

# One & Two Harbor Point Square



The Square at Harbor Point is a full service Class A environment with over 350,000 square feet of new office space and 50,000 square feet of retail space within two signature buildings. The Square has an ideal commuting location; a short walk to the Stamford Transportation Center; minutes from downtown Stamford and direct access to Interstate 95. The Square is LEED-ND Gold Certified and offers a state-of-the-art work environment, column free floor plates, high ceilings and panoramic views of Stamford and Long Island Sound.

## The Square On-site Amenities

- Concierge service & 24-hour attended lobby
- On-site covered parking
- Cafeteria and catering services
- Shuttle to Stamford Transportation Center
- Walking distance to the transportation center
- On-site dry cleaner
- Waterfront promenades & marina

## Harbor Point Features & Amenities

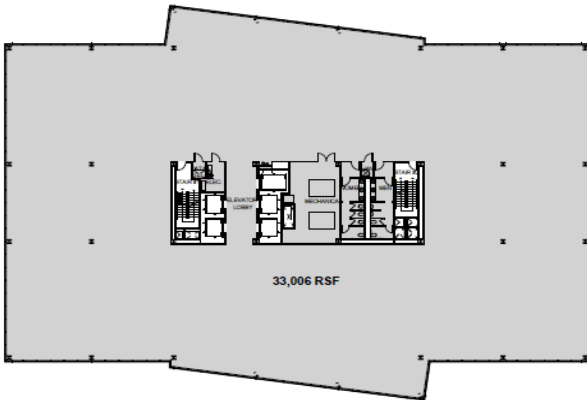
- The Lofts at Yale & Towne
- 101 Park Place
- Fairway Market & Wine Store
- Robeks Juice Bar
- Go Green Cleaners
- Design Within Reach
- First Niagara Bank (Coming Fall 2011)



# One Harbor Point Square

Office Floor 8 (33,006 RSF)	<b>LEASED</b>
Office Floor 7 (33,006 RSF)	<b>LEASED</b>
Office Floor 6 (33,006 RSF)	
Office Floor 5 (33,006 RSF)	
Office Floor 4 (33,006 RSF)	
Office Floor 3 (29,344 RSF)	
Office Floor 2 (29,344 RSF)	Retail (9,714 RSF)
Grnd Flr. Office (9,915 RSF)	Retail (16,925 RSF)

One Harbor Point Square is an 8-story 260,272 square foot Class A office building with 33,000 sf floor plates and a 9'-0" finished ceiling.



Typical Office Floor Plate

## Space Availability

### One Harbor Point Square

Floor	Size (sf)	Type
1	9,915	Retail*
1	16,925	Retail*
2	9,714	Retail
2	29,344	Office*
3	29,344	Office
4	33,006	Office
5	33,006	Office
6	33,006	Office

### Two Harbor Point Square

Floor	Size (sf)	Type
1	20,627	Retail
3	23,919	Office*
5	23,919	Office
6	23,919	Office

Rental rates available upon request

\* Can be sub-divided

# Two Harbor Point Square

Office Floor 6 (23,919 RSF)	
Office Floor 5 (23,919 RSF)	
Office Floor 4 (23,919 RSF)	<b>LEASED</b>
Office Floor 3 (23,919 RSF)	
Office Floor 2 (23,919 RSF)	<b>LEASED</b>
Retail (20,627 RSF)	

Two Harbor Point Square is a 6-story 140,222 square foot Class A office building with 23,919 sf floor plates and a 10'-0" finished ceiling.



Typical Office Floor Plate

## Property Facts Buildings One & Two

Year Built:	Building One: 2011 Building Two: 2010
Management:	BLT Management LLC
Major Tenants:	Louis Dreyfus Highbridge Energy McKinsey and Company Building and Land Technology
Exterior Skin:	Glass curtain wall with granite accents
Floor Plates:	Building One: 33,006 sf Building Two: 23,919 sf
Slab to Slab:	14'-0" to 16'-0"
Column Spacing:	Building One: Column free Building Two: 45' minimum clear span
Technology:	Fiber optic, cable and phone services provided by Cablevision / Lightpath
Security:	24/7 security posted in main lobbies.
Building Hours:	M-F 8AM - 6PM, Saturday 8AM - 1PM 24/7 tenant access with card system
Parking:	Covered. "Smart Pass" access system. Building One: 429 spaces Building Two: 286 spaces

For Leasing Information:

[www.bltooffice.com](http://www.bltooffice.com)

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