

400 ATLANTIC®

THE NEXUS
OF WORK
— THE ULTIMATE
IN CONNECTIVITY



GEORGE COMFORT & SONS, INC
Commercial Real Estate Since 1919

STAMFORD, CT 400ATLANTIC.COM



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Everything the Modern Workforce Needs.

George Comfort & Sons, the team that brought you 677 Washington, is proud to present the new 400 Atlantic. The Class-A office tower is in the midst of impressive capital improvements, raising the status quo of the Stamford commercial real estate market.

The building offers best-in-class amenities, flexible floor plates with sweeping water views, state-of-the-art conference and collaboration spaces, a sprawling activated terrace, and exceptional connectivity.



LIFE AT 400 ATLANTIC

“Today’s workforce needs a modern and connected space that supports their lifestyle and seamlessly integrates with their day-to-day.”

PETER S. DUNCAN

President and Chief Executive Officer,
George Comfort & Sons

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LIFE AT 400 ATLANTIC

A NEW ARRIVAL EXPERIENCE

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LIFE AT 400 ATLANTIC



IMPRESSIVE WATER VIEWS



— Unparalleled views of
Downtown Stamford & the Waterfront

400 ATLANTIC

George Comfort & Sons

Stamford, CT

LIFE AT 400 ATLANTIC

BEST-IN-CLASS EVERYTHING

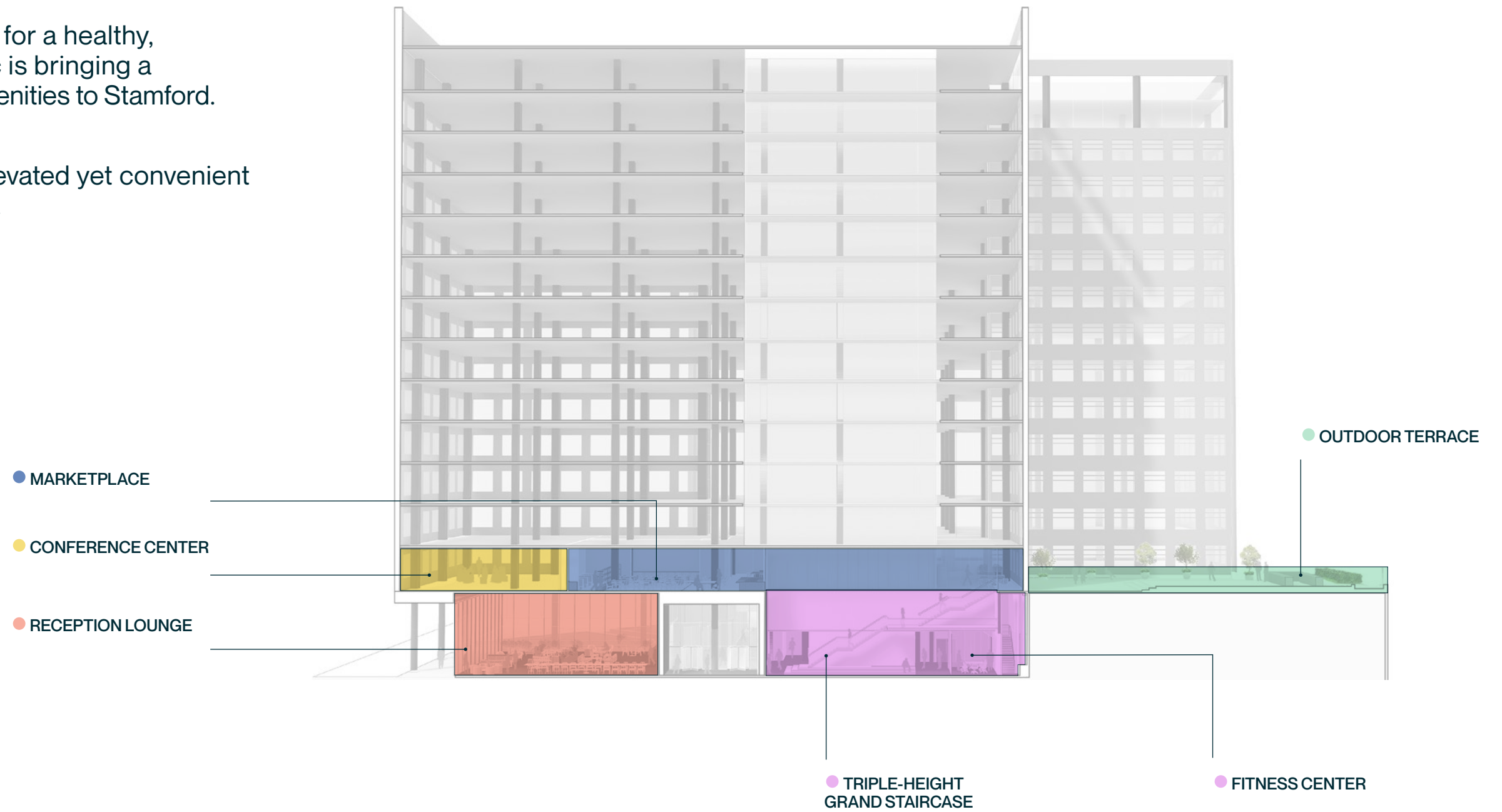
— The building lobby is in the midst of a complete renovation led by Perkins Eastman, including a double-height, expanded glass facade and a monumental grand staircase connecting to a fully-dedicated amenity space.

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State-of-the-Art Amenities

Offering everything needed for a healthy, productive day, 400 Atlantic is bringing a selection of best-in-class amenities to Stamford.

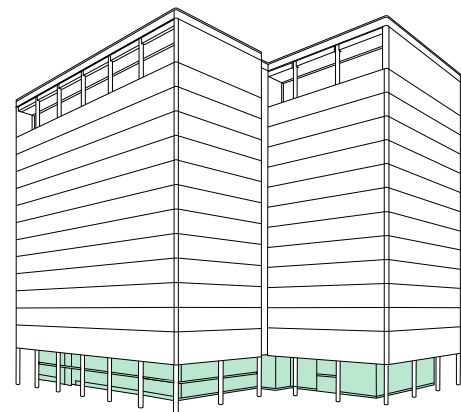
Enjoy unmatched Class A elevated yet convenient amenities across two floors.



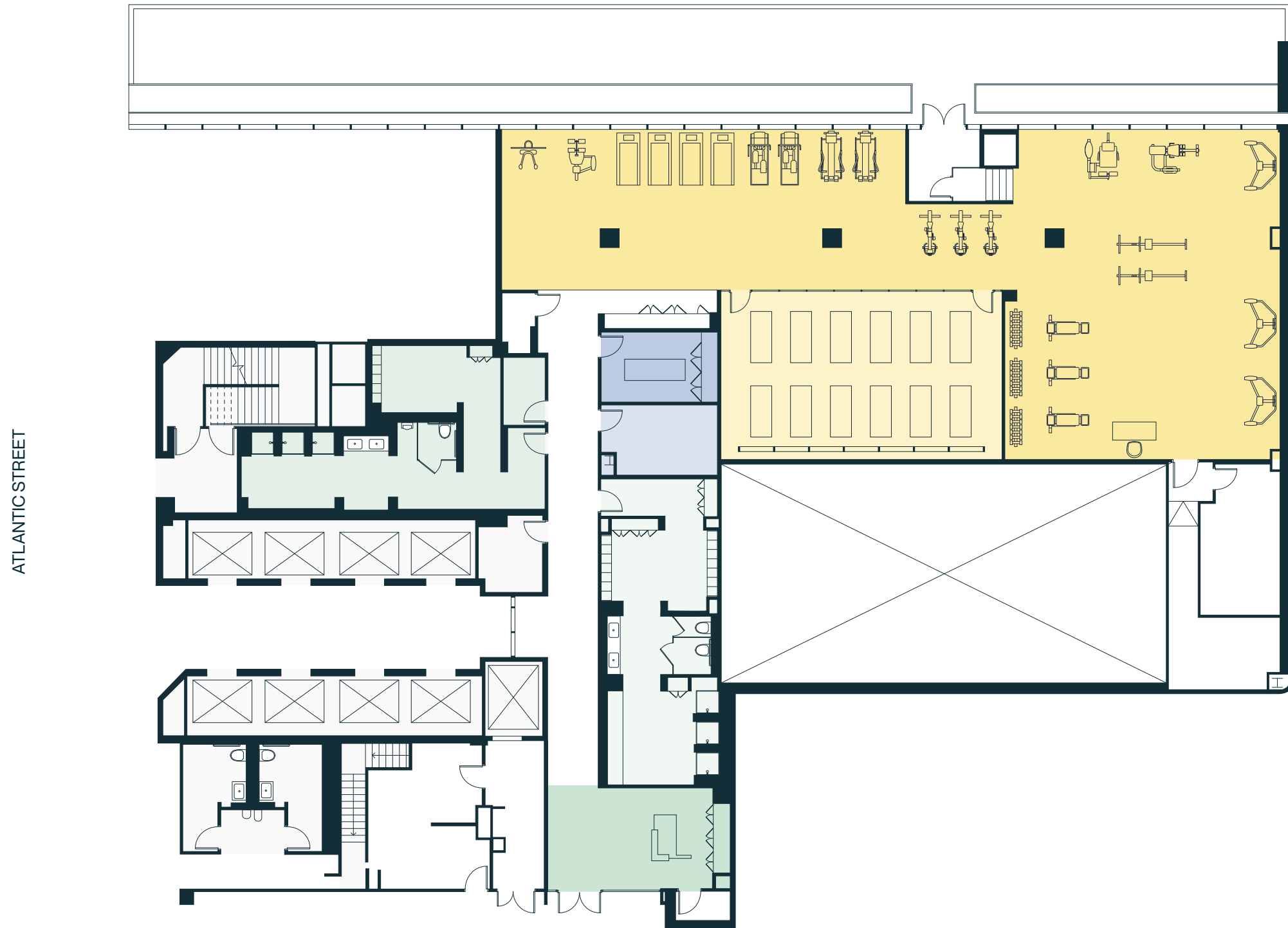
Fitness Center Floor Plan

GROUND FLOOR

- Fitness Center
- Yoga Studio
- Massage Room
- Meditation Room
- Fitness Reception
- Men's Locker Room
- Women's Locker Room



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Fitness Center Highlights

GROUND FLOOR

Pilates Reformer

Amenities Station

(Millwork and/or Freestanding)

Hydration Station

Towels & Hamper

Gym Wipes

Other Storage

AED & First Aid

Stretch Area

Stretch/Massage Table

Foam Rollers

Therapeutic Accessories

Outrace

(Modified Configuration)

W6 Outrace Frame

Lat Bar

Tiny Gym Ladder & Bar Bell Lever

Ball Trampoline

Tray Storage (Kettle Bells, etc.)

Jump Up

Boxing Bag Arm

Box Bag

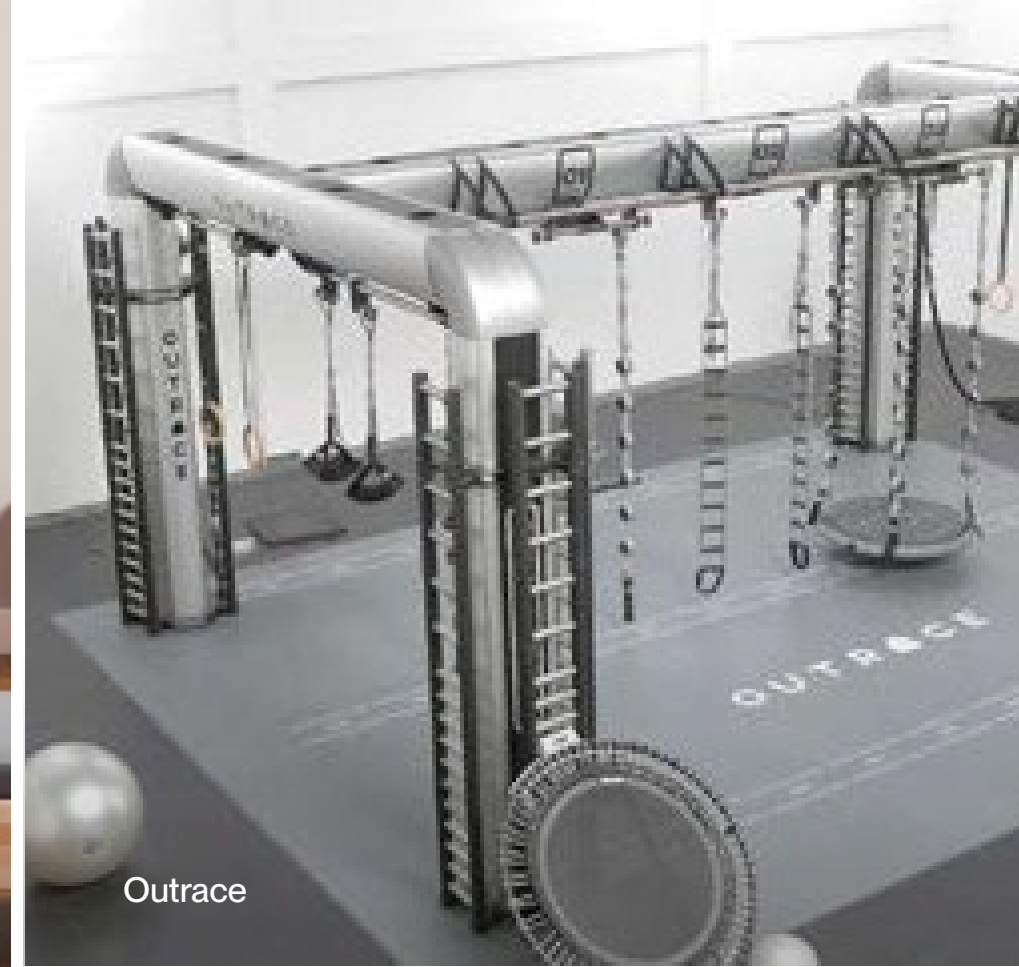
Ball Target

Battle Rope

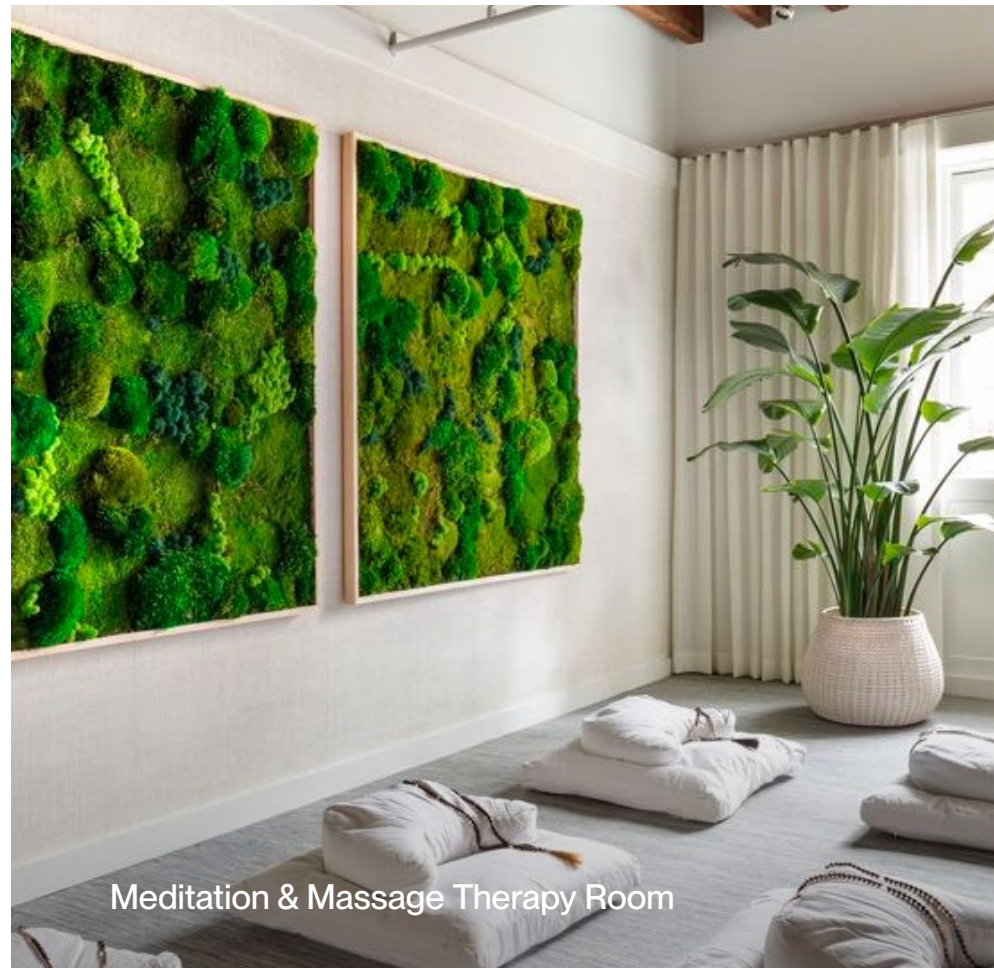
Suspension Training



Pilates Reformer



Outrace



Meditation & Massage Therapy Room



Meditation & Massage Therapy Room

LIFE AT 400 ATLANTIC

FITNESS CENTER



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Conference Center & Marketplace

3RD FLOOR

- Marketplace

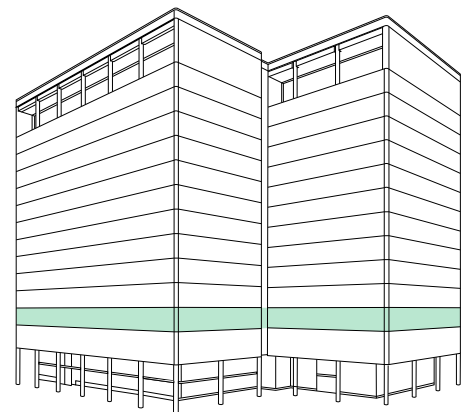
- Club Lounge

- Townhall

- Executive Board Room

- Pre-Function Space

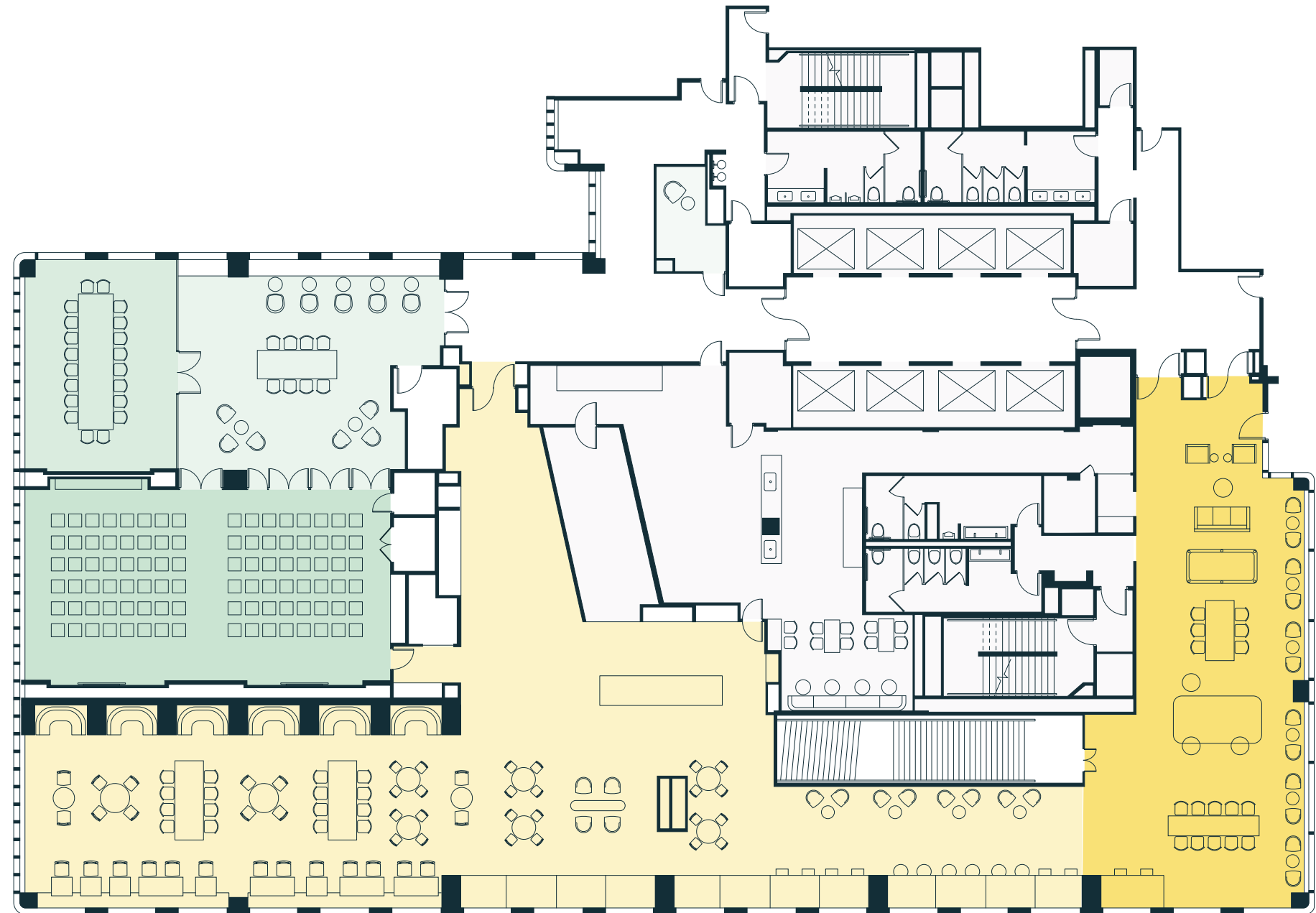
- Phone Booth



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ATLANTIC STREET



LIFE AT 400 ATLANTIC

PREFUNCTION SPACE



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LIFE AT 400 ATLANTIC

EXECUTIVE BOARD ROOM



The image shows a high-end executive boardroom. A long, dark wood conference table is surrounded by modern, grey fabric office chairs with five-star bases. The room features a glass wall on the left, wood-paneled walls, and a large screen at the far end displaying the 400 Atlantic logo. The ceiling has exposed wooden beams and recessed lighting.

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TOWNHALL



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MARKETPLACE



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CLUB LOUNGE

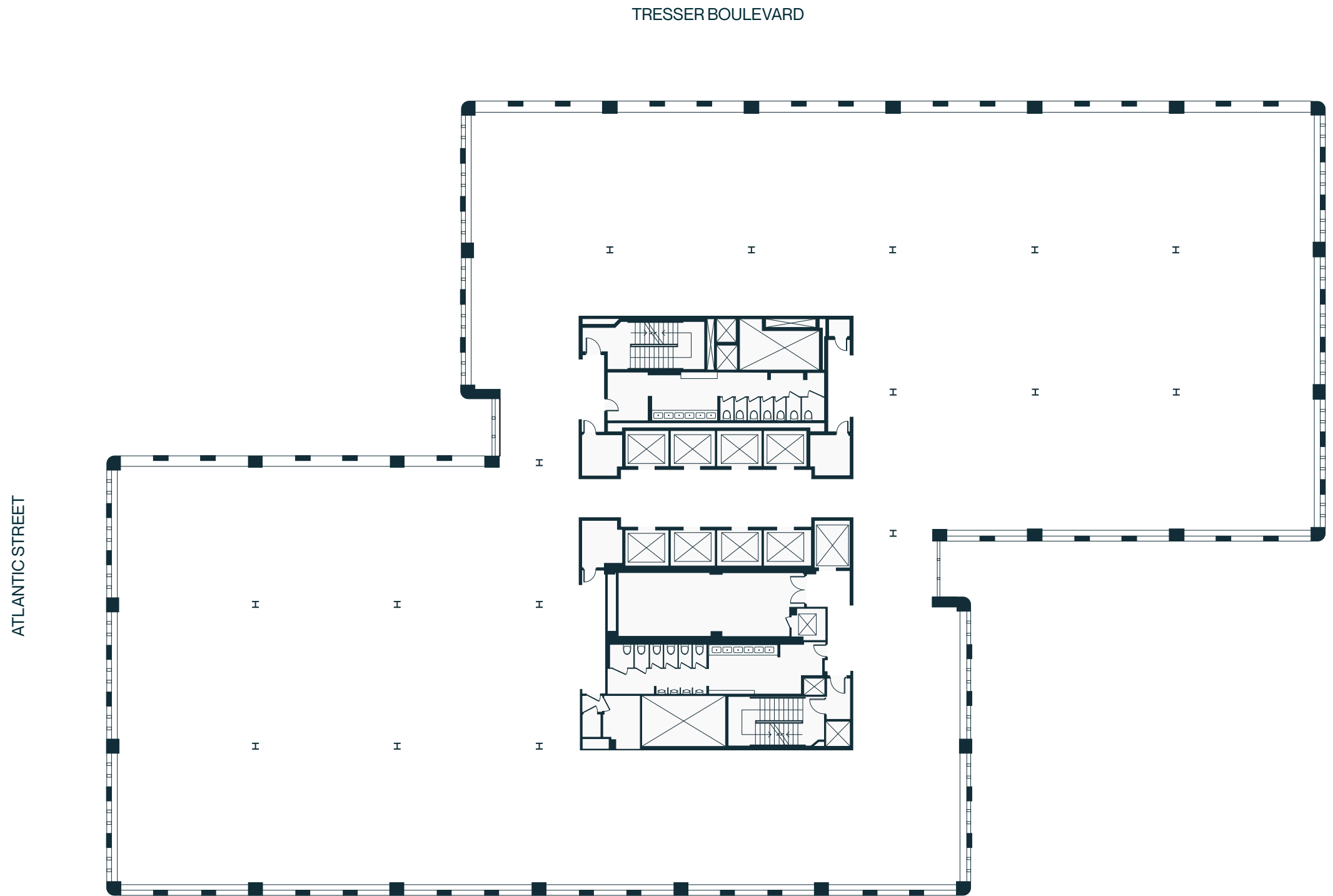
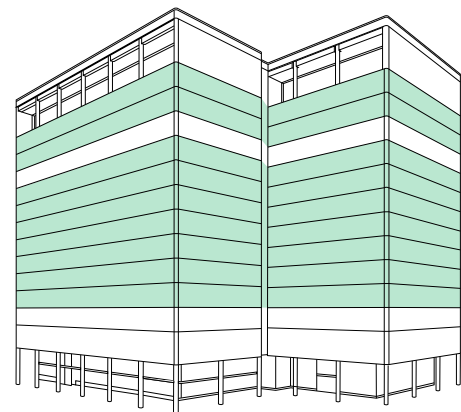


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Typical Tower Floor

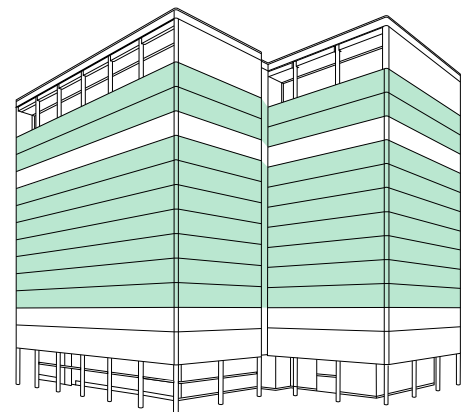
4TH - 13TH FLOORS
38,696 RSF

Floors 4-6	38,696* RSF	*Per floor
Floors 7-10	38,688* RSF	*Per floor
Floors 12-13	38,565* RSF	*Per floor



Two-Tenant Layout

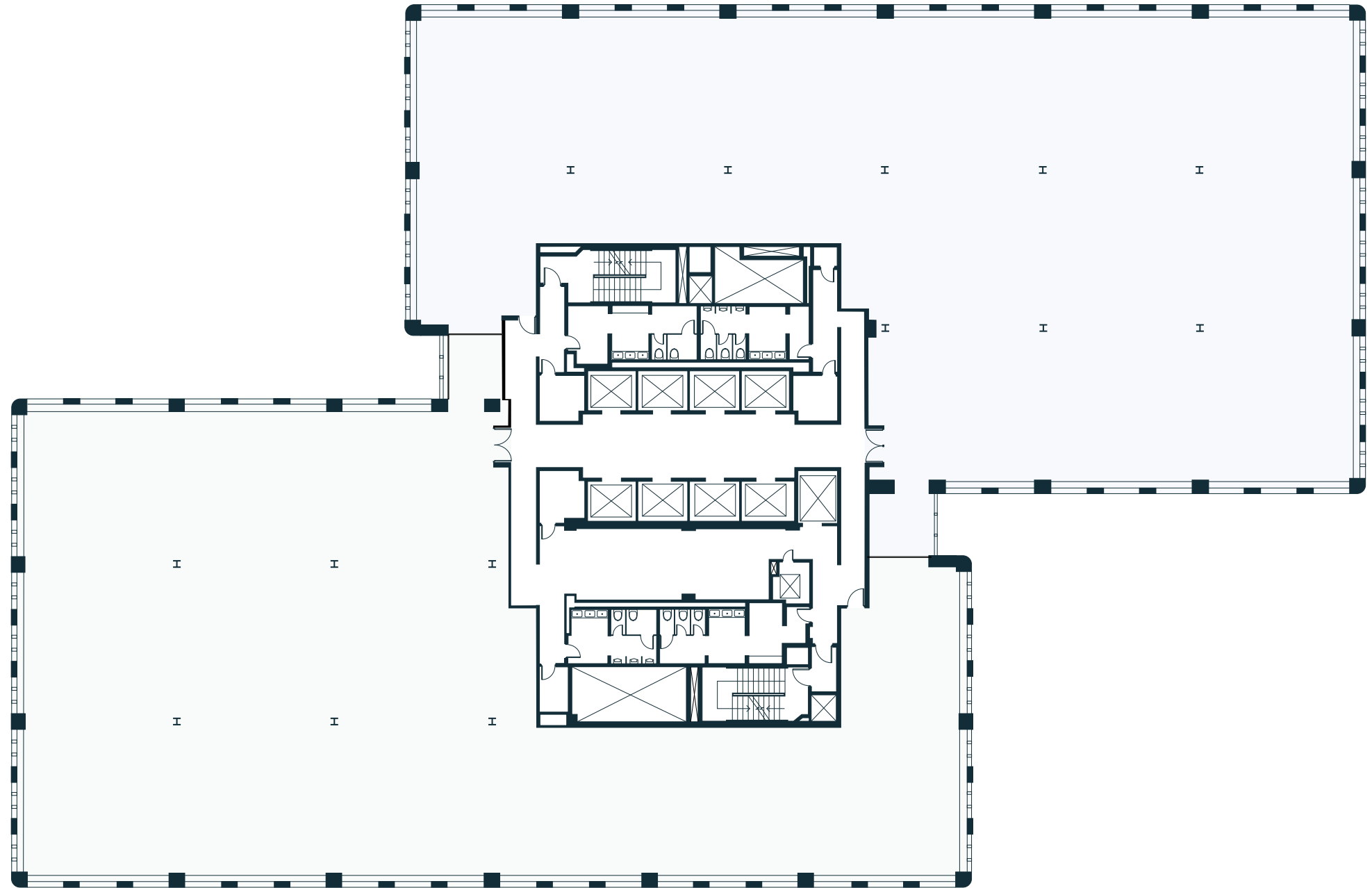
Tenant A	19,984 RSF
Tenant B	18,712 RSF



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ATLANTIC STREET



Law Firm Test Fit

6TH FLOOR
38,696 RSF

- Offices

- Executive Office

- Workrooms

- Workstations

- Focus/ Phoneroom

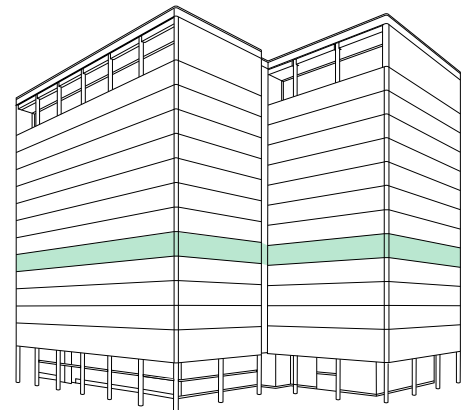
- Huddle

- Conference Room

- Cafeteria

- Break Room

- Open Collb Area



TRESSER BOULEVARD



ATLANTIC STREET



Financial Firm Test Fit

6TH FLOOR
38,696 RSF

- Executive Office

- Office

- Workrooms

- Workstations

- Huddle Room

- Focus Room

- Phone Room

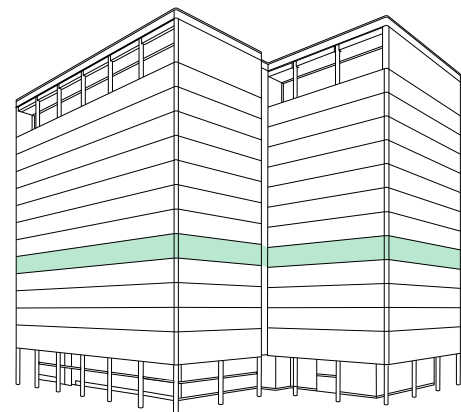
- Conference Room

- Cafeteria

- Break Room

- Open Collab Areas

- Support



TRESSER BOULEVARD

ATLANTIC STREET



Marketing Firm Test Fit

6TH FLOOR
38,696 RSF

- Offices

- Executive Office

- Workrooms

- Workstations

- Focus/ Phoneroom

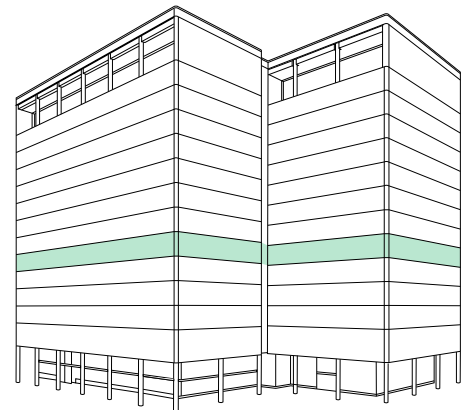
- Huddle

- Conference Room

- Cafeteria

- Break Room

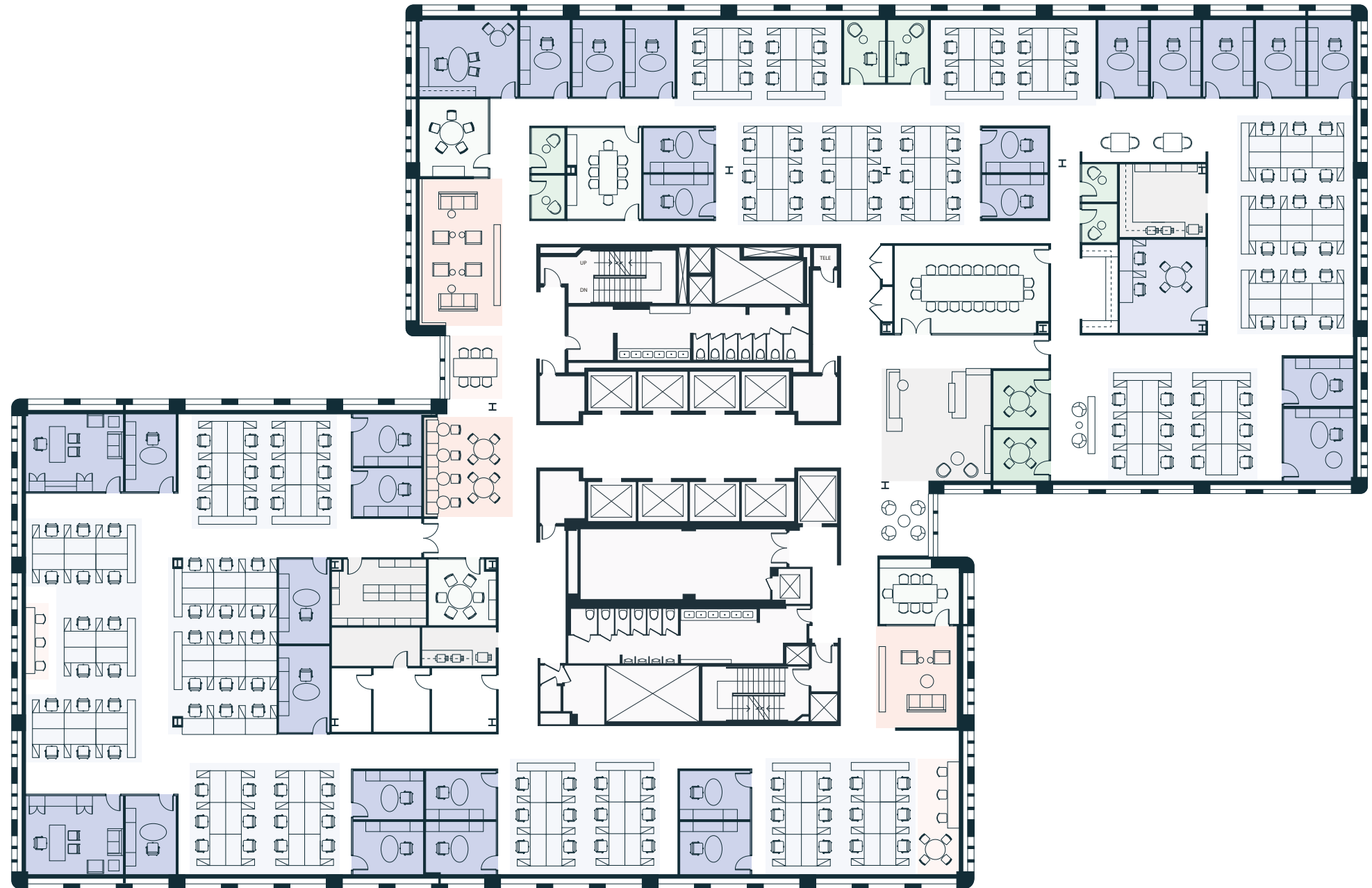
- Open Collab Area



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ATLANTIC STREET



ACCESS & CONNECTIVITY

SHIPPAN
LANDING

677
WASHINGTON

Stamford Train
Station

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Stamford
Town Center

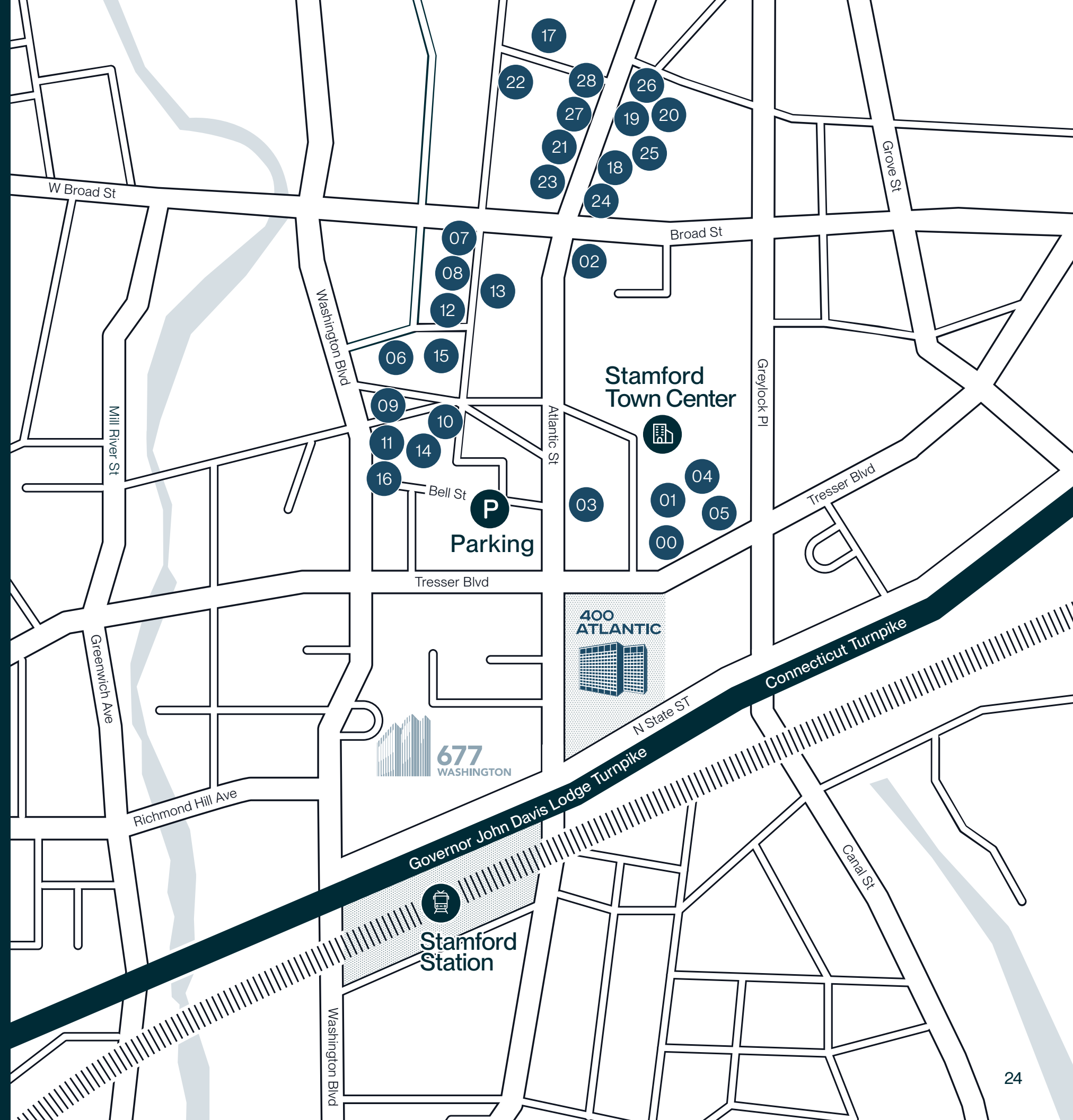
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Moments Away From Stamford's Dining & Retail Scene

Stamford Town Center	00	The Capital Grille	03	Bobby V's
	01	Peter Chang	04	Puerto Vallarta
	02	Blackstones	05	Terra Gaúcha

Main Street Area	06	Acuario	12	Flinders Lane
	07	Barcelona	13	Kashi
	08	Bartaco	14	Kouzina
	09	Columbus Park	15	Sally's Apizza
	10	Fiesta on Main	16	Tiernan's
	11	Fin II		

Bedford Street Area	17	Bar Rosso	23	Towne Parlor
	18	Bedford Hall	24	Remo's
	19	Capriccio Café	25	Bradford's
	20	Fish	26	Tutti Pazzi
	21	Hudson Social	27	Roasted
	22	Siena	28	Chez Vouz





Building Specifications

Owner	400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC, as tenants-in-common
Location	Stamford Central Business District. Immediate walkability to Stamford Transportation Center
On-Site Management:	George Comfort & Sons, Inc.
Height	15 Stories
Total Building Area	533,216 RSF
Typical Floor Area	38,600 RSF
Acres	4.24 acres
Year Built	1980
Year Renovated	2023
Renovation Architects	Perkins Eastman, Gensler, & MPFP Landscape Architecture
Construction	Structural steel frame, aluminum panel and reflective glass curtain wall
Ceiling Heights	Slab-to-slab 12' 2"
Amenities	Fitness center, lobby bar & cafe, marketplace cafeteria, conference facilities, outdoor amenity terrace, 8 electric car charging stations, on-site management
Building Access	24 Hours / 7 Days

BMS System	Siemens Design System installed in 2022
Floor Loads	100 lbs. psf live load for Lobby – 3rd Floor 50 lbs. psf for Floors 4 – 15
Electrical	6 watts PSF demand load exclusive of base building air-conditioning
Cooling / Heating	Central plant HVAC system with (3) 450-ton Carrier centrifugal chillers and (2) 400 HP Cleaver-Brooks boilers. Typical office floor includes (2) Trane VAV AHUs. Available 24/7 glycol loop
HVAC Hours	Monday - Friday from 8AM to 6PM
Telecom	Fiber Optic: Frontier, AT&T, Lightpath, Optimum, Level 3 data & optic
Elevators	8 high-speed elevators with Destination Dispatch technology and 1 Freight Elevator with loading dock access
Life/Safety	Fully sprinklered
Emergency Power	Repositioning program calls for installation of new generator capacity to accommodate tenant redundancy requirements
Parking	Direct building access to 8-story parking garage from Tresser Blvd and North State Street

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FOR LEASING INQUIRIES OR MORE
DETAILS ABOUT 400 ATLANTIC

— PLEASE CONTACT:

PETER S. DUNCAN
President / CEO

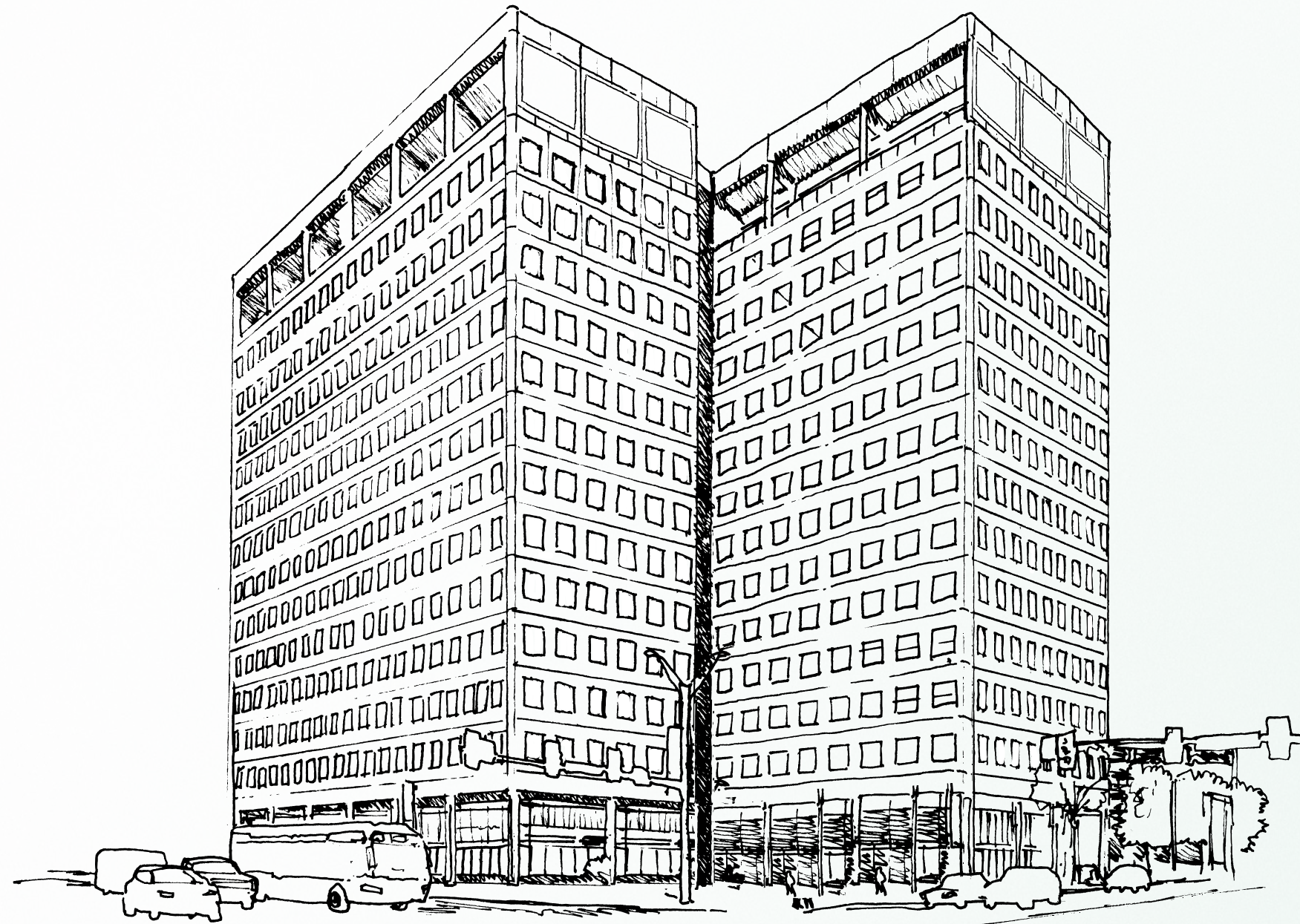
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