

# 1 ELMCROFT





# 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.

For more information :

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**BLT**[LiveWorkPlay.com](https://www.bltooffice.com)



# A STAMFORD ANCHOR

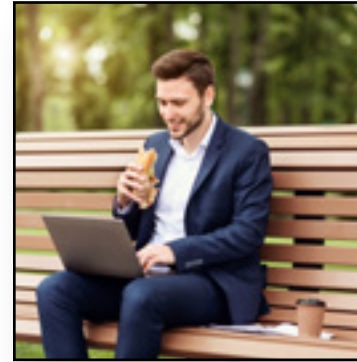
An ideal live-work-play destination between a thriving mixed-use neighborhood and a waterfront park.

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.
- Right in your own backyard, you've got it all – shopping, top restaurants, park access, marina and yacht clubs, hotels, entertainment, education and fitness.
- Access to Harbor Point's mixed-use active community and resort-inspired waterfront residential developments.

## 1 ELMCROFT

Arc Parc



Local Residences



The Peninsula at Harbor Point



Kosciuszko Park



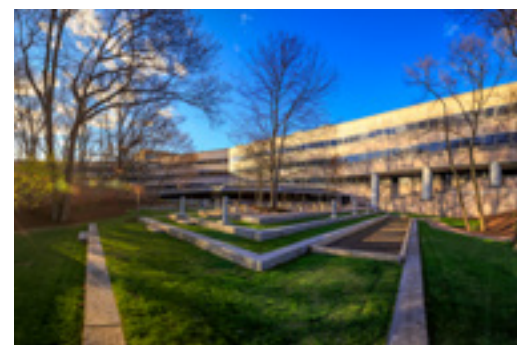
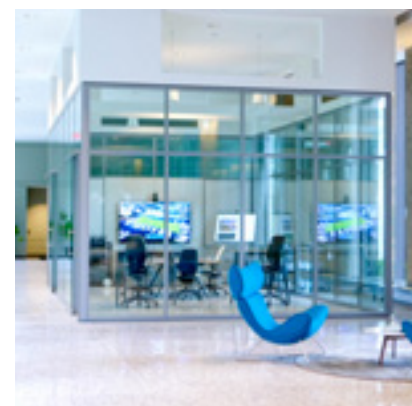
Stamford Transportation Center





# PRIME COMMERCIAL SPACES AVAILABLE

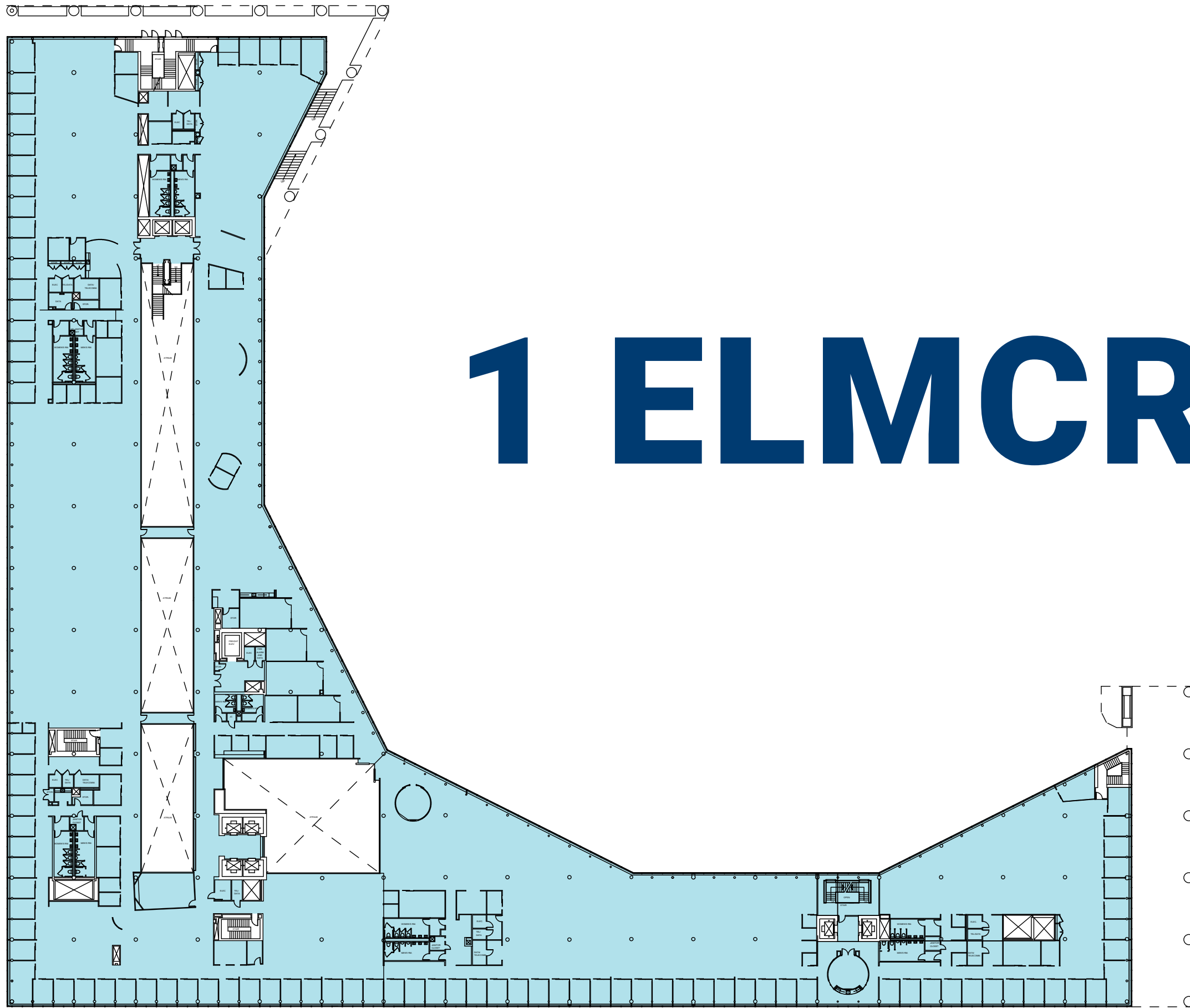
- Full building availability
- Ground-floor conference facility
- Waterfront views
- Shuttle to the Stamford Train Station
- Class-A+ amenities designed\*
- Built spaces
- Solar farm creates renewable energy opportunity
- Walking distance to retail
- Security on site
- Access to public transportation
- Convenient to parks and green spaces
- Live-Work-Play at Harbor Point community



*\*Renderings shown are conceptual and do not reflect as-built conditions.*

HARBOR POINT, STAMFORD





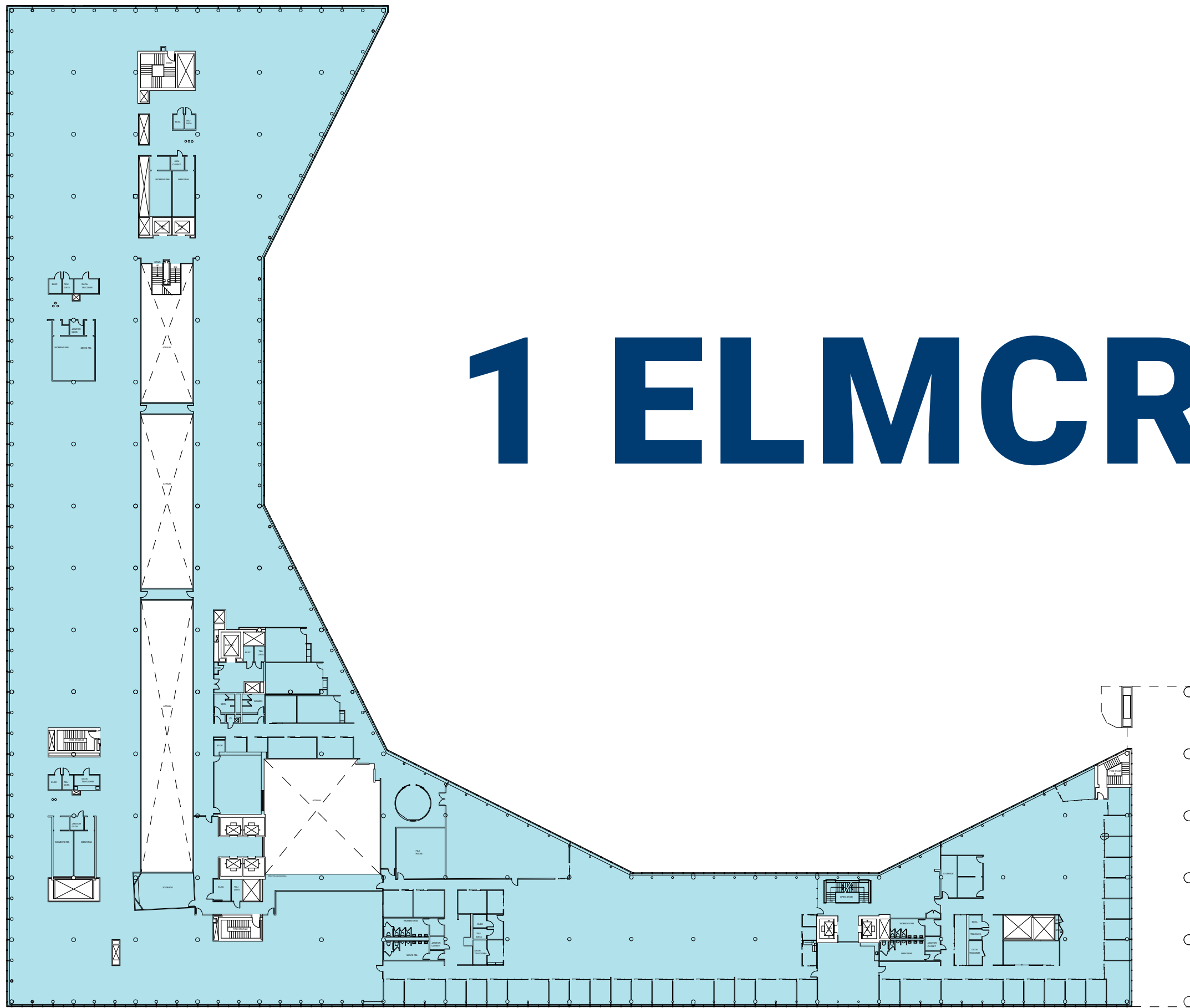
# 1 ELMCROFT

**4<sup>TH</sup> FLOOR**

**118,608<sub>RSF</sub>\***

*\*Can be divided*

# 1 ELMCROFT

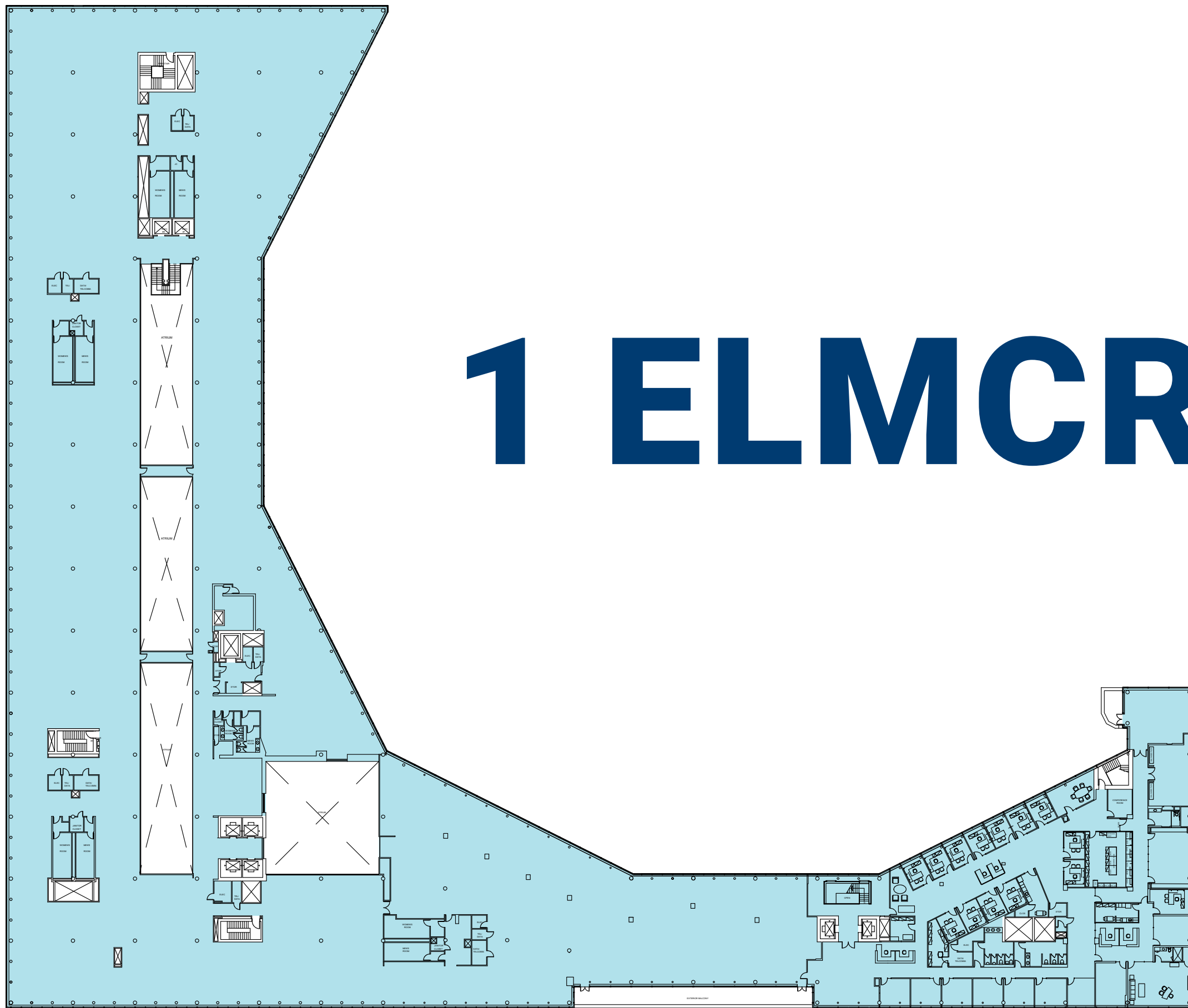


**5<sup>TH</sup> FLOOR**

**125,475<sub>RSF</sub>\***

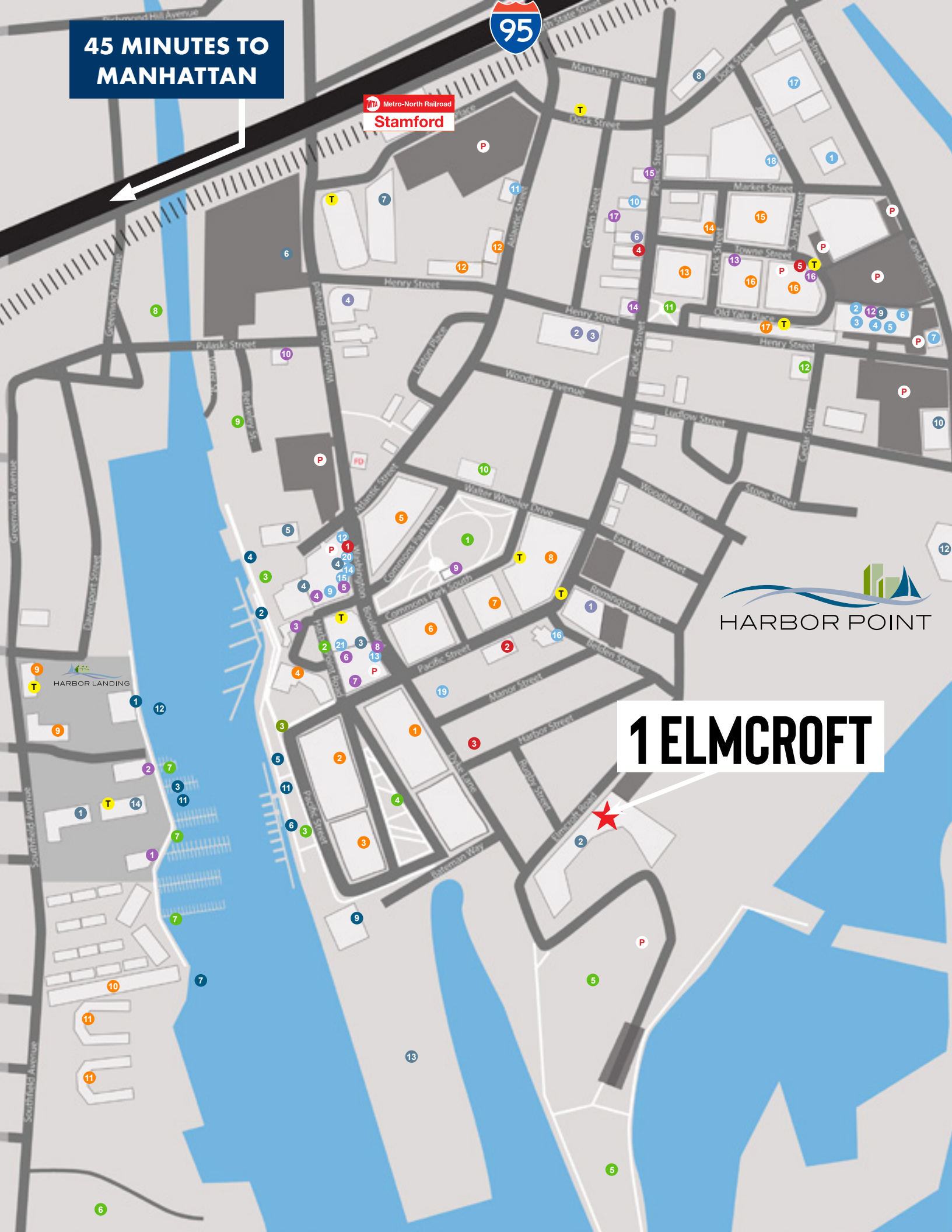
*\*Can be divided*

# 1 ELMCROFT



**6<sup>TH</sup> FLOOR**  
**130,715<sub>RSF</sub>\***

*\*Can be divided*



# THE NEIGHBORHOOD

RESTAURANTS  +17

WATERFRONT  +12

COMMERCIAL  +15

RESIDENTIAL  +16

RETAIL  +21

COMMUNITY SERVICES  +6

PARKS/RECREATION  +12

HEALTH & WELLNESS  +5





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



**Charter**  
COMMUNICATIONS

**mActivity**  
**Bareburger**  
**Fortuna**  
**MEXICUE**  
**HBAR SALON**  
**PATISSERIE SALZBURG**  
**HARBOR POINT ORGANIC MARKET**  
**CORBOS DELI**  
**googreen**

**THIRD PLACE**  
**REVOLUTION TRAINING**

**T'S WINE**  
**BAR + KITCHEN**

**CVS**  
pharmacy

**F45**  
**THE LILA ROSE**

**CISCO BREWERS**  
THE VILLAGE  
**Cornell University**  
Veterinary Specialists

**SUBWAY**

**TEQUILA ESCAPE**  
KITCHEN + BAR

**William Pitt**  
**Julia B Fee**  
**Sotheby's**  
INTERNATIONAL REALTY

**NV@**  
**HARBOR POINT**

**HARBOR POINT**  
**DOG PARK**

**Commons**  
**Park**

**ALLURE**

**XENHOUSE**

**W**

**HAUTE HEALING**  
OASIS

**remedy**  
bodyworks

**1 ELMCROFT**

**HINCKLEY**

**CRAB**  
**SHED**

**HARBOR POINT**  
**SQUARE BEACON**  
**HARBOR POINT**

**HARBOR POINT**  
**WATER TAXI**

**ESCAPE**

**opus.**

**A 15 MINUTE**  
**WALK TO**  
**STAMFORD**  
**TRAIN STATION**

**KOSCIUSZKO**  
**PARK**

**FUTURE**  
**DEVELOPMENT**

**TRIANGLE**  
**PARK**

**FUTURE HARBOR POINT**  
**BOARDWALK**

**HARBOR LANDING**  
**BOARDWALK**

**HARBOR POINT**  
**BOARDWALK**

**PRIME**  
AN AMERICAN KITCHEN & BAR

**sema4**

**WORK**  
**SPACE**  
Building and Land Technology

**SoundWaters**  
Protecting Long Island Sound Through Education

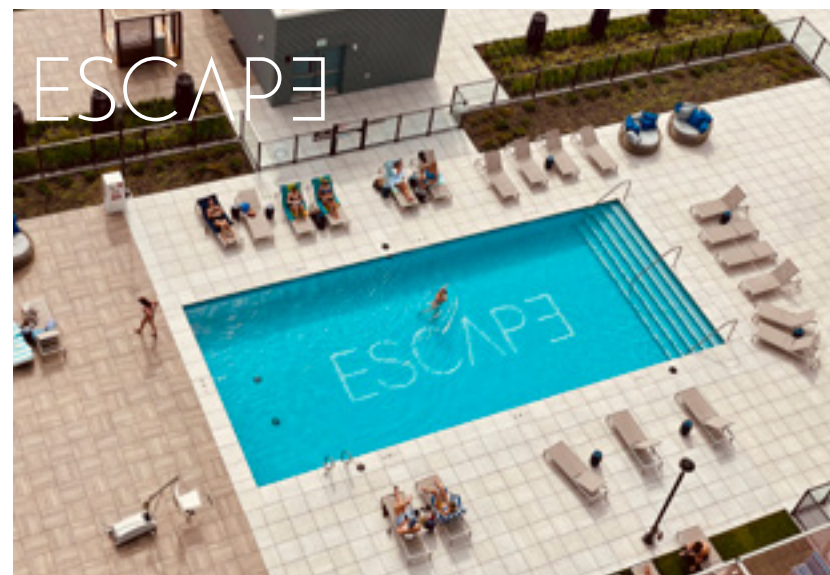
**Long Island Sound**





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

Opus, 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.



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



# 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.

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



## 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.

**Charissa Endsley**

Residential Portfolio Director

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Visit [BLTLiveWorkPlay.com](http://BLTLiveWorkPlay.com) for more information.







# YOUR DYNAMIC WATERFRONT COMMUNITY

You will find a cosmopolitan flair to the city combined with a laid-back waterfront lifestyle. Comprised of over 200+ events annually, access to free trolleys, water taxis, nearby parks, marinas, award-winning new restaurants, events, and all the boardwalk action!

All this with easy access by free trolley and within minutes to the Train Station.

SEE HARBOR POINT IN ACTION!



To learn more about Harbor Point visit: [www.harborpt.com](http://www.harborpt.com)

For more information about the trolley visit:  
[www.bltliveworkplay.com/apartments/stamford/harbor-point/access/trolley-info-page/](http://www.bltliveworkplay.com/apartments/stamford/harbor-point/access/trolley-info-page/)





# BLT LiveWorkPlay

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