

Work at Sea Level: Prebuilt Opportunities



SHIPPAN
LANDING



Shippan Landing, a 17-Acre, 6-building waterfront property, is a private haven, hidden away on a piece of land surrounded by water on three sides. Unmatched amenities and picturesque views provide an environment reinvented for today's tenant.





SHIPPAN LANDING

WWW.SHIPPANLANDING.COM



- Class A, completely renovated campus
- New fitness and conference facilities
- Brand new, full-service cafeteria
- Beer Garden and Food Trucks
- Outdoor seating and gathering areas
- Sports and Bocce Courts
- Waterfront Walking Paths
- On-site marina

A TIDAL WAVE OF AMENITIES

- Shuttle service to the Stamford Transportation Center and Downtown
- Sweeping views of Stamford Harbor and the Long Island Sound
- Covered Parking Garage
- Easily accessible from I-95
- #9 on Architectural Digest's list of "Most Breathtaking Office Views Around the World"

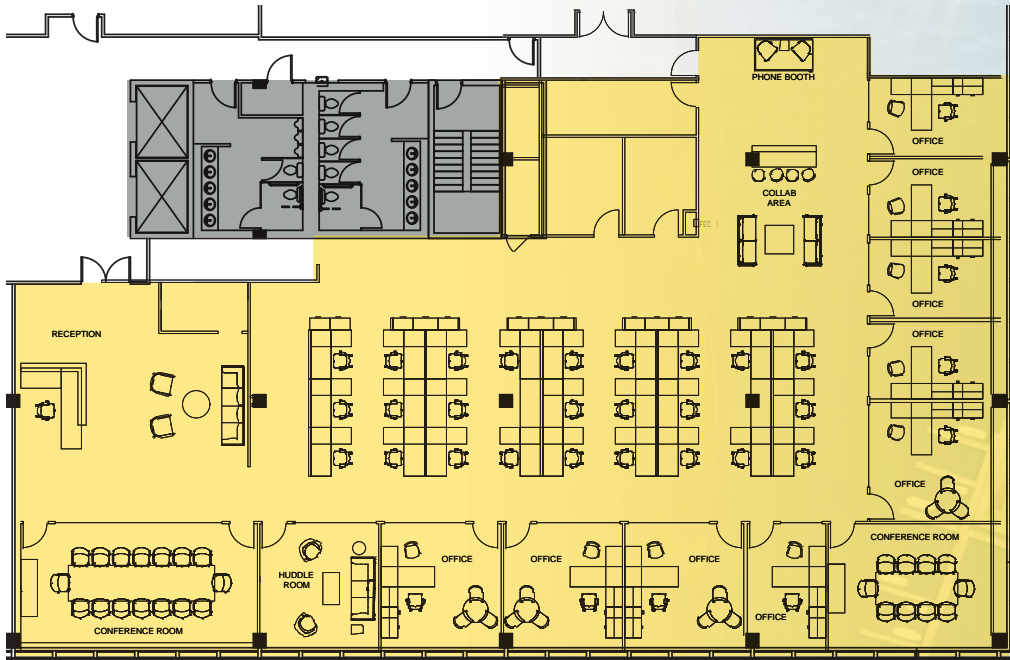


262 HARBOR DRIVE

WWW.SHIPPANLANDING.COM

1ST FLOOR

- Move-in ready
- \$48/PSF gross + electric



10,343 RSF



262 Harbor Drive

SHIPPAN
LANDING

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3RD FLOOR





262 HARBOR DRIVE

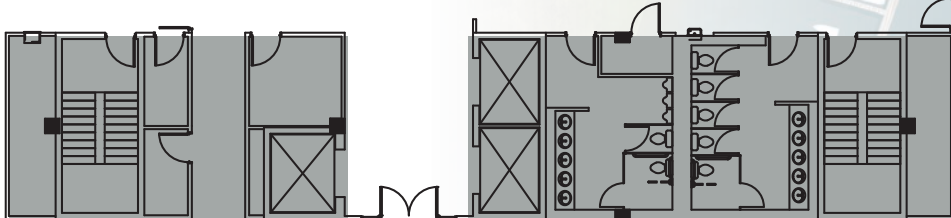
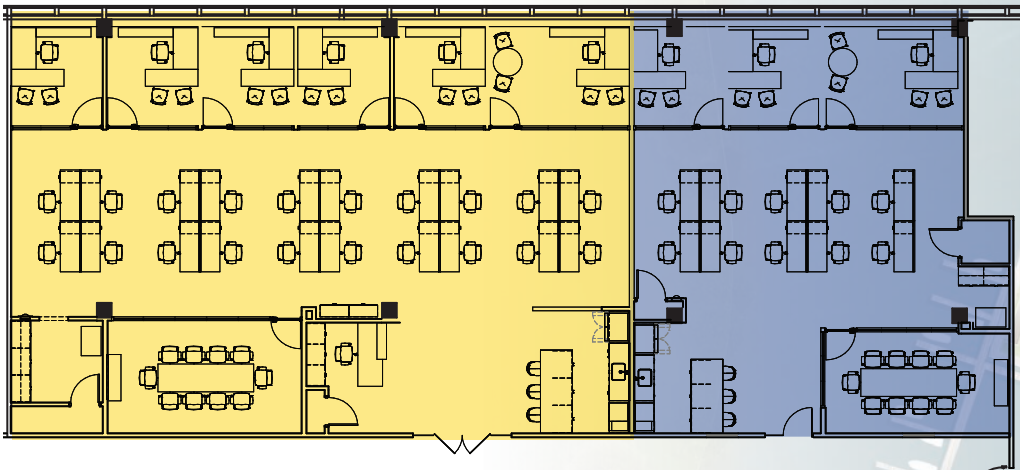
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4TH FLOOR

- New prebuilt
- \$49.50/PSF gross + electric

SUITE 'A'
4,039 RSF

SUITE 'B'
2,302 RSF



262 Harbor Drive



290 HARBOR DRIVE

WWW.SHIPPANLANDING.COM

2ND FLOOR

- Available immediately for custom design build-out
- Spectacular water views, complete building renovation
- \$49.50/PSF

SUITE 'A'
3,713 RSF

SUITE 'B'
5,397 RSF



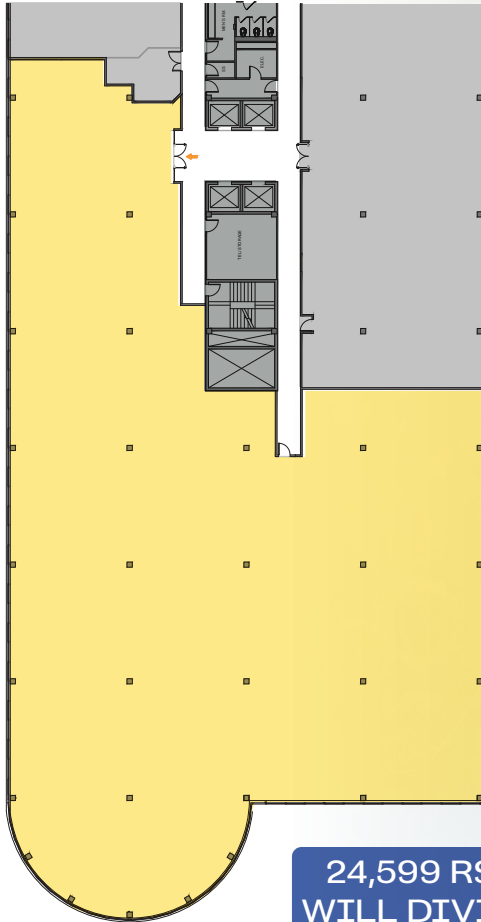


250 HARBOR DRIVE

WWW.SHIPPANLANDING.COM

3RD FLOOR

- Will divide
- Available immediately for custom design build-out
- Spectacular water views, complete building renovation
- \$49.50/PSF



24,599 RSF
WILL DIVIDE



250 Harbor Drive



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