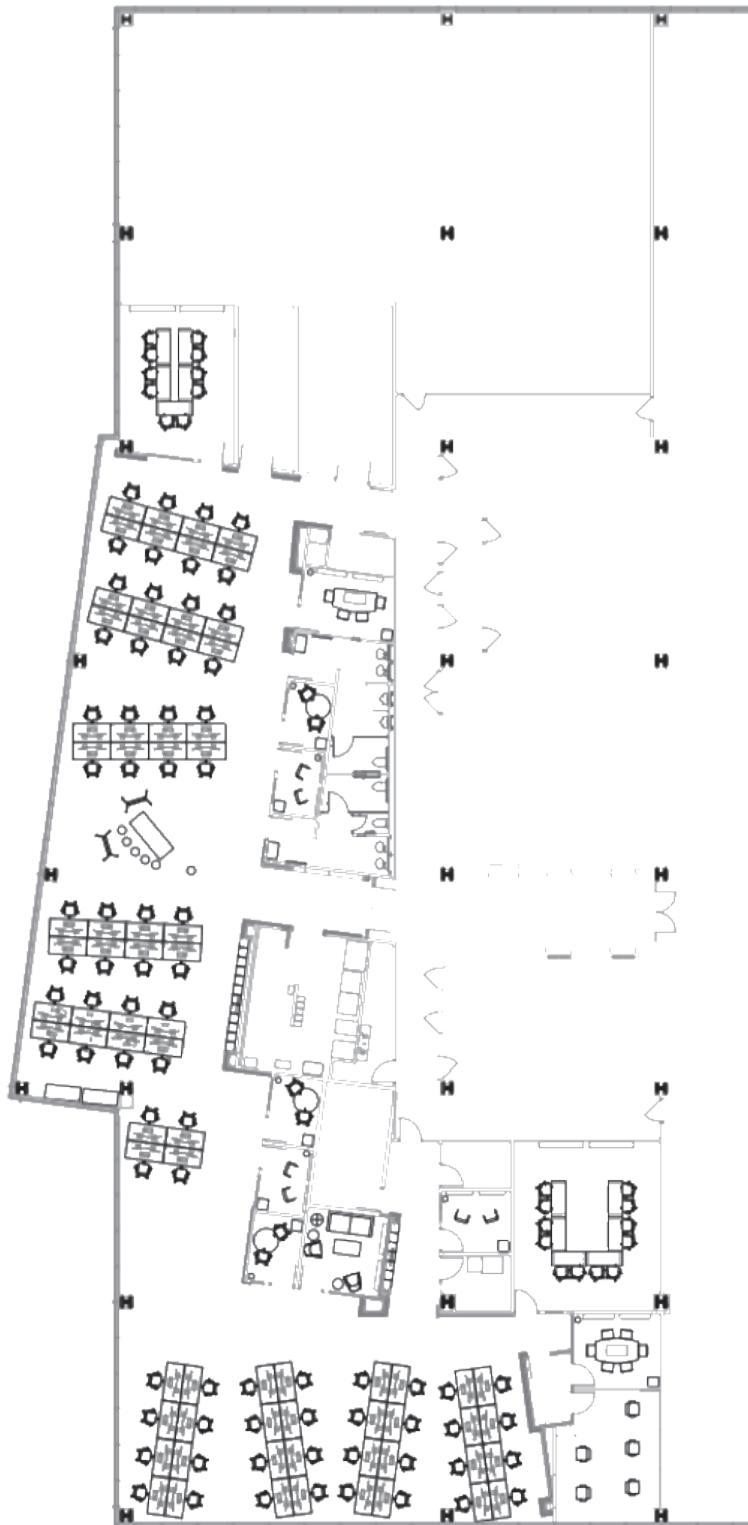
914-610-5954 | benjamin.goldstein@nmrk.com

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NEWMARK

AS-BUILT FLOOR PLAN

PARTIAL 5TH FLOOR - 13,286 RSF



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NEWMARK

INTERIOR PHOTOS



NEWMARK

LIVE. WORK. PLAY.



2+

Miles of
waterfront
boardwalk

4

Marinas

15+

Restaurants

20+

Acres of actively
programmed parks

4K+

Apartments



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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BENJAMIN GOLDSTEIN	914-610-5954 benjamin.goldstein@nmrk.com
KIM E. MOWERS	Designated Broker kim.mowers@nmrk.com

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