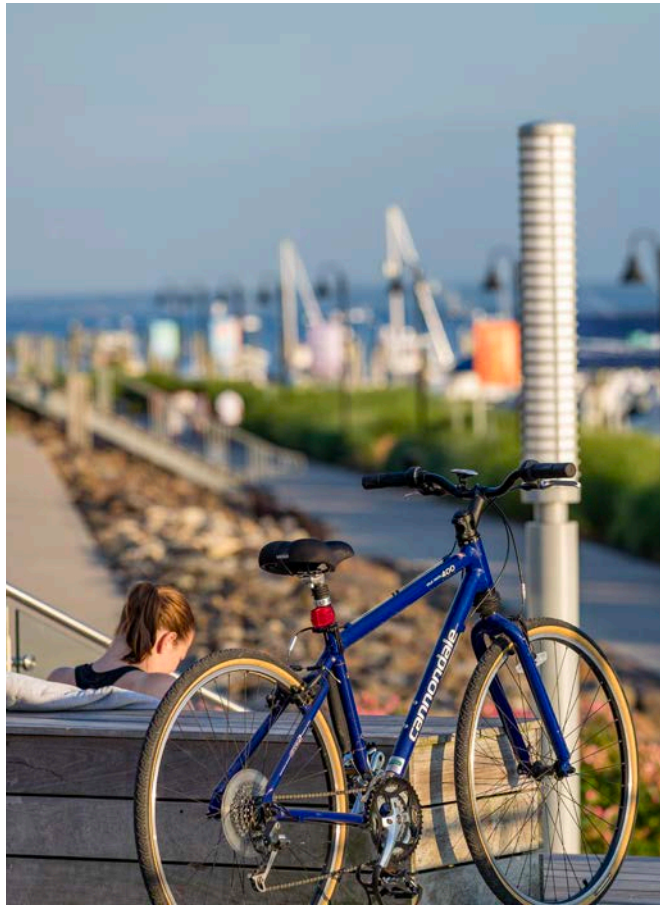
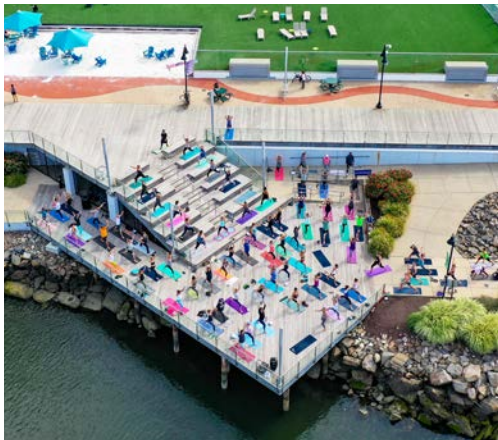




# 46 SOUTHFIELD AT HARBOR LANDING





# LIVE, WORK & PLAY

Building and Land Technology strives to create vibrant and thriving communities for our partners. As a vertically integrated developer with an entrepreneurial spirit, BLT enhances and connects your experiences as you live, work, and play within our communities.

Discover the perfect blend of cosmopolitan flair and laid-back waterfront living at Harbor Point. Our three marinas—Harbor Point North, East, and West—offer over 200 slips for vessels from 20' to 120' in length. Nestled along the Long Island Sound, our marinas provide access to a vibrant community with 200+ annual events, complimentary trolleys to the train station, water taxis, nearby parks, and award-winning restaurants.

**SEE HARBOR POINT AND HARBOR LANDING IN ACTION!**



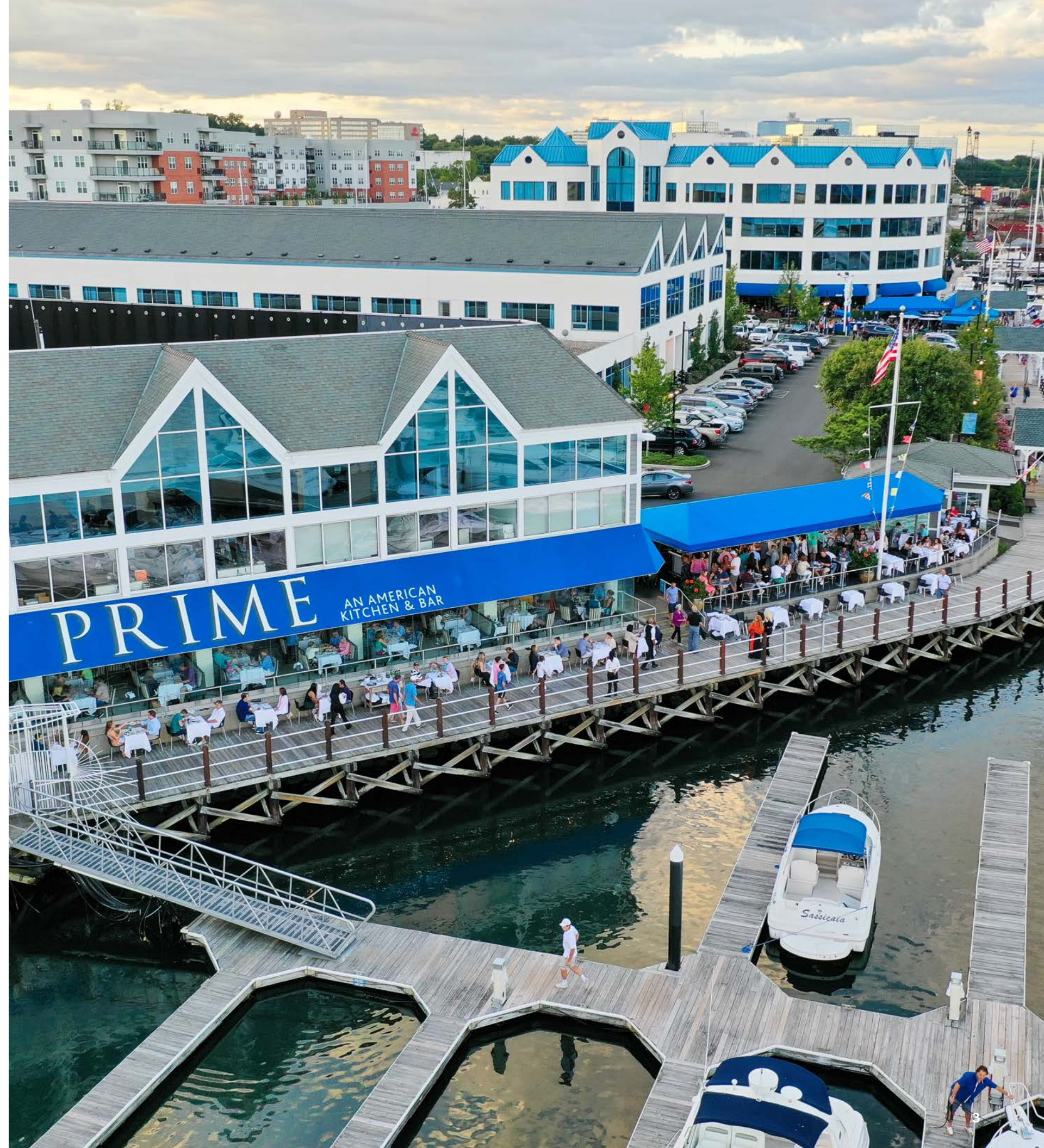
Check out our channels!





# HARBOR LANDING, A VIBRANT ECOSYSTEM WITH HISTORICAL CHARM UPDATED FOR THE MODERN WORLD

- Harbor Landing is a Class-A, easily accessible waterfront office community. Located right off I-95 and within walking distance to the Stamford Transportation Center, your employees will enjoy an easy commute.
- While in the office tenants will be inspired by the stunning views of Stamford Harbor and the activated boardwalk. During lunch they can choose from two of Stamford's favorite restaurants, Prime and The Crab Shell, right in their backyard or take the seasonal water taxi to Harbor Point for additional restaurant and retail options.
- Plan a memorable company outing at SoundWaters; just steps away from your office at Harbor Landing. Your employees can experience the waterfront by renting a sailboat or kayak right on the Long Island Sound. Tenants can also take advantage of additional outdoor space at John J. Boccuzzi Park.
- Each of Harbor Landing's buildings offer first class property management, dedicated fiber with speeds up to 10 GB, secure access, and backup generators ensuring the resiliency of your company.

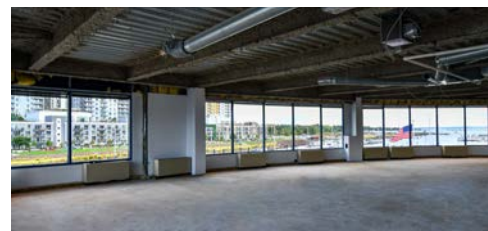






# PRIME COMMERCIAL SPACES AVAILABLE

- Office suites available from 3,000 to 5,000 sqft
- Plug-and-play opportunities
- Steps away from quality dining options
- Convenient to I-95 and the Stamford Transportation Center
- Less than 1 mile from the Stamford CBD and Train Station
- Access to the Harbor Point Live-Work-Play community via the seasonal water taxi
- Boardwalk with rentable boat slips
- 24/7 key card access
- Diverse tenant roster, including many financial services firms
- Steps away from John J. Boccuzzi Park

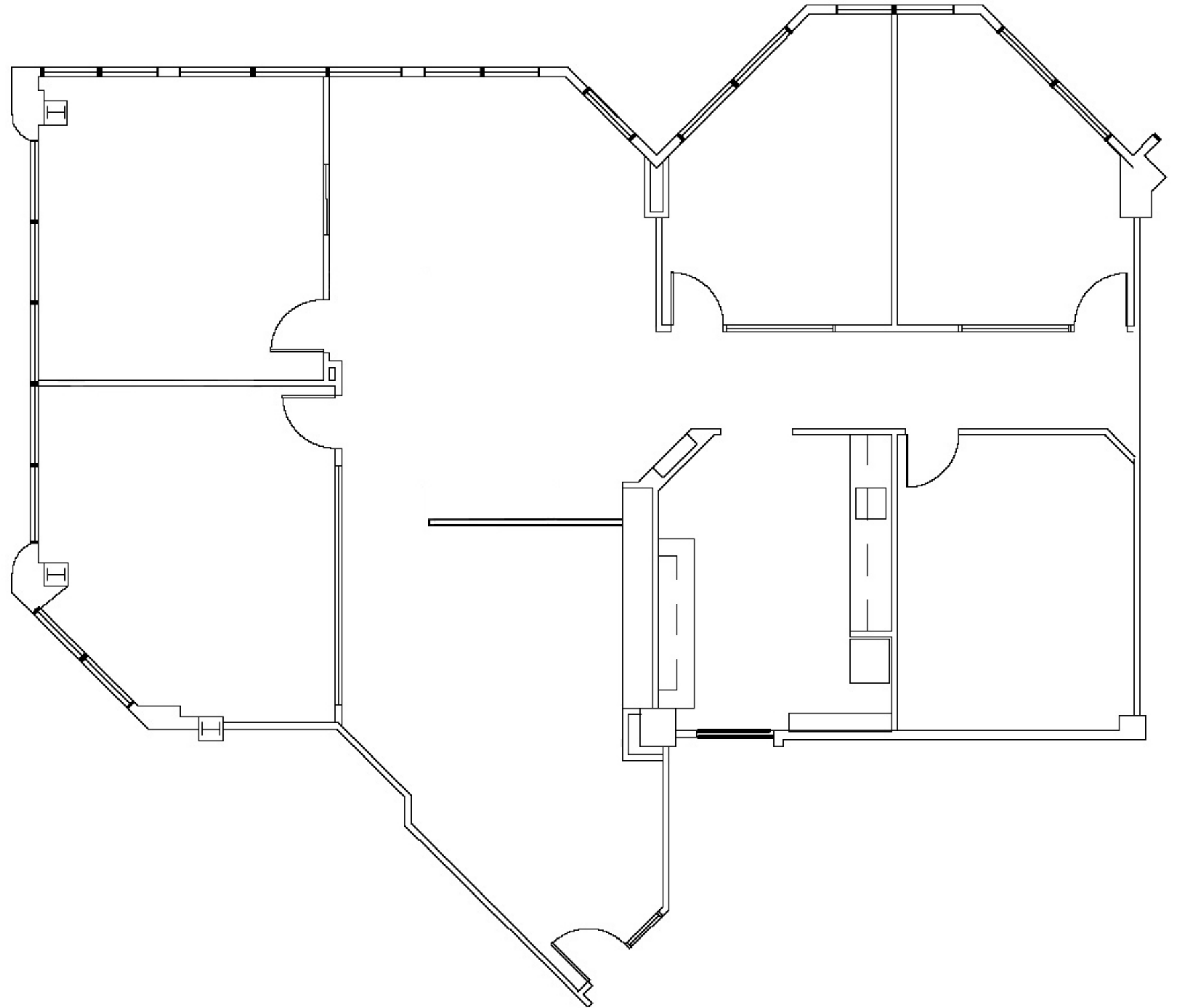




# 46 SOUTHFIELD

2<sup>ND</sup> FLOOR  
SUITE 210

3,485 RSF



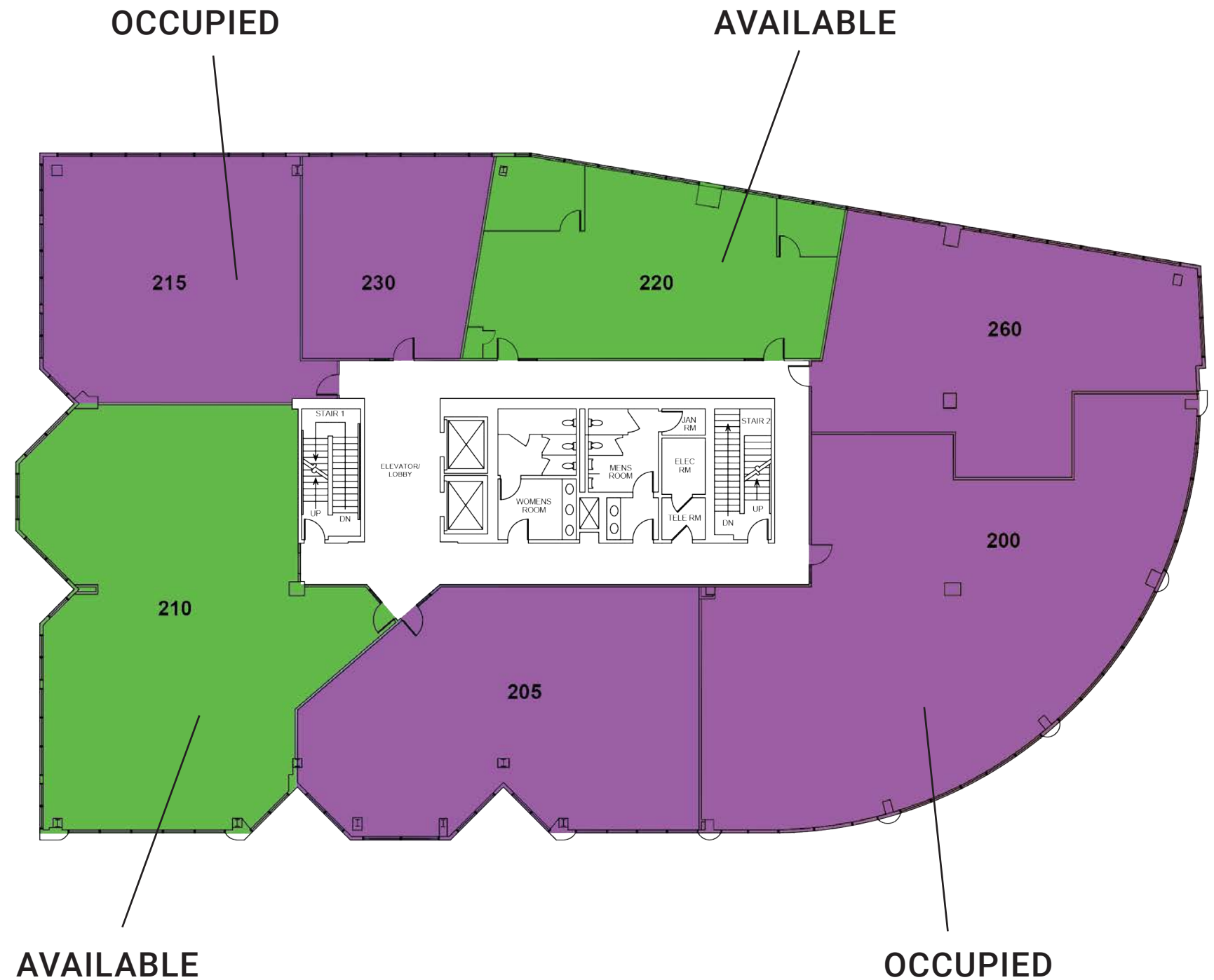
# 46 SOUTHFIELD

## 2<sup>ND</sup> FLOOR

**210 - 3,485 RSF**

**220 - 1,845 RSF**

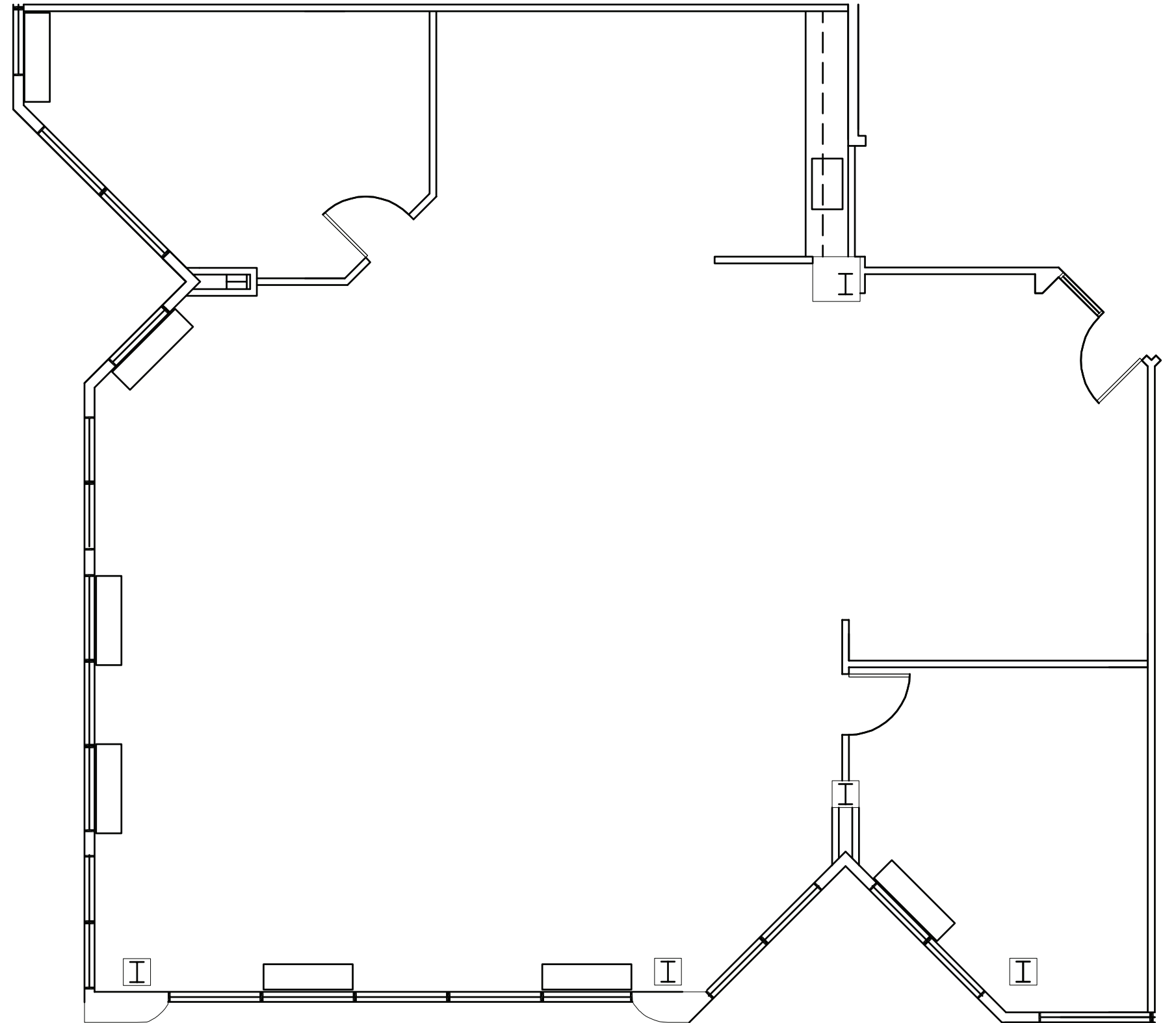
\*PLAN NOT TO SCALE



# 46 SOUTHFIELD

3<sup>RD</sup> FLOOR

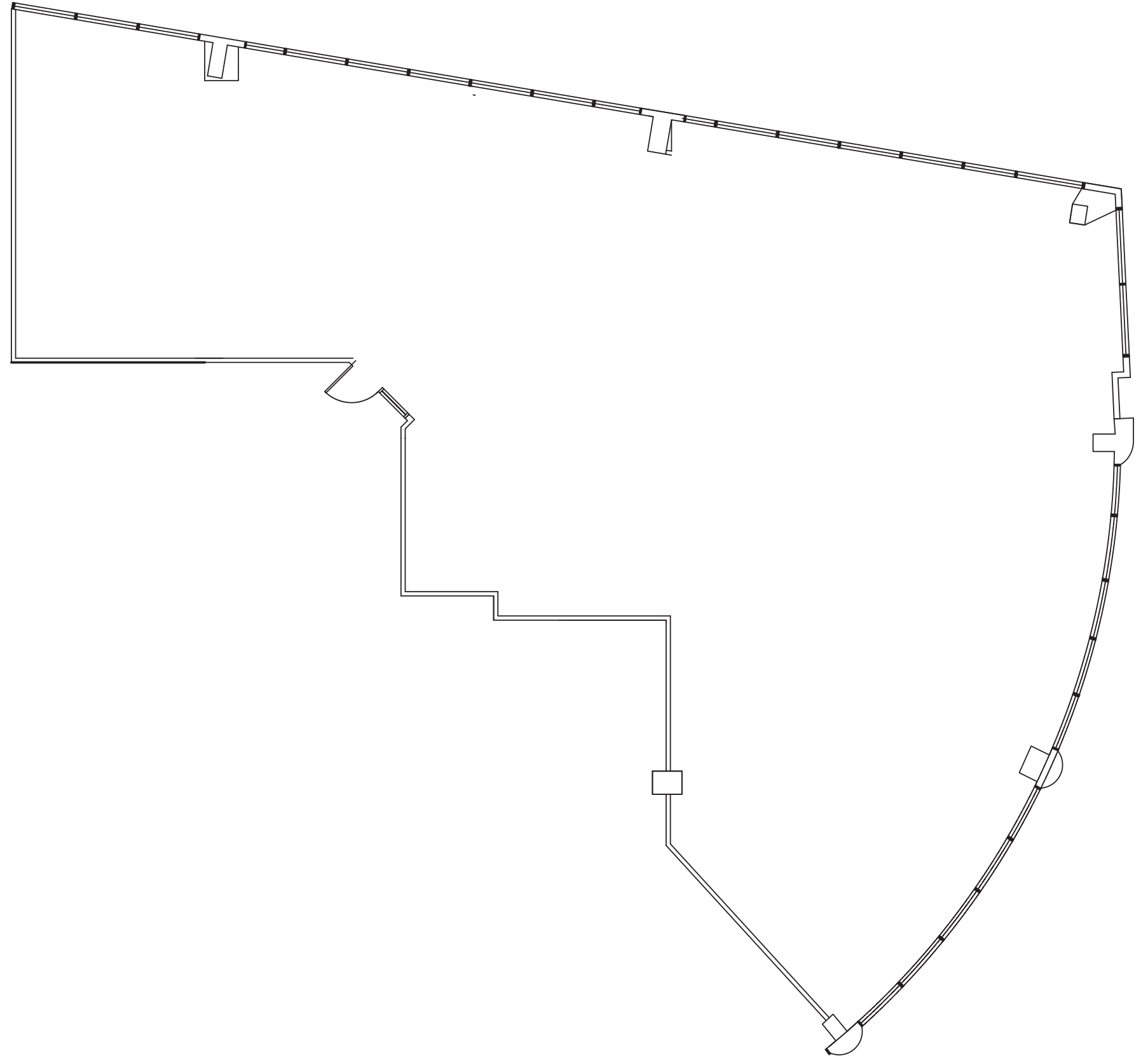
3,076 RSF



# 46 SOUTHFIELD

3<sup>RD</sup> FLOOR

4,973 RSF







Charter COMMUNICATIONS

LESS THAN 45 MINUTES TO NYC  
NEW HAVEN  
Metro-North Railroad  
Stamford

GREENWICH AUTO SPA

46 SOUTHFIELD AVE.

17 MINUTE WALK TO STAMFORD TRAIN STATION

- Sign World
- Fortia
- ELEVATE FITNESS MEXIGUE
- STAMFORD HEALTH
- SpaLife
- HBAR
- PINOT'S PALETTE
- William Pitt Julia B Fee Sotheby's
- Harbor Point
- PAFFENBARGER SALZBURG
- HARBOR POINT ORGANIC MARKET
- CORBOS DELI
- goqreen

NV@ HARBOR POINT

Commons Park

ALLURE

HILTON STAMFORD HOTEL

HARBOR POINT SQUARE BEACON HARBOR POINT

ANTHEM

HINCKLEY



HARBOR POINT WATER TAXI

ESCAPE



THE MARINAS AT HARBOR POINT

pus.

TRIANGLE PARK

PRIME AN AMERICAN KITCHEN & BAR

HARBOR POINT BOARDWALK

FUTURE DEVELOPMENT

WORKSPACE Building and Land Technology

HARBOR LANDING BOARDWALK

Long Island Sound

INNIS ARDEN GOLF CLUB

BOCCUZZI PARK





# FIND YOURSELF AT HOME & LIVE STEPS AWAY FROM WHERE YOU WORK!

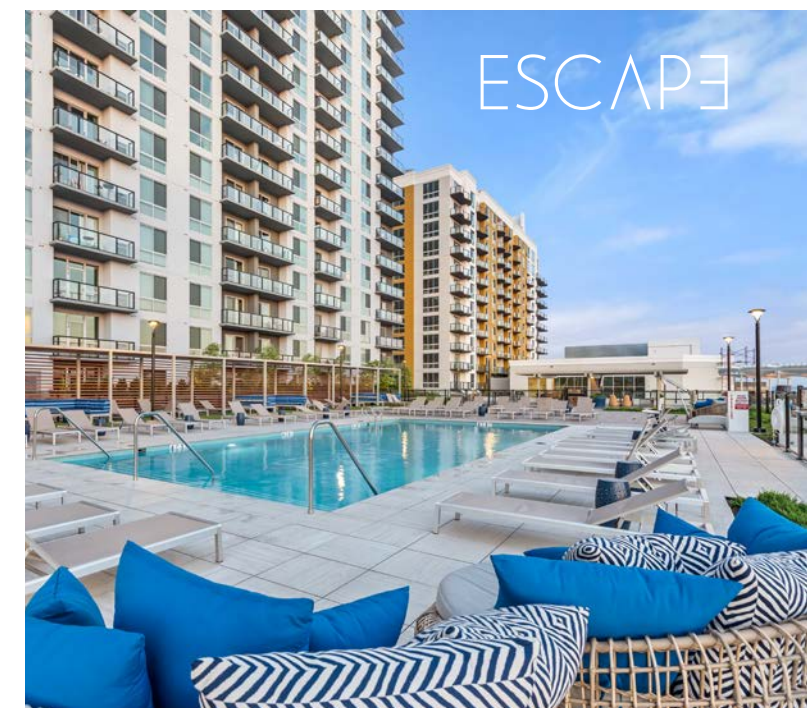
Opus, Anthem, Allure, Beacon, Escape, and NV Apartments offer Studio, 1, 2, 3, and 4 Bedroom apartments, flexible lease terms with furnished or non-furnished options, all complemented by resort-style amenities and ample outdoor space.

For more information :

203.961.5000

Leasing@BLTLiveWorkPlay.com

Visit [BLTLiveWorkPlay.com](https://www.BLTLiveWorkPlay.com) for availability







# PREFERRED EMPLOYER PROGRAM

As a partner in the Preferred Employer Program, your employees can take advantage of exclusive perks, including discounts throughout Harbor Point. For more information, please contact our corporate leasing representative below.

For more information :  
203.961.5000  
Leasing@BLTLiveWorkPlay.com

Visit [BLTLiveWorkPlay.com](https://www.bltlive.com) for more information.

# CORPORATE REBATE PROGRAM

Your home at every stage! With a partnership between BLT and William Pitt-Julia B. Fee Sotheby's International Realty, you always find your home with us. For more information, please contact our corporate leasing representative below.

For more information :

**Jane McWilliams**

VP Business Development & Relocation  
973.650.2445  
jmcwilliams@williampitt.com

For more information visit: [williampitt.com/fairfield](https://www.williampitt.com/fairfield)





# BLT LiveWorkPlay

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dsteinberg@bltooffice.com