

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

(Additional 29,234 RSF can be made available for total offering of 116,936 RSF)

Asking Rent Possession Term

Upon Request
Immediate
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

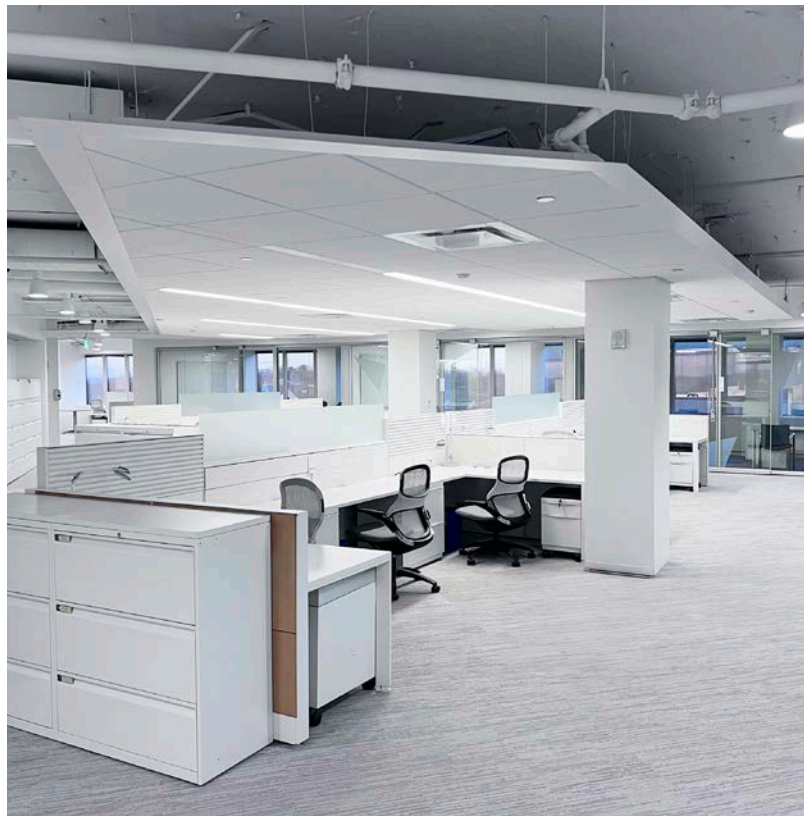
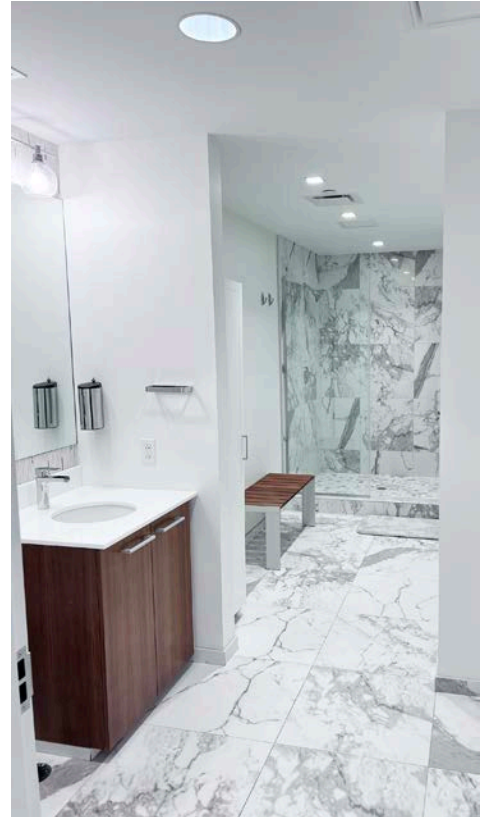


INTERSTATE 95	1.6± Mi.	A key regional N-South thoroughfare connecting area residents to Northern Fairfield County and Boston to the North, and Manhattan and Westchester County to the South
STAMFORD TRAIN & AMTRAK STATION	0.2± Mi.	This station provides access to Grand Central Terminal in Manhattan via 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



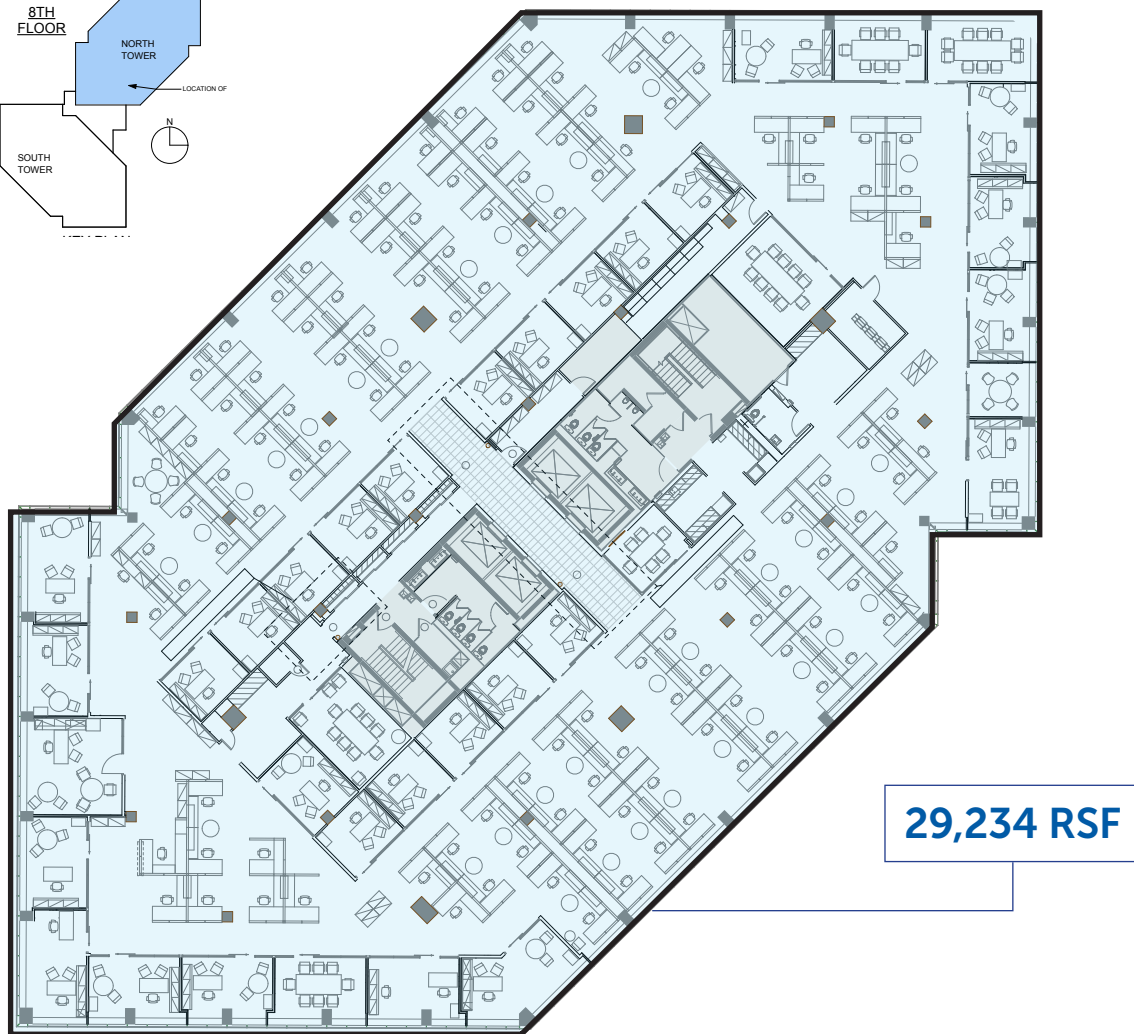
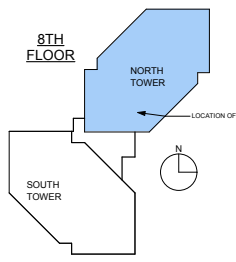
INTERIOR PHOTOS

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FLOOR PLAN ENTIRE 6TH FLOOR

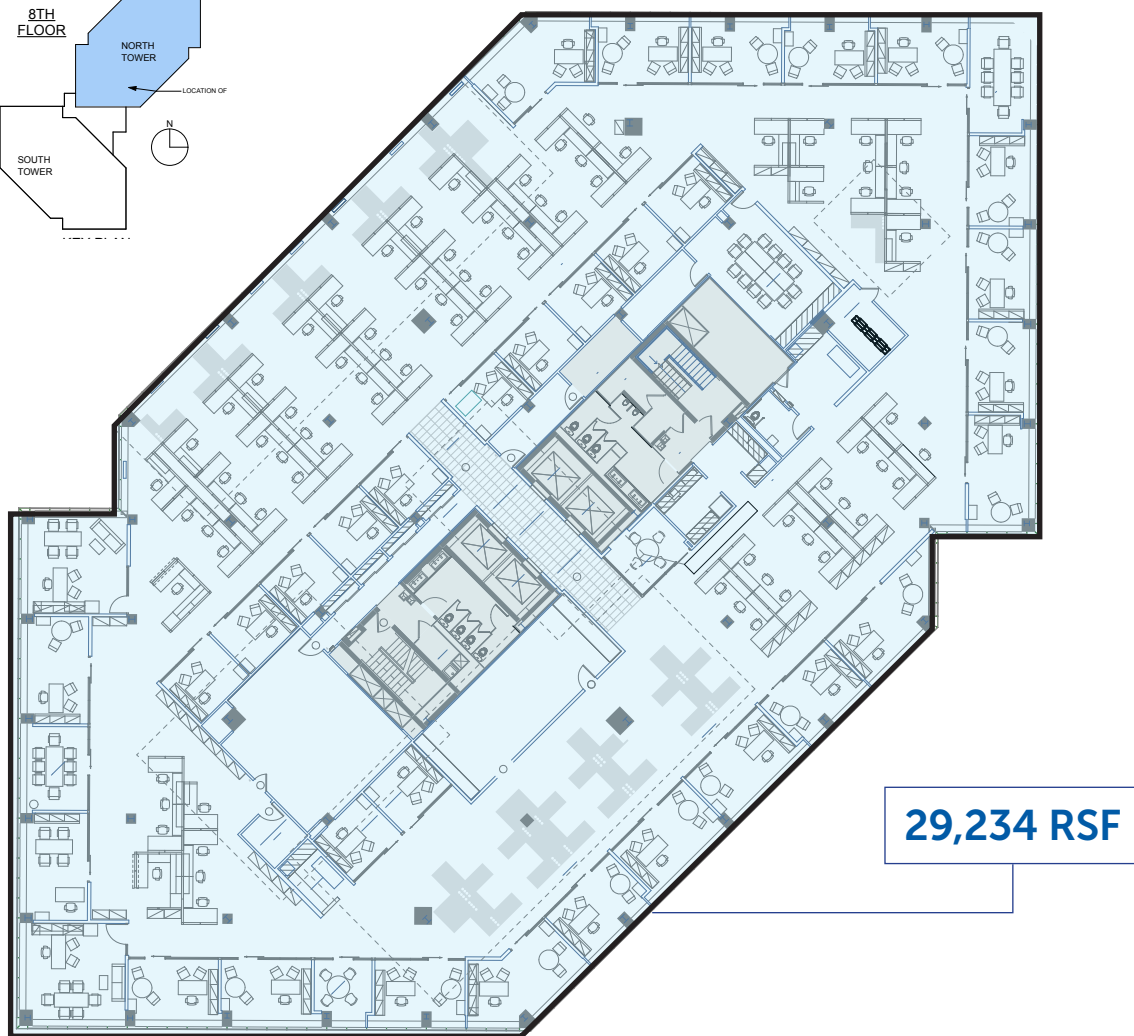
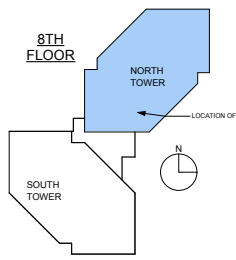
KEY PLAN



FLOOR PLAN

ENTIRE 7TH FLOOR

KEY PLAN



FLOOR PLAN ENTIRE 8TH FLOOR

KEY PLAN

