

NEWMARK



600 SUMMER STREET
STAMFORD / CT



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Centrally located in Stamford CBD. Walking distance to all downtown amenities, restaurants, shopping & more

FEATURES

- › First building in the state of CT to be certified Platinum level rating by Wired Score
- › Amazing location with a Walk Score® of 95 with over 50 restaurants, shopping, theaters, hotels and more just steps away
- › Dedicated building shuttle service to the Stamford Transportation Center
- › The building is easily accessible from both I-95 and the Merritt Parkway
- › Ample Parking via a surface lot and covered lower-level parking garage
- › Numerous building upgrades and renovations have recently been made to the entranceway, main lobby, common areas, bathrooms and the elevator lobbies on each floor

SPECIFICATIONS

SPACE AVAILABLE:	Ground Floor:	450 RSF	
	2nd Floor:	4,000 RSF	
	4th Floor:	7,805 RSF	
	5th Floor:	1,741 RSF*	Total RSF 13,510
	5th Floor:	3,200 RSF*	
	5th Floor:	2,101 RSF*	* Contiguous
	5th Floor:	6,468 RSF*	
	6th Floor:	2,177 RSF	
	6th Floor:	3,712 RSF	

RENT: \$29.50 gross + electric

AVAILABILITY: Immediate Occupancy



FOR MORE INFORMATION, PLEASE CONTACT

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WIRED CERTIFICATION

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600 Summer Street, Stamford, CT 06901

has been rated Wired Certified Platinum for its excellent connectivity.

Wired Certification, developed by WiredScore, champions cutting-edge technology in commercial real estate by providing the only certification for rating the connectivity of commercial buildings.

Arie Barendrecht
CEO and Founder, WiredScore



WiredScore ID: 18439
Certification expiration date: 3/4/2021



John Meko
Director of Engineering, WiredScore



FOR MORE INFORMATION, VISIT [WIREDSCORE.COM](https://www.wiredscore.com)

AVAILABLE ISPS

Carrier	Cable Type	Network Type	Cable Distribution
Altice	Fiber	Type 1	Full Coverage
Comcast	Coaxial	Phone or Cable	Full Coverage
Crown Castle Fiber	Fiber	Type 1	Full Coverage
Frontier Communications	Copper	Phone or Cable	Full Coverage
Frontier Communications	Fiber	Type 1	Full Coverage
Windstream	Copper	Type 2	Direct to Tenant

KEY FEATURES OF CONNECTIVITY

- › 3 fiber providers can provide dedicated, business grade internet access with guaranteed upload and download speeds.
- › Multiple Points of Entry on different sides of the building and diverse riser pathways allow tenants to have maximum redundancy to mitigate the risk of an outage.
- › Additional riser capacity is available to support future needs of tenants and ISP's throughout the entire building.
- › Telecom equipment is kept in a protected space, separate from other utilities reducing the potential for service disruption.
- › Management has documented agreements in place with carriers to support seamless and timely provision of services to tenants.
- › Telecom equipment is located above grade to prevent against damage from flooding.
- › Coaxial cabling can provide bundled phone, cable TV, and basic internet.
- › Dedicated risers are present to contain and protect telecom cables from risk of damage.

WIRED CERTIFICATION FACT SHEET EXPLAINER

Cabling Type	Use	Maximum Speed (Bandwidth rates)
Copper	Used in older Digital Subscriber Line (DSL) networks, these networks use copper telephone lines to provide Internet access to customers.	40 Mbps Down 5 Mbps Up
Coaxial	Used in most Cable provider networks. Typically used for Television sets or Modems.	300 Mbps Down 30 Mbps Up
Fixed Wireless	Rooftop based antenna networks are used for both primary and secondary forms of connectivity. Top choice for redundant connection because it doesn't rely on existing wireline cabling into a building. Fixed Wireless should not be confused with Satellite Dishes which provide Television service and minimal Internet capabilities.	1000 Mbps (1 Gig) Up and Down
Fiber	Most technologically advanced form of cabling used in buildings. Signals can travel for greater distances at faster speeds.	10,000 Mbps (10 Gig) Up and Down

Distribution Type	Definition
Direct to Tenant Space Only	Carrier runs a single cable from where their equipment is located to the tenant they are servicing. This is not ideal for a tenant ordering new service as it could require extensive construction which will delay the tenant getting timely service.
Partial Distribution	Partial Distribution is defined as a distribution point every 6-10 floors. Carrier places several distribution points within the building where they can connect additional cables for tenants. A distribution point can either be a termination box or a coil of spare cabling. For new service requests, partial distribution is less time intensive than direct to tenant space cables.
Full Distribution	Carrier places distribution points (a termination box or a coil of spare cabling) every 5 floors or less and can easily serve any tenant in the building. This setup drastically reduces the time it takes for tenants to receive new service.

Network Type	Definition
Type 1	Carrier owns the fiber entering the building.
Type 2	Carrier is using someone else's fiber, copper or coax to reach a tenant.
Phone Company or CableNetwork	Carrier is entering the building with Copper Phone Cables or Coaxial Cables. These usually only offer slower Internet speeds.
Rooftop Connection	Rooftop connections are designated for Fixed Wireless providers. See definition above.

LOCATION

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Stamford is located in the coastal Southwestern portion of Fairfield County, Connecticut. It is just 33 miles from New York City and is the main branch of the New Haven Line on the Metro-North Railroad. The 2020 Census recorded Stamford's population as 135,470, but as of 2023, the population had risen to 137,742 making it the third largest city in the state and sixth largest in New England. Stamford has a vibrant downtown area with restaurants, retail shopping and a variety of entertainment. The central business district contains over 2.1 million square-feet of retail space, 8 major hotels and thousands of residential units. There are more than 150 restaurants and clubs, hundreds of stores and services, movie and live theaters, galleries and special events year-round, attracting thousands of people into Stamford regularly. The Central Business District of Stamford is an economically thriving

area with major establishments including The Stamford Town Center Mall and the 772,000-square foot University of Connecticut Stamford campus. The Stamford Town Center Mall is located in the heart of downtown and is the eighth-largest shopping mall in Connecticut with over 130 retailers. Additionally, the Harbor Point development in the South End of Stamford is one of the largest private-sector development projects in the United States, attracting retailers, hedge funds and thousands of new employees. The city maintains the largest labor force in Connecticut, and boasts unemployment levels that are consistently lower than the state and federal unemployment rates. According to the Connecticut Department of Labor, the unemployment rate in Stamford is currently 3.7% with a labor force of 77,500 people.

STAMFORD DOWNTOWN AERIAL

600 SUMMER STREET



DOWNTOWN POINTS OF INTEREST

- 1 EOS
- 2 Cantina Mexicana
- 3 Coromandel
- 4 Siena
- 5 Volta Gelateria Creperia
- 6 Bar Rosso
- 7 Brick House Bar & Grill
- 8 Che Vous Bistro
- 9 Picante! Fresh Mexican Grill
- 10 Hudson Social
- 11 Towne Parlor
- 12 Fuji
- 13 Quattro Pazzi
- 14 F.I.S.H. Restaurant & Bar
- 15 Kyushu Ramen
- 16 Lucky's
- 17 16 Handles
- 18 Capriccio Cafe
- 19 Tigin Irish Pub
- 20 Cantina Southwest Grill
- 21 Lorca
- 22 Bradford's Grill & Tavern
- 23 Bedford Thai
- 24 Remo's
- 25 McDonald's
- 27 Tomatillo Taco Joint
- 27 Subway
- 28 ZAZA
- 29 Starbucks
- 30 Meli Cafe
- 31 Barcelona
- 32 Bar Taco
- 33 Buffalo Wild Wings
- 34 Riviera Maya
- 35 Divina
- 36 Jerkyz
- 37 Taj Indian Food
- 38 Kashi
- 39 Fairfield Pizza
- 40 Dunkin Donuts
- 41 Blackstone's
- 42 Cilantro
- 43 Garden Catering
- 44 Fiesta
- 45 Atlantic Pizza
- 46 Great Wall Chinese
- 47 BV's Restaurant & Sports Bar
- 48 The Capital Grille
- 49 Terra Gaucha
- 50 4th Quarter Bar & Grill
- 51 Peter Chang Chinese Food

- 52 Uconn Stamford
- 53 Target
- 54 Stamford Town Center

LEGEND

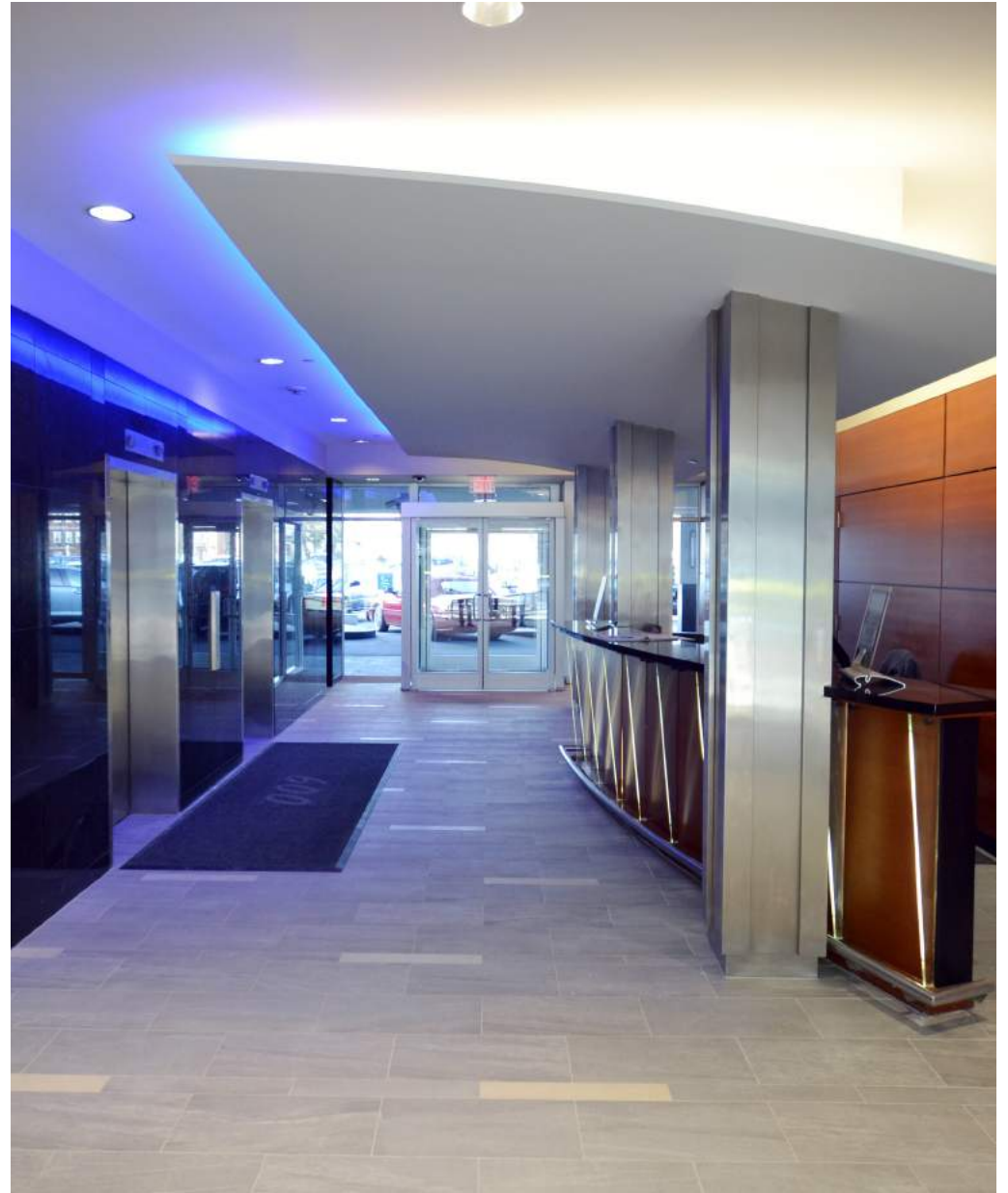
- Restaurants
- Attractions
- Parking Garage

TRAVEL TIME

Transportation Center	0.9 miles / 5 min
I-95 S at Exit 7	1.1 miles / 4 min
I-95 S at Exit 8	1.1 miles / 4 min
I-95 N at Exit 7	1.3 miles / 5 min
I-95 N at Exit 8	1.4 miles / 6 min
Merritt Parkway	3.4 miles / 8 min

ENTRANCE / LOBBY

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PROPERTY SPECS

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BASIC INFORMATION

YEAR BUILT / RENOVATED

1970 / 2016

NET RENTABLE AREA

101,320± SF

STORIES

Building: seven (7) stories above
a subterranean garage

BUILDING INFORMATION

STRUCTURAL

Foundation: cast-in-place concrete
Frame: steel

COLUMN SPACING

30'-35'

SLAB-TO-SLAB HEIGHT

10'10"

HVAC

VAV heating & cooling

ELECTRIC

2,500 amps, 3 phase
8 watts per USF

DATA PROVIDERS

Fiber optics by AT&T
Cable by Cablevision

ELEVATORS

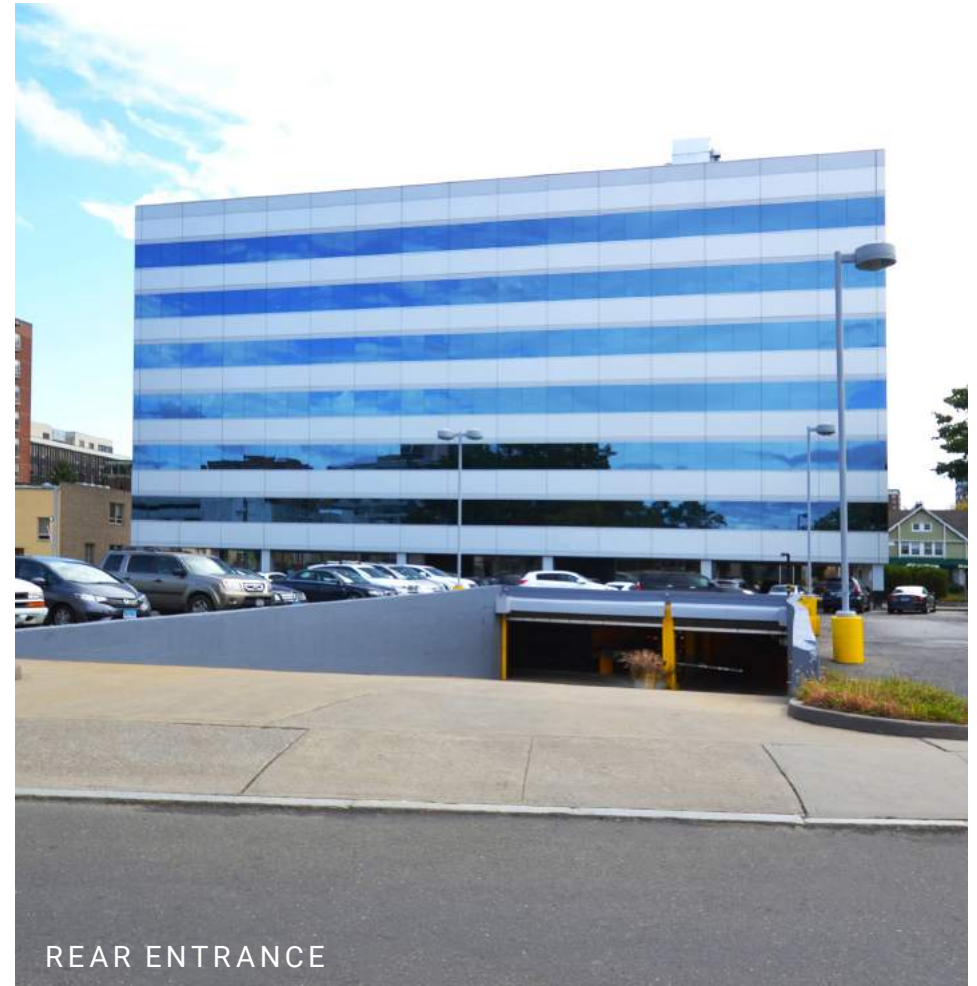
Two (2) 2,000-lb.
Armour elevators serving
eight (8) stories

PARKING

129 surface spaces and
71 spaces in subterranean garage

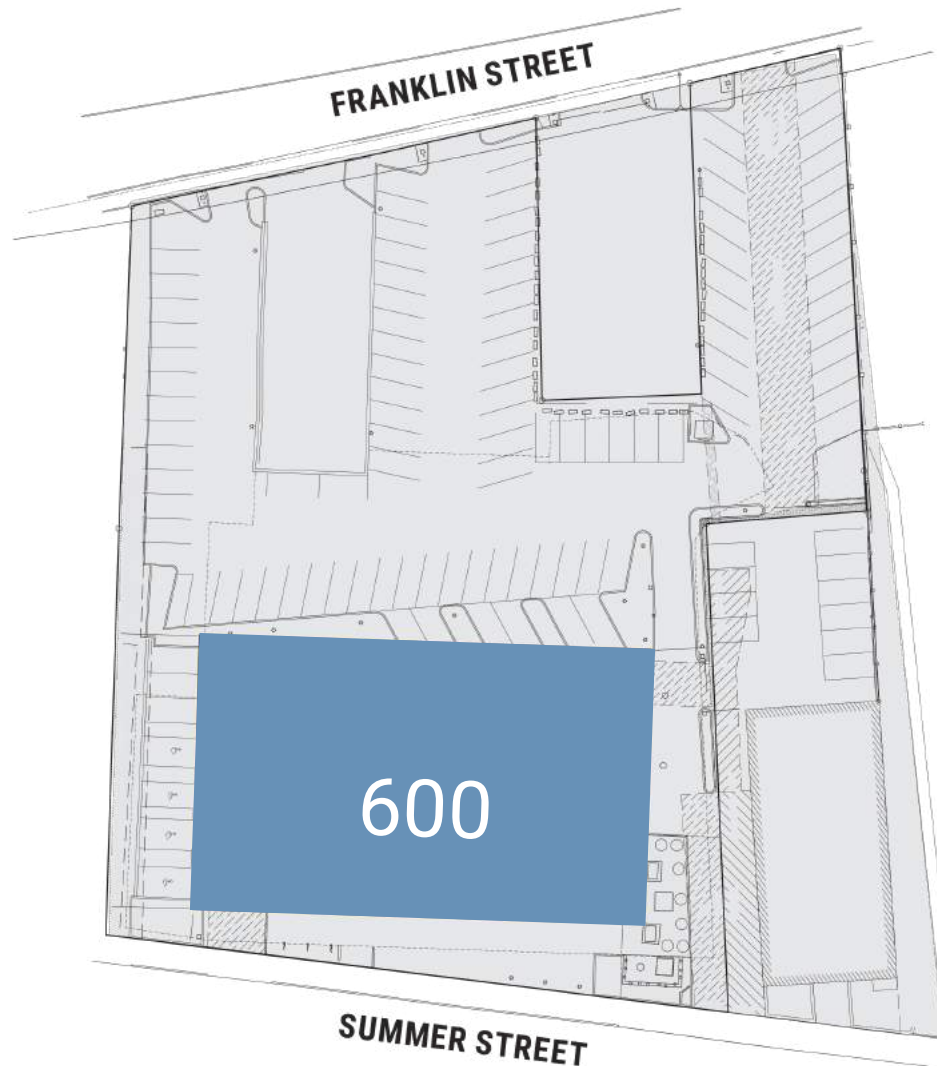
SECURITY

27/7/365 Key code access
and monitored security



SITE PLAN

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Floor plan for illustrative purposes only

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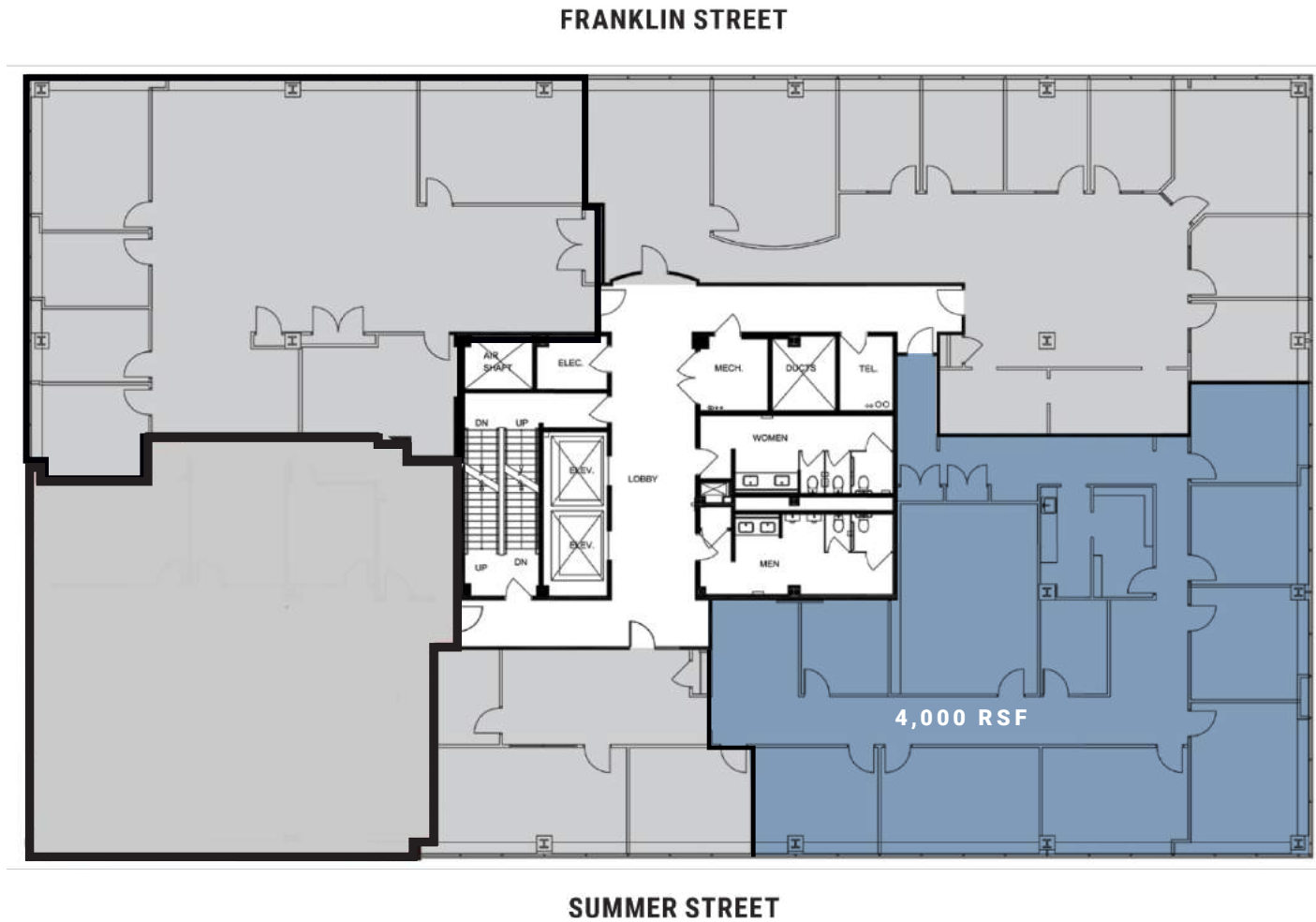
GROUND FLOOR

GROUND FLOOR / 450 RSF
VANILLA BOX CONDITION



FLOOR PLAN

2ND FLOOR / 4,000 RSF
CONTIGUOUS

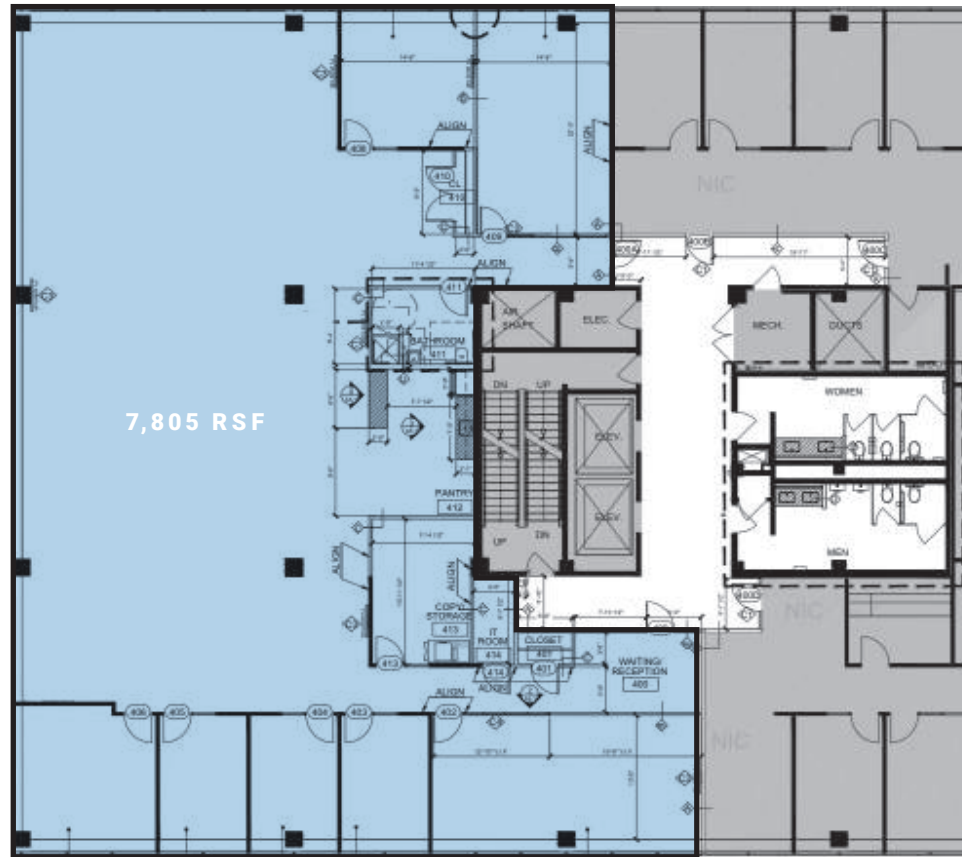


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FLOOR PLAN

4TH FLOOR / 7,805 RSF



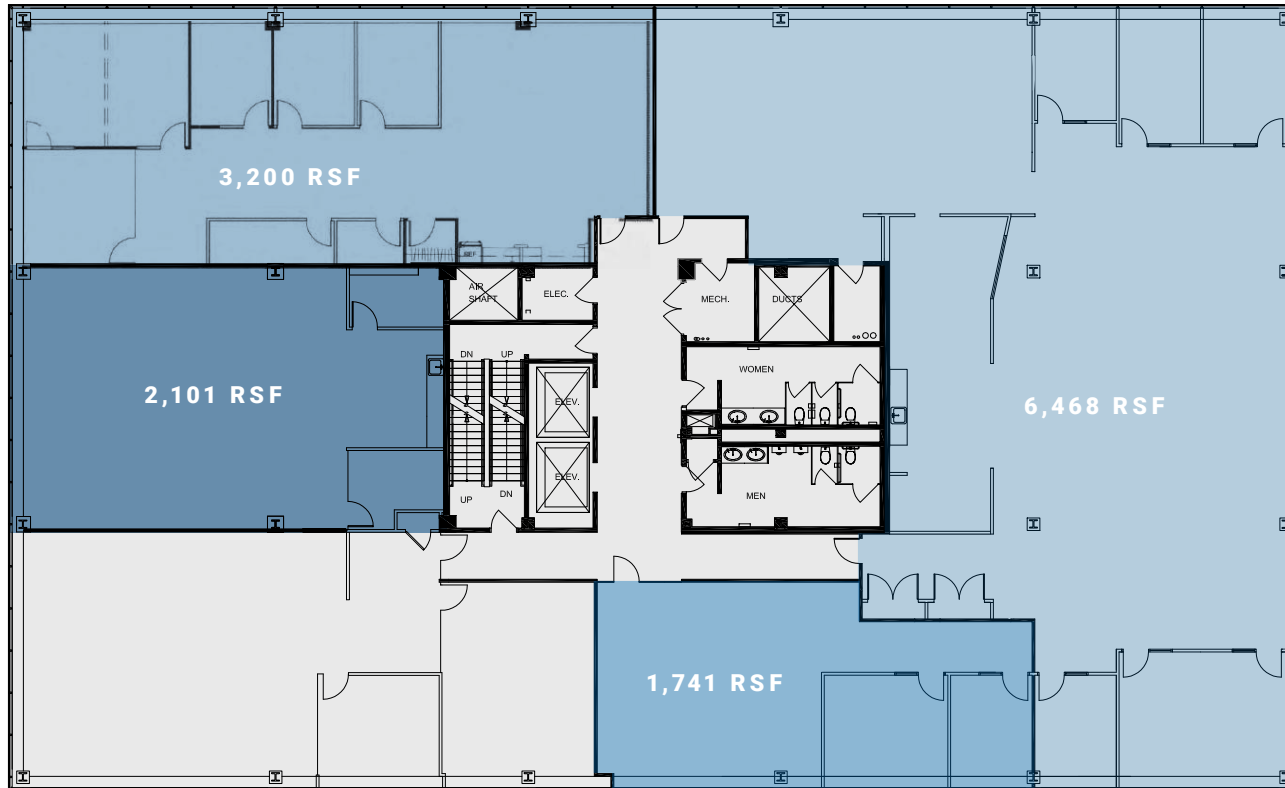
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FLOOR PLAN

5TH FLOOR / 1,741 / 2,101 / 3,200 & 6,468 RSF

FRANKLIN STREET



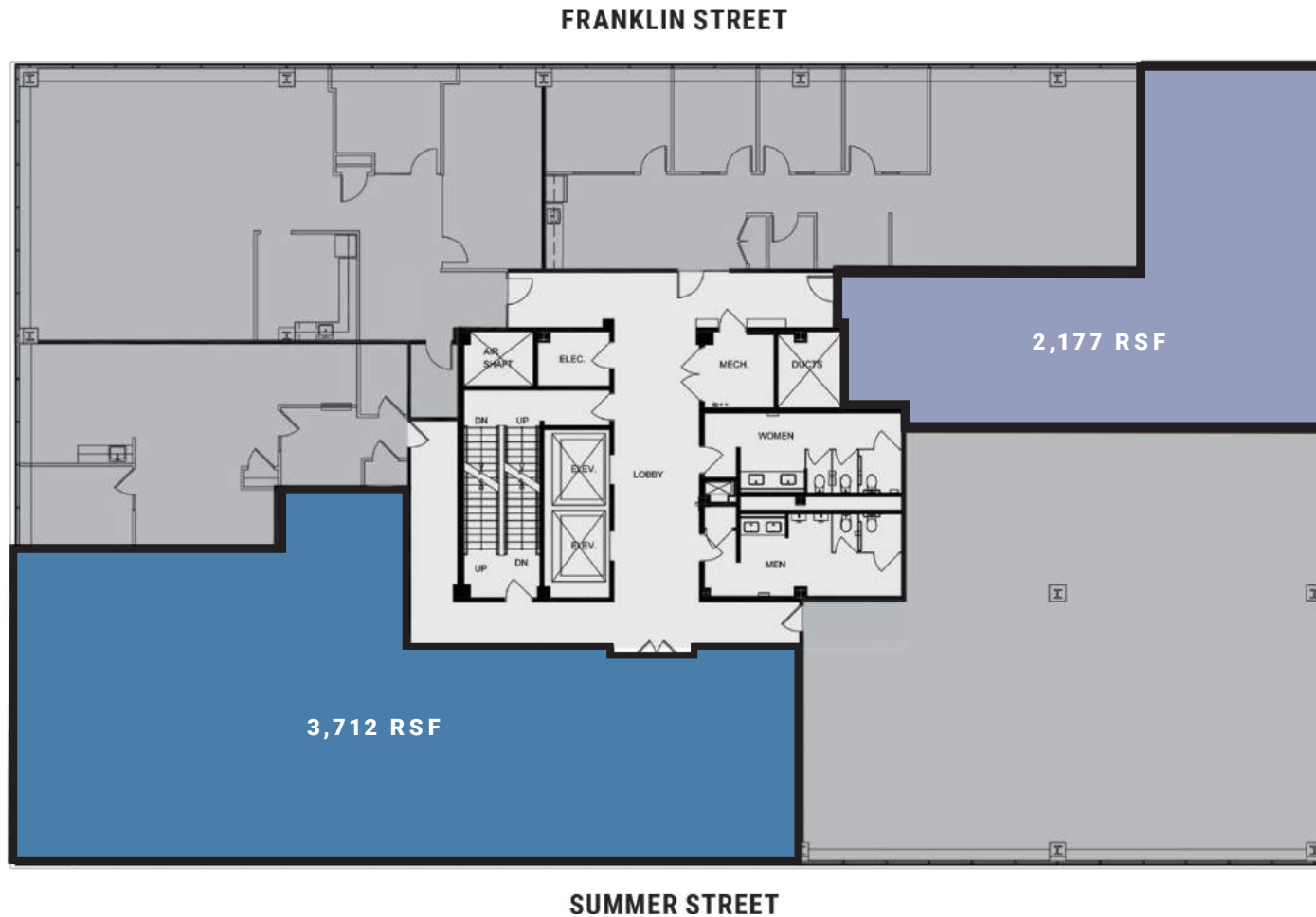
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FLOOR PLAN

6TH FLOOR / 2,177, & 3,712 RSF
VANILLA BOX CONDITION



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