



46-102 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!

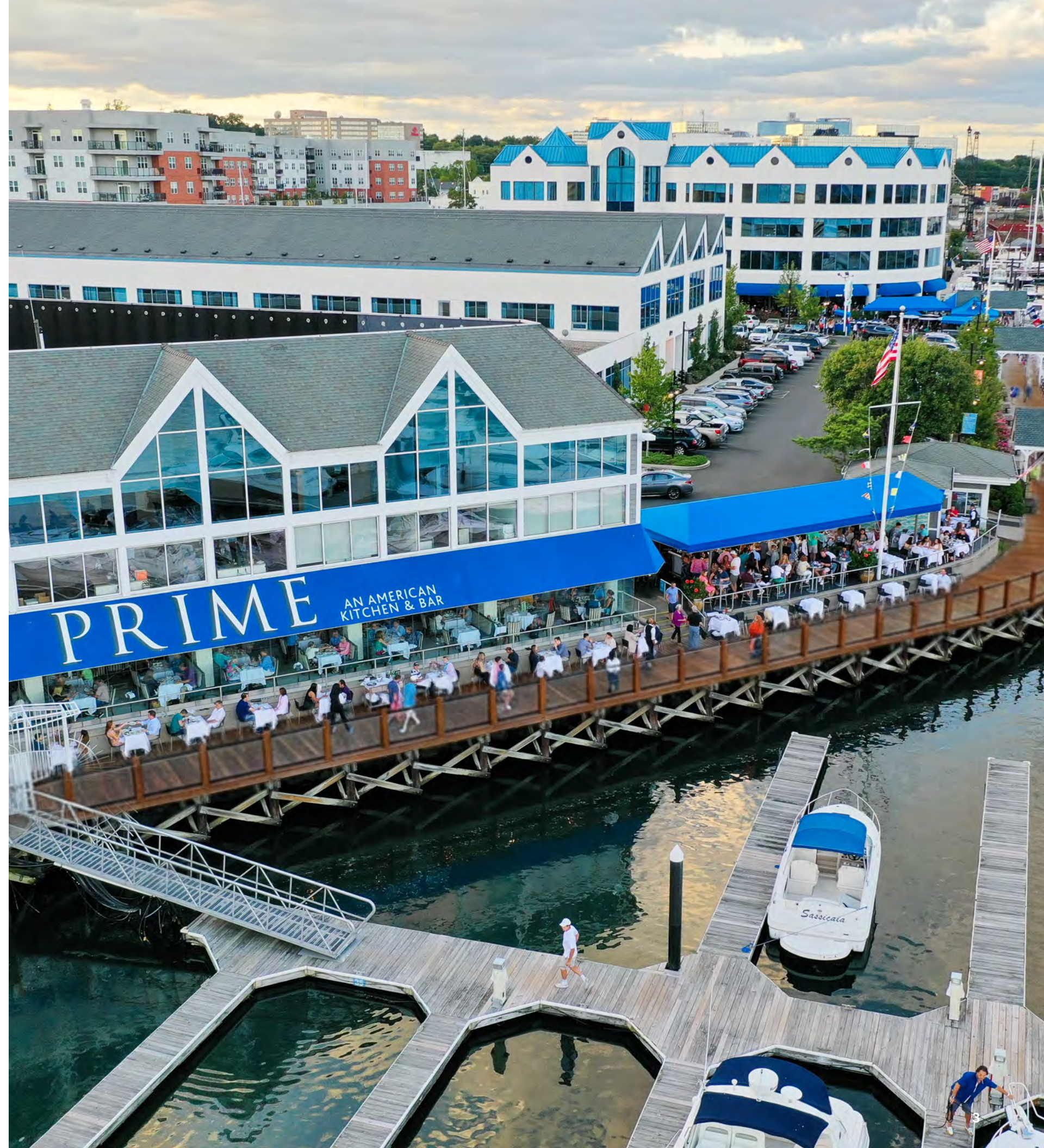


Check out our channels!



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

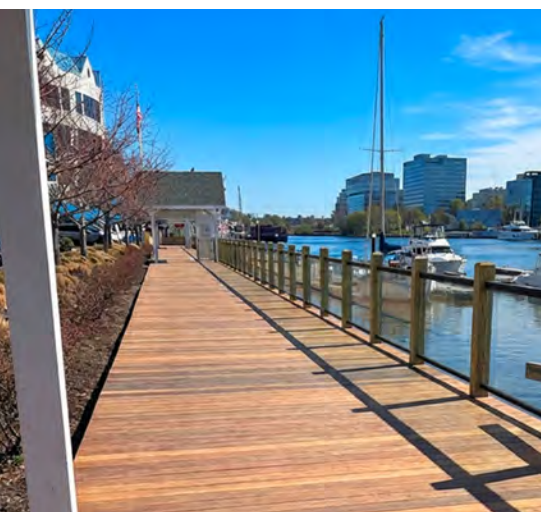
- Harbor Landing is a Class-A, easily accessible waterfront office community. Located right off I-95 and within walking distance to the Stamford Transportation Center, your employees will enjoy an easy commute.
- While in the office, tenants will be inspired by the stunning views of Stamford Harbor and the activated boardwalk. They can visit Stamford's favorite restaurant, Prime, 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 400 to 6,500 sf
- Move-in ready, plug-and-play opportunities
- Bright spaces featuring continuous window lines and expansive water views
- Dedicated high-speed fiber connectivity of up to 10 Gbps
- Full-building backup generator, delivering emergency power to all common areas and tenant suites
- Newly renovated boardwalk with rentable boat slips
- Convenient to I-95 and Stamford Transportation Center
- Less than one mile from downtown Stamford and Metro-North rail service
- Direct access to the Harbor Point live work play community via seasonal water taxi
- Scenic boardwalk walk leading to John J. Boccuzzi Park





INFRASTRUCTURE

- One 800 amp / 600 KW / 750 KVA diesel powered generator. Generator provides full back up power to building. At full load generator will run for 29 hours.
- Westinghouse 2,000 AMP 480/277 V.
- Each tenant space contains ceiling mounted interior heat pumps rated for 2.0 tons and supplied by a roof top cooling tower. In addition, tenant spaces are serviced by perimeter heating/cooling units rated at 1.0 tons.
- 168 spaces in parking garage and 363 surface parking spaces at 2.0 per 1,000 RSF.



IT & TELECOM

- Campus Wi-Fi available to all tenants.
- Fiber providers such as Crown Castle and Nitel.



SECURITY

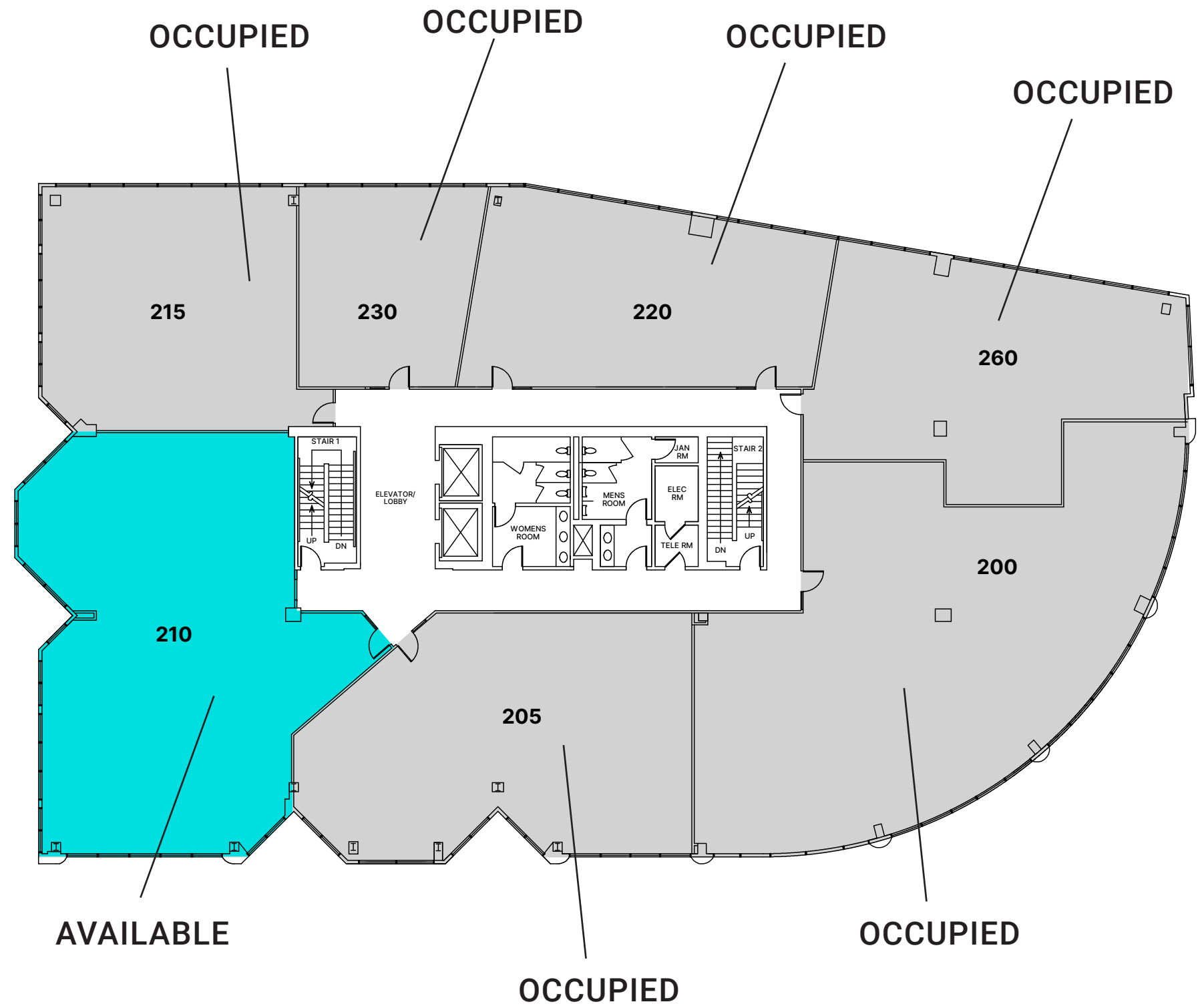
- Building has proximity card access system which allows employees to access building.

46 SOUTHFIELD

2ND FLOOR

210 - 3,485 RSF

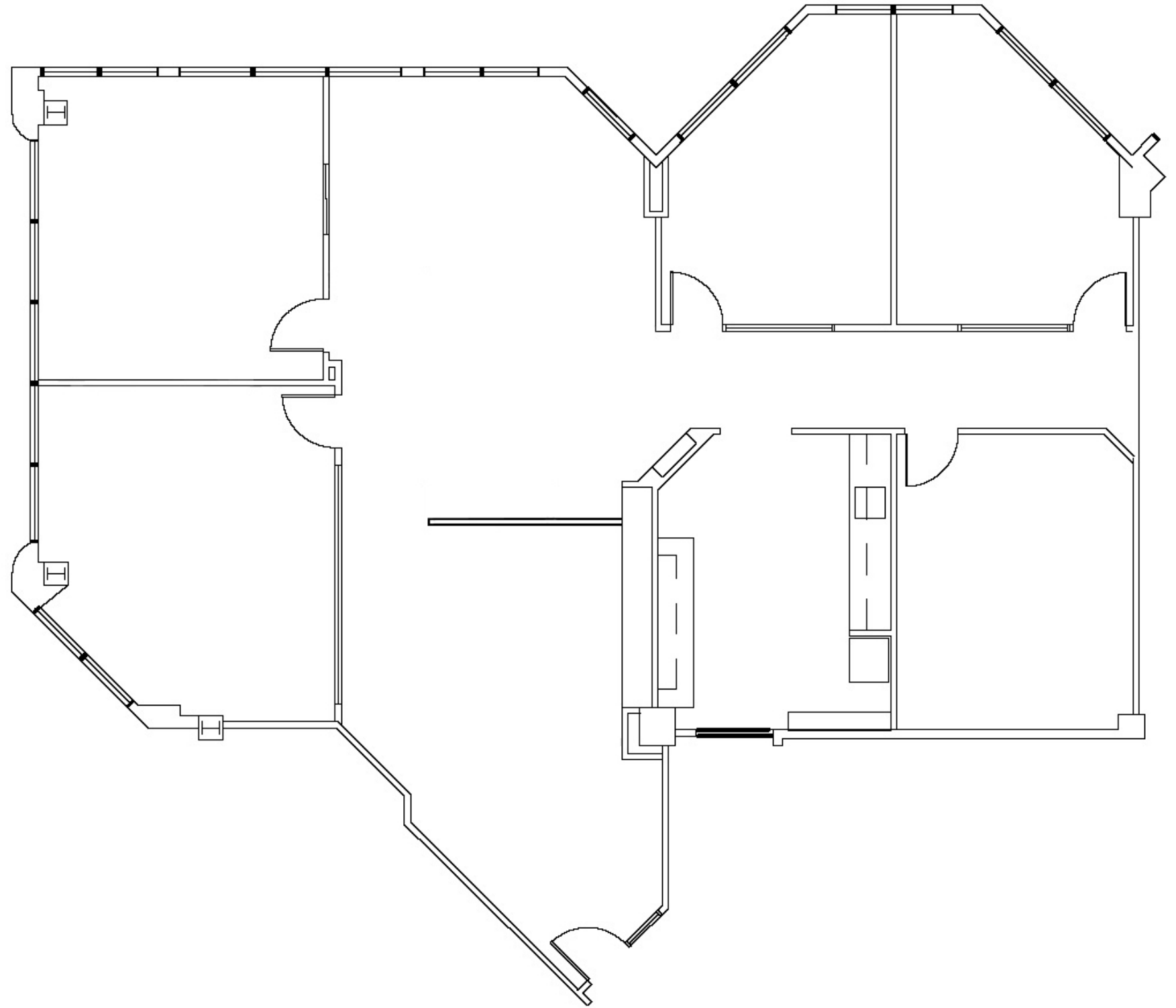
*PLAN NOT TO SCALE



46 SOUTHFIELD

2ND FLOOR
SUITE 210

3,485 RSF



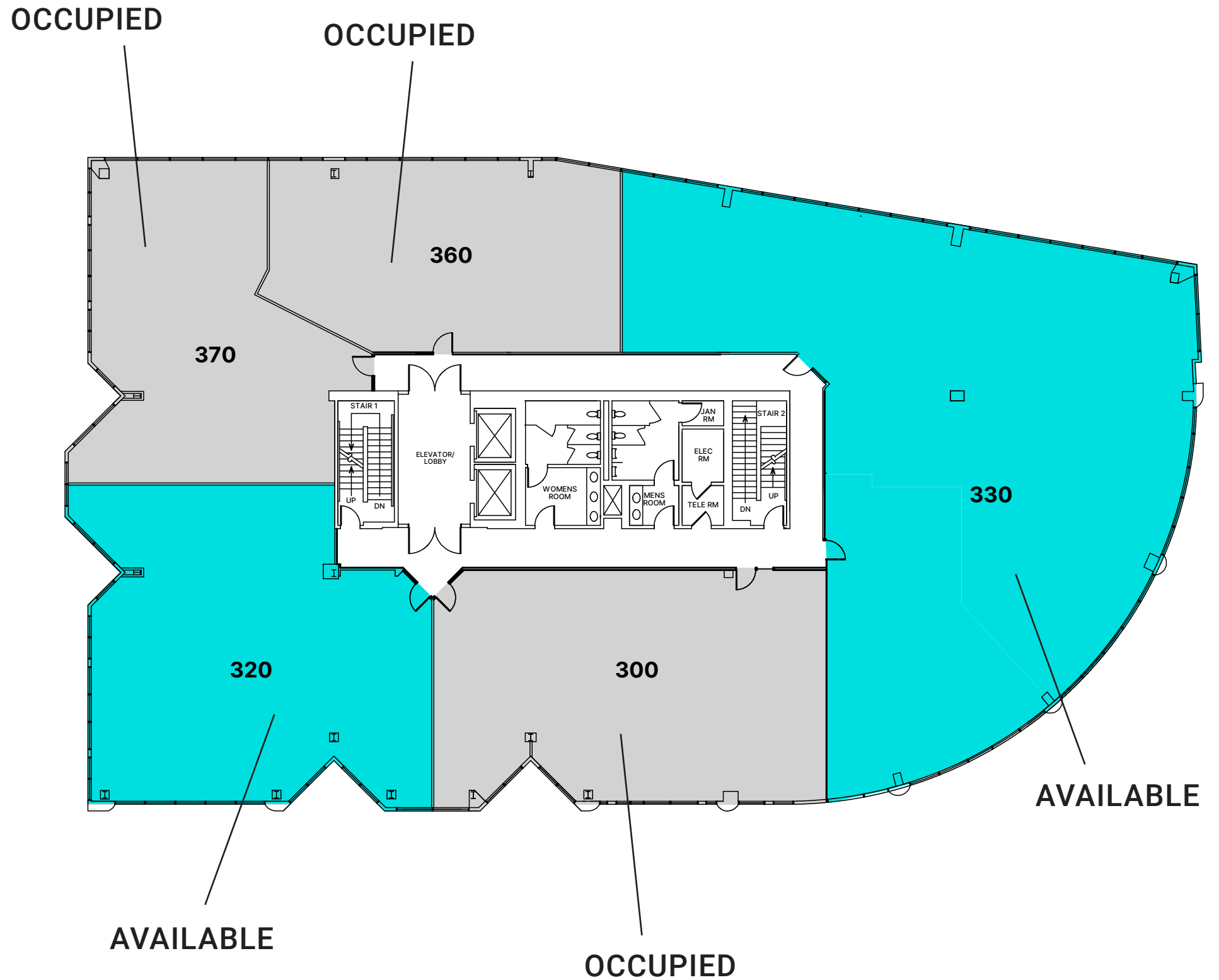
46 SOUTHFIELD

3RD FLOOR

320 - 3,076 RSF

330 - 6,475 RSF

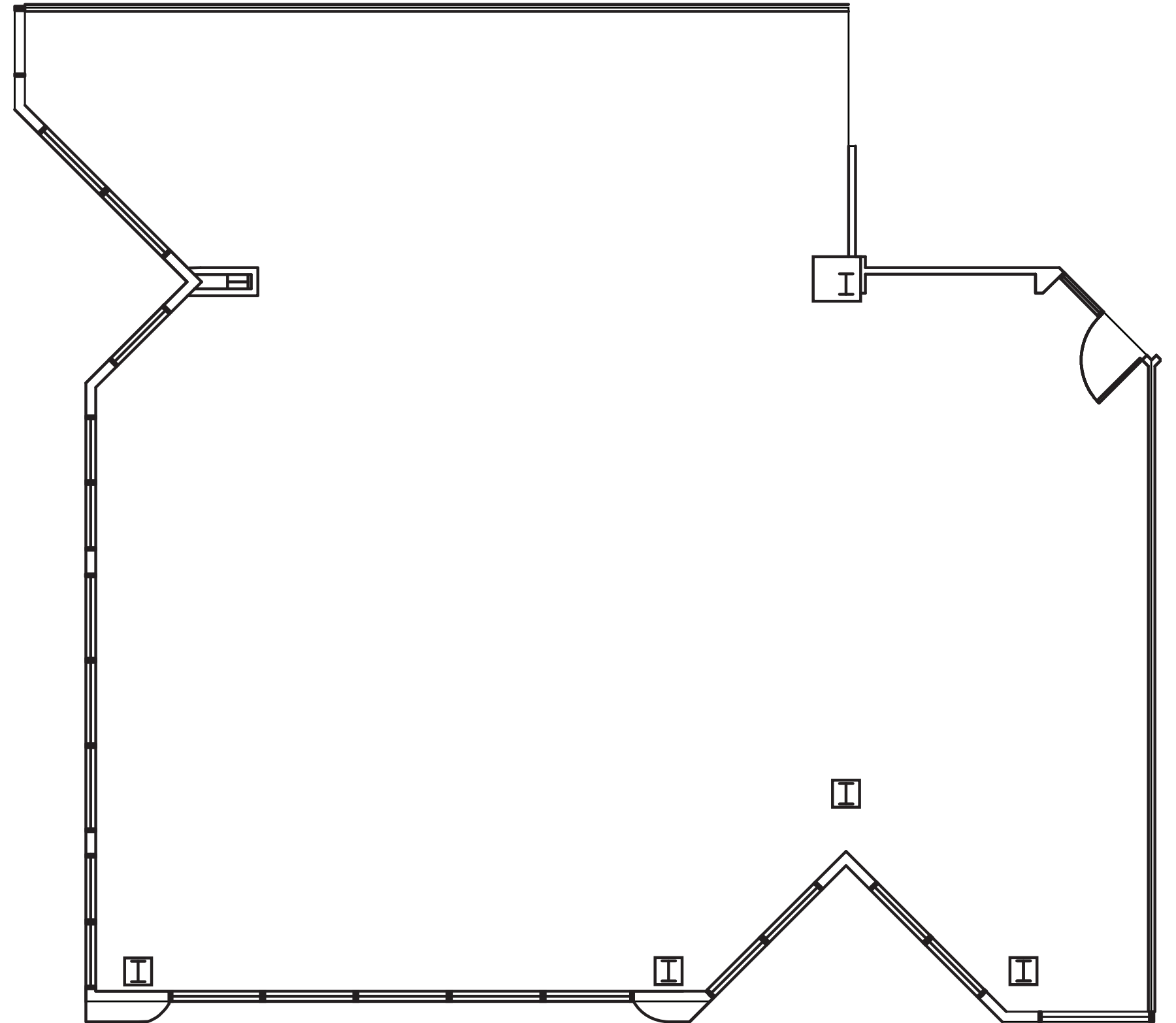
*PLAN NOT TO SCALE



46 SOUTHFIELD

3RD FLOOR
SUITE 320

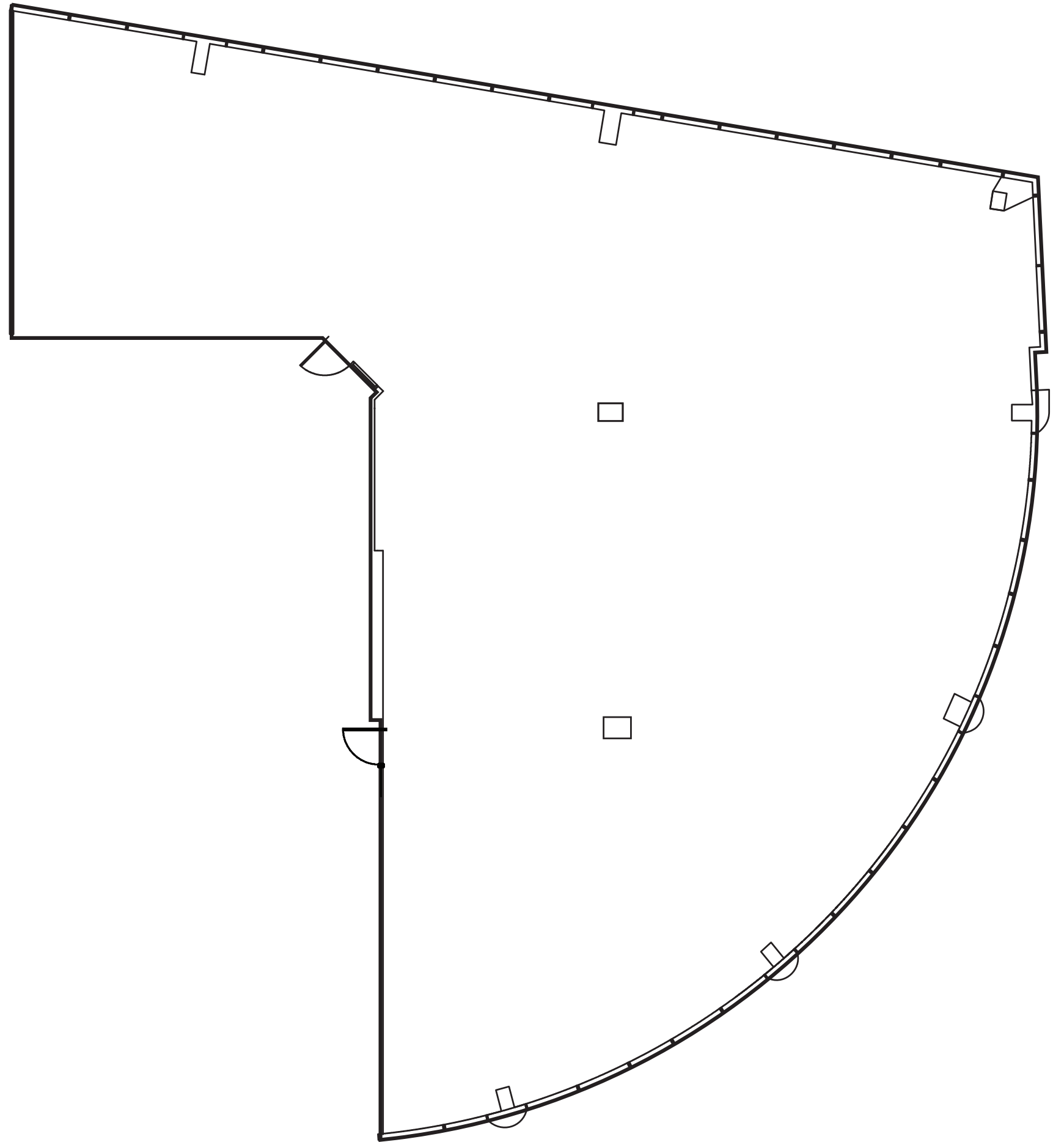
3,076 RSF



46 SOUTHFIELD

3RD FLOOR
SUITE 330

6,475_{RSF}





Charter
COMMUNICATIONS

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

GREENWICH
AUTO SPA

46
SOUTHFIELD AVE.

HILTON
STAMFORD HOTEL

- Sign Whales
- Fortino
- ELEVATE FITNESS
- STANDARD HEALTH
- Spitalak
- HBAR
- PINOT PALETTE
- William Pitt Julia B Fee
- Sotheby's
- Harbor Point
- PATISSERIE
- Harbor Point
- ORGANIC MARKET
- CORBIS DELI
- go2green

NV@
HARBOR POINT

Commons
Park

ALLURE

XENHOUSE

ANTHEM

HINCKLEY

HARBOR POINT
SQUARE
BEACON
HARBOR POINT

THE MARINAS
AT HARBOR POINT

HARBOR POINT
WATER TAXI

ESCAPE

opus.

TRIANGLE
PARK



PRIME

HARBOR POINT
BOARDWALK

FUTURE DEVELOPMENT

78
SOUTHFIELD AVE.

HARBOR LANDING
BOARDWALK

102
SOUTHFIELD AVE.

Long Island Sound

INNIS ARDEN
GOLF CLUB

BOCCUZZI
PARK

SoundWaters
DISCOVER THE SOUND. EMBRACE THE WORLD.

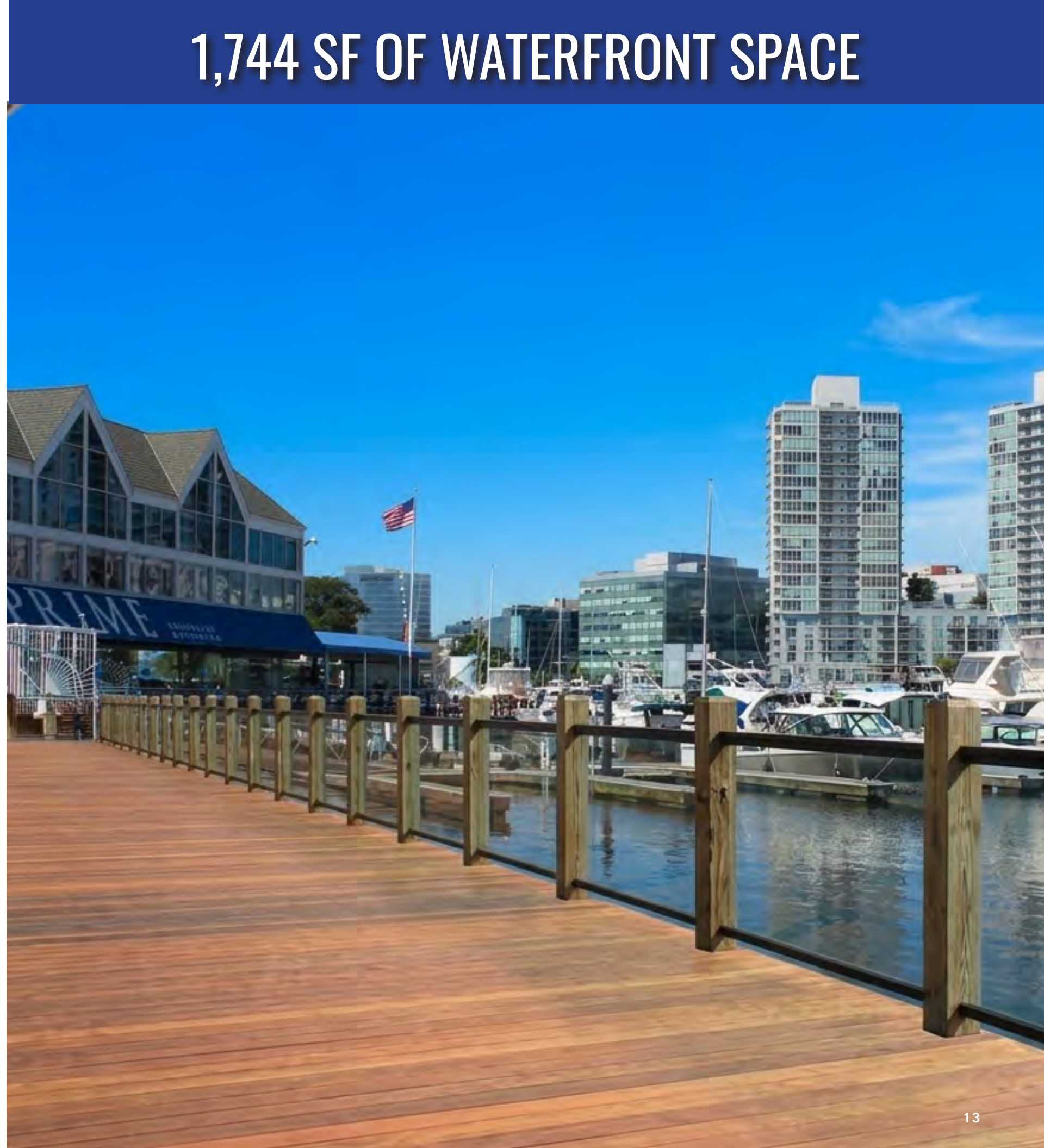


102 SOUTHFIELD AT HARBOR LANDING

1,744 SF OF WATERFRONT SPACE

HIGHLIGHTS

- Waterfront office space set within a scenic residential environment
- Unique full-building leasing opportunity
- Direct boardwalk location in Stamford's vibrant Harbor Landing district
- Access to the Harbor Point Live Work Play community via the seasonal water taxi
- Conveniently located near quality dining
- Activated boardwalk with rentable boat slips
- Convenient to I-95 and the Stamford Transportation Center
- Less than one mile from the Stamford Downtown





78 SOUTHFIELD AT HARBOR LANDING

HIGHLIGHTS

- One-of-a-kind small office space on Stamford's waterfront
- Steps from the water with daily harbor views
- Access to the Harbor Point Live Work Play community via the seasonal water taxi
- Easy walk to popular dining options
- Activated boardwalk with rentable boat slips
- Convenient to I-95 and the Stamford Transportation Center
- Less than one mile from the Stamford Downtown



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

46-102 SOUTHFIELD AVE. / HARBOR LANDING / STAMFORD, CT





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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