



2200 ATLANTIC ST.



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 four marinas—Harbor Point North, East, and West and South, 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 IN ACTION!

Check out our channels!



2200 ATLANTIC ST.

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

Charter
COMMUNICATIONS

10 MINUTE WALK
TO STAMFORD
TRAIN STATION

- SIGN OF THE WHALE
- Bareburger
- Fortina
- ELEVATE FITNESS
- STAMFORD HEALTH
- Spiral
- HBAR SALON
- PINOT'S PALETTE
- William Pitt Julia B Fee
- Sotheby's INTERNATIONAL REALTY
- Harbor Point WINES & SPIRITS
- PATISSERIE SALZBURG
- HARBOR POINT ORGANIC MARKET
- CORBOS DELI
- qogreen



T'S WINE
BAR + KITCHEN

CVS
pharmacy

F45

CISCO BREWERS
THE VILLAGE
Cornell University
Veterinary Specialists

THIRD PLACE

PROOF
COFFEE
ROASTERS

FUTURE
DEVELOPMENT

HARBOR POINT
DOG PARK

NV@
HARBOR POINT

Commons
Park

ALLURE

XENHOUSE

W

REVOLUTION
VINTAGE

TEQUILA ESCAPE
KITCHEN + BAR

HINCKLEY

HARBOR POINT
SQUARE
BEACON
HARBOR POINT

HARBOR POINT
WATER TAXI

ESCAPE

ANTHEM

HARBOR PETS

THE MARINAS
AT HARBOR POINT

HARBOR LANDING
BOARDWALK

HARBOR POINT
BOARDWALK

opus.

KOSCIUSZKO
PARK

PRIME
AN AMERICAN KITCHEN & BAR

TRIANGLE
PARK

FUTURE
DEVELOPMENT

FUTURE HARBOR POINT
BOARDWALK

SoundWaters
DISCOVER THE SOUND. EMBRACE THE WORLD.

Long Island Sound

UNLIMITED ACCESS



WATER TAXI

Seasonal Passenger Travel From Harbor Point to Harbor Landing

Access to Stamford's Most Prestigious Restaurants

Immediate Access to Harbor Point Marinas



CAR

Easily Accessible to Harbor Point and I-95

Less Than 10 Minutes From Merritt Parkway

Less Than 50 Minute Drive From New York City

On-site Covered Parking Available at 2 per 1,000 sq ft



TRAIN

Immediate Proximity to Stamford Train Station, Metro North, Amtrak, NE Regional and Acela

Seamless Access for Daily Commuting

Direct Access to Grand Central Station and Fairfield County Locations



BICYCLE

Access for Environmentally Conscious Community

Storage Available Within The Garage

Bike Paths and Trails Available in Harbor Point



HARBOR POINT TROLLEY

Fast and Free Direct Commuter Loop to Stamford Station

Free Downtown Stamford Loop

Access to Point of Interest Locations



WALKING

1/2 Mile Walk to the Stamford Station

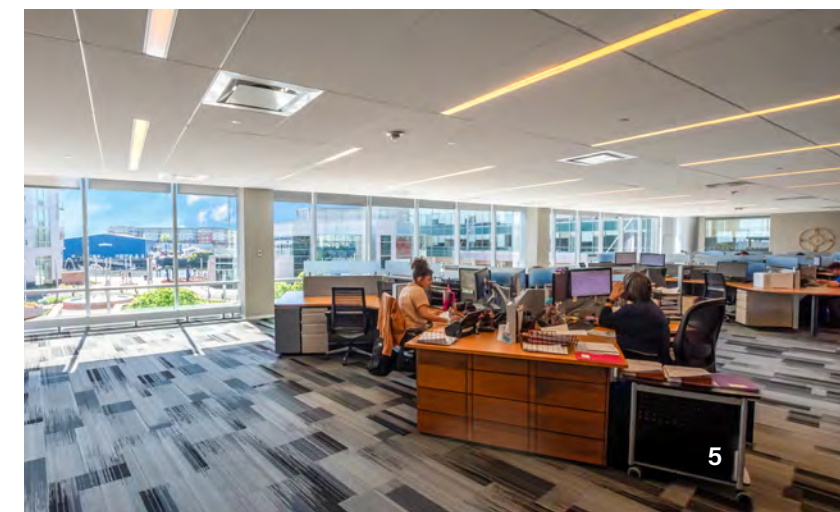
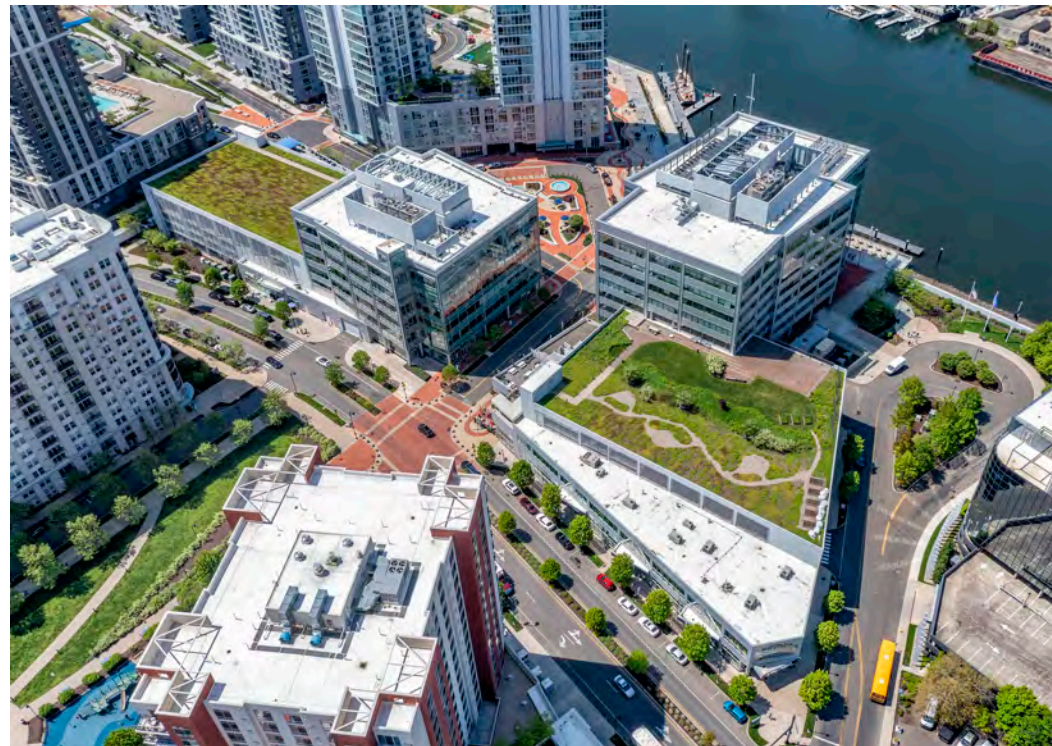
Immediate Proximity to Retail, Dining, and Entertainment

Nestled Within the Dynamic Live-Work-Play Ecosystem

PRIME COMMERCIAL SPACE AVAILABLE

- Located in Harbor Point, a Live Work Play Community
- Waterfront Location with Long Island Sound Views
- Immediate Proximity to Restaurants, Retail, and Public Outdoor Spaces
- Full Service Café with Outdoor Seating
- Elevate Gym Membership
- Complimentary Trolley Service with Connection to The Stamford Train Station and Downtown Stamford
- On Site Security & Covered Parking
- Adjacent to The Marinas at Harbor Point

2200 ATLANTIC ST. / HARBOR POINT / STAMFORD, CT





INFRASTRUCTURE

- One 450 KW, 800 AMP 3 phase 480Y/277V diesel powered generator with fuel storage on the ground level, serves the building life safety equipment. 1 Meg [1,000 kw] generator on property with capacity available for tenant use. Fuel tank is diesel, 3,500 gallons which will run for 45 hours under a full load.
- The building electric service is 480Y/277V, 3 phase, 60 Hz through transformers located at grade level. The main switchboards are located on the ground floor and include heavy-duty circuit breakers with solid state trip function plus ground fault protection. Each tenant space will be individually sub-metered at the floor of occupancy. The base building has a robust 480Y/277V electrical infrastructure that delivers approximately 6 watts per square foot of tenant power capacity at each floor, supporting a wide range of modern office requirements.
- Floor-by floor water cooled air conditioning units, condenser water comprised of 3 nominal 300 ton multi-cell cooling tower on the roof with plate frame heat exchangers. Heating is by a hydronic heating system. 1st floor (55 ton with FPVAV with reheats); 2nd & 3rd floors (70 tons of cooling through VAV boxes); 4th - 7th floors (80 tons of cooling through VAV boxes); 8th floor (110 tons of cooling through VAV boxes).
- 406 garage spaces at 2.0 per 1,000 RSF. 8 charging stations.



IT & TELECOM

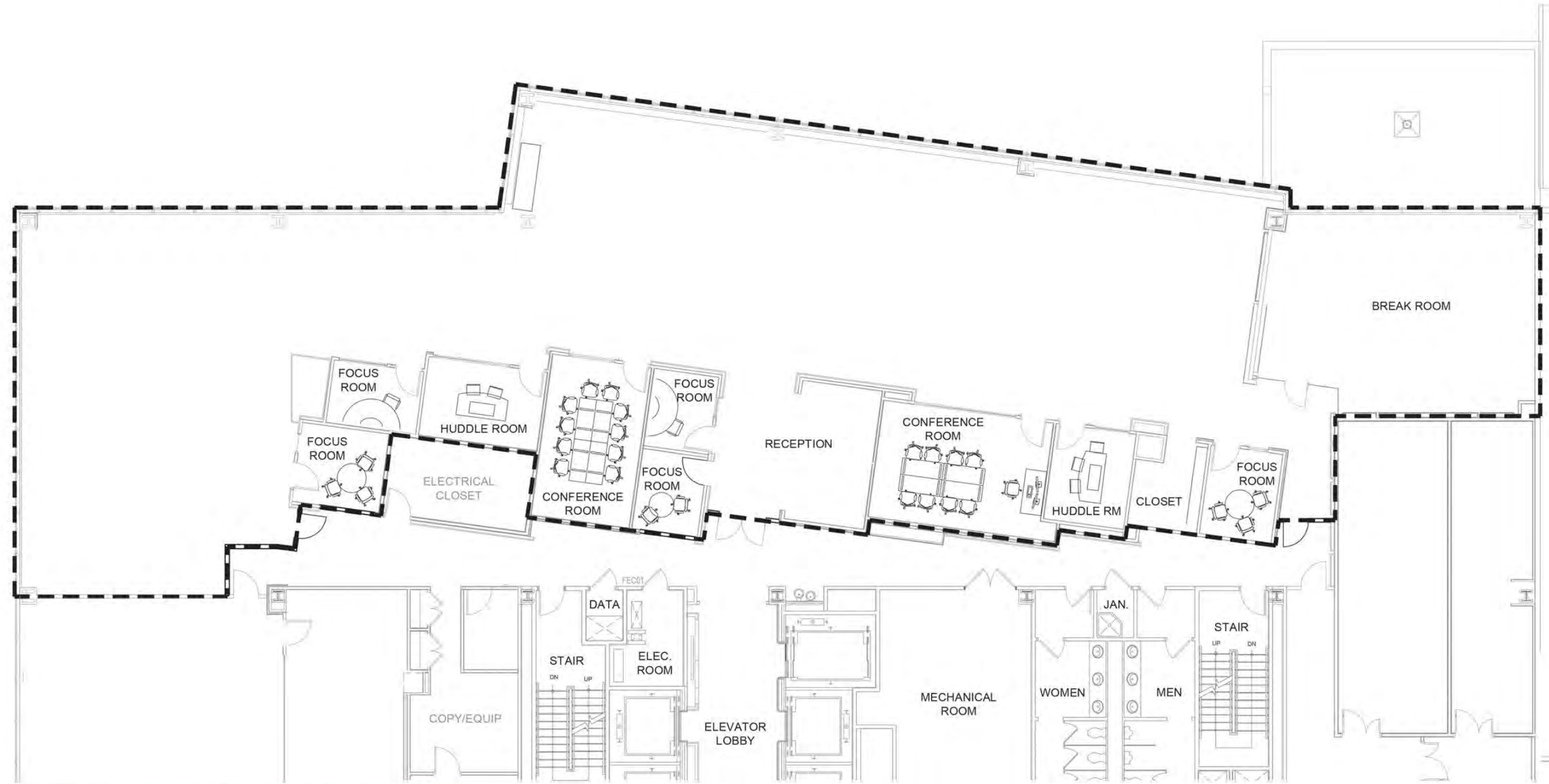
- Campus Wi-Fi available to all tenants.
- Fiber providers such as Lightpath, Crown Castle, Optimum, Lumen, AT+T, Windstream, CloudPath, and Frontier.



SECURITY

- The reception desk is located in the main lobby and occupied by the concierge security staff.
- An electronically controlled card access building system is provided. The system controls all the perimeter entrances to the building. Each card is separately coded for specific individual access. The parking garage entrance and exit control utilizes a "Smart pass" control system that automatically opens the control gate as a vehicle approaches. The proximity card access system allows employees to access the main Building, and parking garage during off hours.

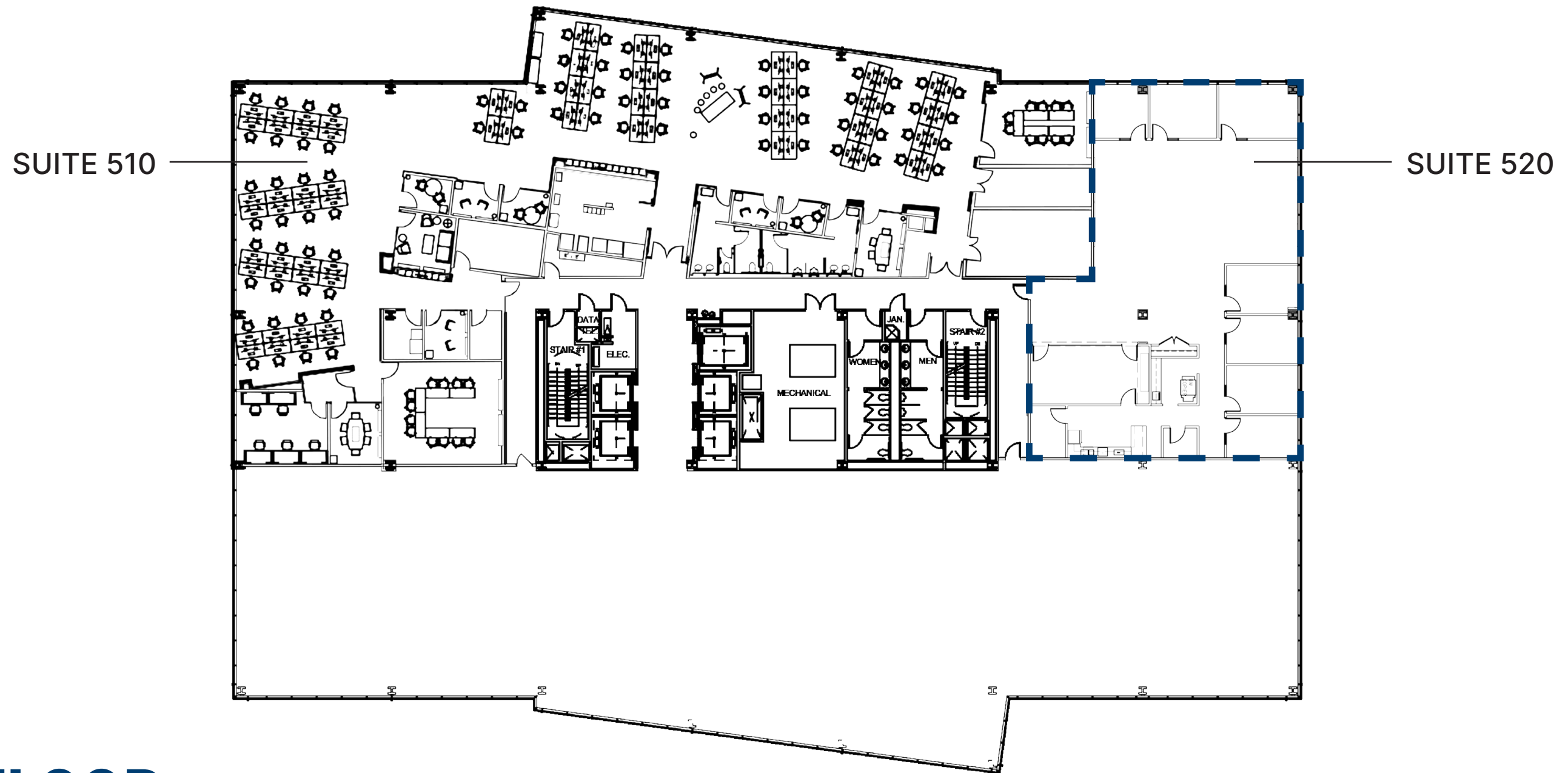
2200 ATLANTIC STREET



2ND FLOOR 10,531^{RSF}*

***FLOOR PLANS ARE CONCEPTUAL AND DO NOT REFLECT AS-BUILT CONDITIONS.**

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5TH FLOOR

SUITE 510 - 13,286 RSF

SUITE 520 - 4,953 RSF

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





CORPORATE PREFERRED HOUSING PROGRAM

Our Corporate Preferred Housing Program is an opportunity for your company to provide your employees with corporate housing options such as short or long-term housing solutions, flexible lease terms and furnished housing options. We can also partner with your company to offer your employees corporate perks and benefits.

For more information :

(203) 355.6099

Leasing@BLTLiveWorkPlay.com



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

BLT LiveWorkPlay

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