

# 10,000 SF OPPORTUNITY ON ENTIRE 3RD FLOOR EXCEPTIONALLY UNIQUE SPACE



## AVAILABILITIES:

10,000 sf - 3rd Floor

**TERM:** Flexible

**PARKING:** 3/1,000 SF

**POSSESSION:** Immediately

**PRICE:** Negotiable

## BUILDING FEATURES

- Best-in-class ownership
- 10 minute walk to Stamford Train Station
- Ample parking onsite
- Restaurant on 1st Floor
- Outdoor patio area for seating (1st Floor)
- Full floor opportunity
- CT tax credits may be available for media companies
- Located in the newly developed Yale & Towne section of Harbor Point with Cisco Brewers, The Wheel Restaurant, Tequila Escape (new!) and Harbor Point Marina East
- Well-known tenant mix in the neighborhood of Daymon Worldwide HQ, Marriot International, Kayak HQ, Phone HQ, Wheelhouse Media, iTV, Mirador

## FOR MORE INFORMATION, PLEASE CONTACT:

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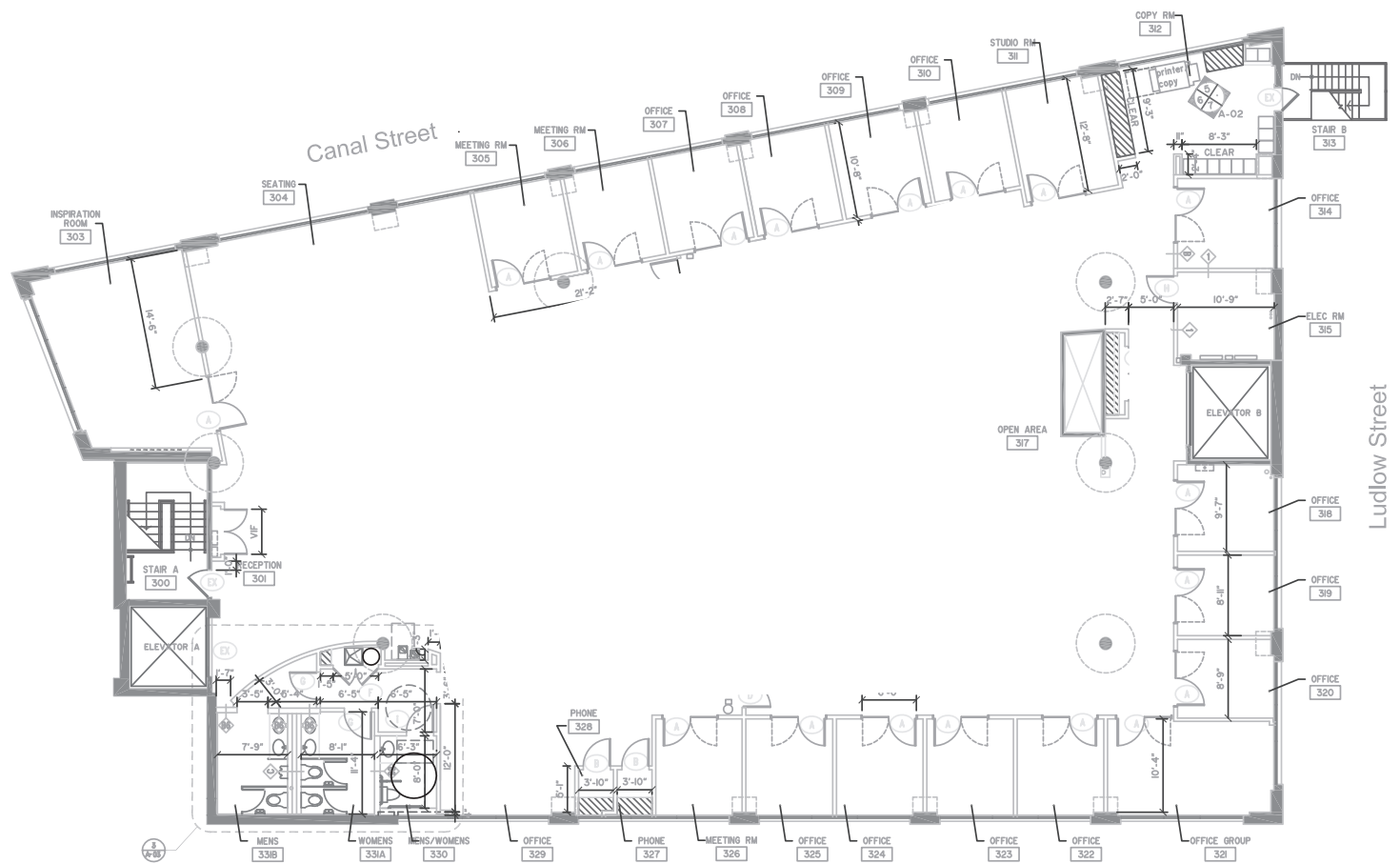
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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request).

# FLOOR PLAN

845 CANAL STREET, STAMFORD, CT

ENTIRE 3RD FLOOR  
10,000 SF





# PROPERTY PHOTOS

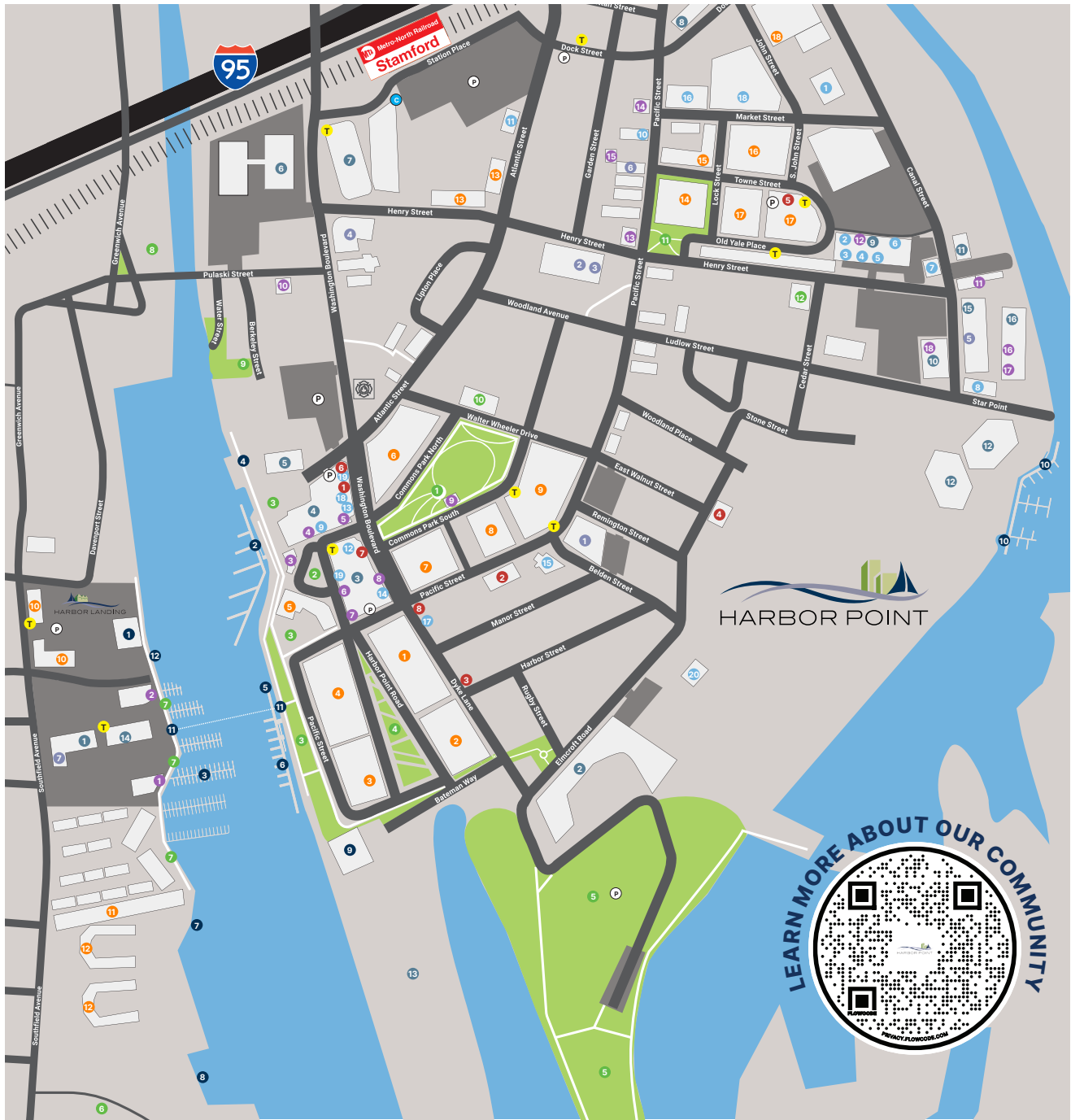
845 CANAL STREET, STAMFORD, CT





# LOCAL NEIGHBORHOOD MAP

845 CANAL STREET, STAMFORD, CT



## RESTAURANTS

- 1 PRIME
- 2 CRABSHILL
- 3 MEXICUE
- 4 BAREBURGER
- 5 FORTINA
- 6 PATISSERIE SALZBURG
- 7 SIGN OF THE WHALE
- 8 CORBO'S CORNER DELI
- 9 PROOF COFFEE @ COMMONS PARK
- 10 MUSCAVI DELI
- 11 THE GRANOLA BAR
- 12 SUBWAY
- 13 MI RANCHITO II
- 14 T'S KITCHEN & WINE BAR
- 15 THIRD PLACE BY HALF FULL BREWERY
- 16 THE WHEEL
- 17 CISCO BREWERS
- 18 TEQUILA ESCAPE

## RETAIL

- 1 CVS PHARMACY
- 2 HARBOR POINT DENTAL
- 3 GO GREEN DRY CLEANERS
- 4 HARBOR POINT NAIL & SPA
- 5 VERIZON WIRELESS
- 6 DESIGN WITHIN REACH
- 7 KEY BANK
- 8 CORNELL VETERINARY
- 9 PINOT'S PALETTE
- 10 STAMFORD MODERN
- 11 Z SAILS
- 12 SKINLAB BY NICHOLS MD
- 13 HARBOR POINT WINES & SPIRITS
- 14 GO GREEN DRY CLEANERS
- 15 LONE STAR SERVICE STATION
- 16 THE COLLECTIVE
- 17 RHONE
- 18 ALPHAGRAPHICS
- 19 HBAR SALON
- 20 HARBOR POINT ORGANICS
- 21 HARBOR PETS STAMFORD

## RESIDENTIAL

- 1 ALLURE @ HARBOR POINT
- 2 ANTHEM @ HARBOR POINT
- 3 OPIUS @ HARBOR POINT
- 4 ESCAPE @ HARBOR POINT
- 5 BEACON @ HARBOR POINT
- 6 NV @ HARBOR POINT
- 7 101 PARK PLACE
- 8 INFINITY APARTMENTS
- 9 POSTMARK APARTMENTS
- 10 HARBOR LANDING APARTMENTS
- 11 BAYPOINT APARTMENT HOMES
- 12 TGM ANCHOR POINT
- 13 METRO GREEN RESIDENTIAL
- 14 111 HARBOR POINT APARTMENTS
- 15 THE KEY APARTMENTS
- 16 THE VAULT APARTMENTS
- 17 121 TOWNE APARTMENTS
- 18 THE HAZEL STAMFORD

## PARKS/RECREATION

- 1 HARBOR POINT COMMONS PARK
- 2 HARBOR POINT SQUARE
- 3 HARBOR POINT BOARDWALK
- 4 TRIANGLE PARK
- 5 KOSCIUSZKO PARK
- 6 JOHN J. BOCCUZZI PARK
- 7 HARBOR LANDING BOARDWALK
- 8 MILL RIVER PARK
- 9 WATERSIDE PARK
- 10 HARBOR POINT DOG PARK
- 11 YALE & TOWNE DOG PARK
- 12 CEDAR STREET PLAYGROUND

## HEALTH & WELLNESS

- 1 HARBOR POINT FITNESS CENTER
- 2 HAUTE HEALING OASIS
- 3 BEAN SPORTS MEDICINE
- 4 REVOLUTION TRAINING
- 5 F45 TRAINING
- 6 STAMFORD HEALTH FAMILY MEDICINE
- 7 HSS SPORTS REHAB
- 8 XENHOUSE

## COMMERCIAL

- 1 HARBOR LANDING
- 2 SILICON HARBOR
- 3 100 WASHINGTON BLVD
- 4 2200 ATLANTIC ST
- 5 2187 ATLANTIC ST
- 6 CHARTER COMMUNICATIONS WORLD HQ
- 7 1 STATION PLACE
- 8 1 DOCK STREET
- 9 711 CANAL ST
- 10 845 CANAL ST
- 11 SERENDIPITY LABS
- 12 333 LUDLOW ST
- 13 PENINSULA AT HARBOR POINT
- 14 62 SOUTHFIELD AVENUE
- 15 850 CANAL
- 16 THE VILLAGE

## COMMUNITY

- 1 WATERSIDE SCHOOL
- 2 LATHAM WIDER COMMUNITY CENTER
- 3 DEPARTMENT OF MOTOR VEHICLES
- 4 GRACE CHILDRENS DAY CARE
- 5 CONNECTICUT PASSPORT AGENCY
- 6 LOFT ARTIST ASSOCIATION
- 7 HUBBARD DAY SCHOOL

## WATERFRONT

- 1 HINCKLEY YACHT SERVICES
- 2 HARBOR POINT MARINA (NORTH)
- 3 HARBOR POINT MARINA (WEST)
- 4 FISHING PIER
- 5 PEDAL CRUISE HARBOR POINT
- 6 CAREFREE BOAT CLUB
- 7 TGM ANCHOR POINT MARINA
- 8 SOUNDWATERS
- 9 PONUS YACHT CLUB
- 10 HARBOR POINT MARINA (EAST)
- 11 WATER TAXI
- 12 FUEL DOCK

## TRANSPORTATION

- 1 STAMFORD TRANSPORTATION CENTER
- 2 PARKING
- 3 TROLLEY STOPS
- 4 CAR RENTAL

BLT LiveWorkPlay



# AERIAL VIEW

845 CANAL STREET, STAMFORD, CT

