

# 1 ELMCROFT

REIMAGINED



We can all feel that there has been a shift - a shift in our way of thinking, where our priorities are, and how we are spending our time. As we begin to find our course in this new normal and learn from the challenges we have faced during this unprecedented time, it is essential that we set ourselves up for success and safeguard what is truly important to us to protect our families, friends, and jobs.

Elmcroft embodies this shift. It is a home for your company, employees and culture. It is enveloped in wellness, innovation and flexibility for our new normal and beyond.

**Our groundscraper boasts 500,000 SF of office space meticulously designed with your company's success in mind.**



# A STAMFORD ANCHOR

**1 ELMCROFT**

**The Peninsula  
at Harbor Point**



**Kosciuszko Park**



**Local Residences**



**Arc Parc**



**AN IDEAL LIVE-WORK-PLAY DESTINATION** between a thriving mixed-use neighborhood and a waterfront park.

Convenient and strategic location:

- A short walk or Trolley ride to the Stamford Transportation Center for Metro-North/Amtrak/Acela Service, Harbor Point, and Downtown Stamford.
- Access to Harbor Point's mixed-use active community and resort-inspired waterfront residential developments.
- Right in your own backyard, you've got it all – shopping, top restaurants, park access, marina and yacht clubs, hotels, entertainment, education and fitness.



# WELLNESS-CENTRIC DESIGN



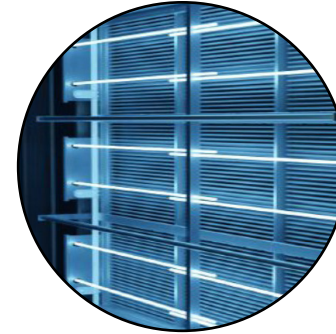
## INCREASED VENTILATION

- Integrated BMS will drive the optimal indoor air quality.
- Utilizing an air economizer paired with operable windows, our goal is to increase the amount of **fresh air to 30% or greater, double the current code requirement.**
- Ventilation purge cycles before and after occupancy.
- Increased toilet exhaust air volume to remove contaminants from restrooms.



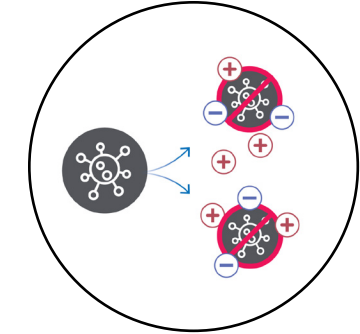
## FILTRATION

- MERV 15 filtration will be installed building-wide with both traditional filters and bag filters for high efficiency removal of contaminants.
- These filters will **remove 50% more contaminants** than the filtration provided in typical office buildings.
- Filters will be monitored and changed out regularly (minimum quarterly) to ensure proper functionality.



## UV SANITIZATION

- UV/C lighting will inactivate bacteria and viruses by destroying the bonds that hold their DNA together.
- UV/C lighting has proven to **kill up to 97% of live viruses.**
- UV/C lights will be installed in the building air handling units to disinfect air being returned back to the units.



## BI-POLAR IONIZATION

- In order to promote respiratory health, reduce allergens and aid in the fight against viral spread, our designs call for Bi-polar ionization to remove contaminants in the air.
- Bi-polar Ionization generates ions in the supply air stream, which can be delivered to the occupied space. These ions will attract contaminants such as, dust, allergens, bacteria, and viruses so they can be removed from the air.
- Bi-polar Ionization will provide superior air quality and deactivate airborne pollutants.

# ACCESS AND CIRCULATION

**SAFELY LOADING AND UNLOADING A BUILDING** is one of the biggest hurdles that companies face as they return to work in our new normal.

Using multiple secure access points, paired internal staircases and elevators, our tenants can **avoid unnecessary pinch points and safely load** their employees in and out of their offices. Touch-free technology, integrated at all entry points, further reduces the risk of spread.

## Drive-to-Desk Access

- Elmcroft boasts a secure, covered parking garage that allows employees to directly access their workspace without having to enter a common lobby.

## Convenience Stairs & Stairwell Utilization

- Elmcroft's groundscraper layout allows for the use of stairwells and convenience stairs as means of egress, allowing employees to have the option to travel safely from floor to floor without the use of an elevator.

## A Cleaner, Safer Elevator

- Should employees or visitors choose to use the elevator, each will be equipped with a UV Sterilization Fan that combines a negative ion generator, UV lamp and a fan to **kill over 99% of germs in the cabs**. Elevator Cabs will be programmed to automatically return to the tenants' lobby with the doors remaining in the open position to maximize air circulation. Touch-free technology will be implemented to reduce touch points.

## Tenant Controlled Entries

- Our unique layout allows for flexibility in access control and security whether you're in a COVID-centric or post pandemic environment.



LIFESTYLE + CONVENIENCE OFFERINGS  
**WORK CAFÉ OVERLOOKING THE GARDEN**



# LIFESTYLE + CONVENIENCE OFFERINGS

## WORK CAFÉ OVERLOOKING THE GARDEN



LIFESTYLE + CONVENIENCE OFFERINGS

**FITNESS + WELLNESS CENTER OPEN TO THE COURTYARD**





LIFESTYLE + CONVENIENCE OFFERINGS  
**SEAMLESS INDOOR / OUTDOOR ENVIRONMENT**



# LIFESTYLE + CONVENIENCE OFFERINGS

- Access To Outdoor Space + Daylight
- Convenient Food + Retail
- Access To Non-WFH Technology + Environments
- Places For Inspiration-Worthy Interactions

CONFERENCE CENTER  
9,700 RSF

FITNESS + WELLNESS CENTER  
8,100 RSF

ON-SITE OFF-SITE  
12,600 RSF

2 ELM

FORUM STAIR

WORK CAFE  
6,600 RSF

3 ELM

1 ELM

\*All square footages are approximate measurements that include conceptual changes to the existing building.

**44%** OF EMPLOYEES DESIRE TO MAINTAIN THEIR CURRENT **WORK-LIFE BALANCE**

-2020 GENSLER WFH SURVEY

