

THE BLT REPORT

BUILDING AND LAND TECHNOLOGY

3RD QUARTER



Carl R. Kuehner, III

A MARKET PERSPECTIVE

The favored sector in 2011 continues to be the residential rental market. We are excited to open The LockWorks, our newest rental residence this fall, joining The Lofts at Yale & Towne and 101 Park Place.

On the commercial side, we are pleased to welcome Louis Dreyfus Highbridge Energy LLC (LDH Energy) to One Harbor Point Square at 2200 Atlantic Street. They join a growing number of tenants who enjoy Harbor Point's close proximity to the train station and its numerous amenities including The Point Café – a new, onsite waterfront eatery.

As you will see in this issue of the BLT Report, Harbor Point is quickly becoming a vibrant neighborhood where office personnel, residents and visitors can truly Live, Work and Play.

Come down for a tour and see the New Stamford!



Left photo from left: 2011 March for Babies Grand Marshal and Former Lieutenant Governor, Mike Fedele, 2011 March for Babies ambassadors Melissa and Steve Moroney with their son David, BLT Chairman Carl R. Kuehner III, Stamford Mayor Michael Pavia and BLT President Paul Kuehner. Middle photo from left: Stamford on the Sound host Bobby Valentine, Ambassador Shigeyuki Hiroki, Consul General of Japan in New York, actor Richard Gere, and former Mets and Yankees pitcher David Cone. Right photo: Sunset movies in Commons Park.

It's All Happening at HARBOR POINT



From charity walks to wine tastings to band concerts, Harbor Point is *the* place to be. Here's a sampling of some of the many events that have been held this year:

March of Dimes annual "March for Babies" was held on May 1st at Commons Park at Harbor Point. \$134,000 was raised at this very worthwhile event. For more information visit www.marchforbabies.org

Stamford on the Sound held a June celebration of wine and food to benefit Japanese Disaster Relief. The event raised over \$700,000 with 1,100 people in attendance. 100% of the proceeds were donated to JAANY.org. For more information visit www.Stamfordonthesound.com.

Sunset Movies in the Park is an old-fashioned summer treat with free, family-friendly movies under the stars in Commons Park. For a feature listing, visit www.Harborpt.com/events.

Stamford Harbor Live's first annual music festival took place in May. With a barge for the stage, six bands performed for the large crowd. SHL benefits the Young Mariners, a non-profit organization dedicated to increasing academic and life skills achievement of low income students through after school and summer education programs. For more information visit www.youngmarinersfoundation.org.



THE HARBOR POINT CARD

It's FREE and provides amazing discounts from the growing family of Harbor Point retail stores and businesses. Get yours at the Harbor Point Welcome Center today.

Harborpt.com

LEASING ACTIVITY



Los Angeles-based Robeks has brought a wholesome selection of fruit smoothies, fresh-squeezed veggie juices, soft serve yogurt, sandwiches, wraps and salads to their new store at 711 Canal Street, across from the popular Fairway Market. www.robeks.com

The Point Café

Now open at One Harbor Point Square, this waterside cafeteria is a great spot to catch lunch and enjoy harbor views.

Gateway Garage

Opening in 2012, this new facility will offer direct platform access to the Stamford Train Station, secure covered parking, competitive hourly/daily/monthly rates and 24/7 security. Get on the wait list today. www.TheGatewayGarage.com

Stamford Landing

Marine Money and Northern Navigation have extended their leases while Groton Pacific Carriers and DETM Management have chosen to make Stamford Landing their corporate address. The 220,000 sf waterfront office complex is implementing a host of upgrades including a new fitness facility, new roofs and a myriad of exterior infrastructure projects.

600 Summer Street

Liberty Mutual Insurance signed a long term lease and H&R Block renewed and extended.

RESIDENTIAL



Built within the renovated factory building where padlocks were manufactured for over a century, the 225 apartment homes feature exposed brick and wood, 9-foot windows, up to 11-1/2 foot ceilings and Class A amenities including concierge service and complimentary shuttle service. www.ytlofts.com

101 PARK PLACE at Harbor Point

This elegant, 15-story structure houses 336 luxurious rental residences and offers a level of design, finish and services unprecedented in lower Fairfield County. Select homes include private terraces that overlook either Long Island Sound or the adjacent Commons Park. www.101ParkPlace.com



Convenient to Fairway Market, these 329 rental residences (studios, one, two and three-bedroom flats and townhouses) will begin renting early in the fall. The apartment homes will include granite countertops and stainless steel appliances and there's a fourth floor private club with swimming pool, fire pits and a fitness center. www.HPLockWorks.com

COMMERCIAL/RETAIL

Starwood Hotels & Resorts Worldwide, Inc.

The international hotelier's new headquarters on Ludlow St. will be ready for occupancy later this fall. Starwood will begin relocating approximately 800 employees to Stamford prior to the end of the year.

Louis Dreyfus Highbridge Energy LLC (LDH Energy)

In July they moved their trading operation and administrative offices into the top two floors of One Harbor Point Square at 2200 Atlantic Street.



First Niagara Opening at Harbor Point

This community-oriented bank will open its newest branch this fall at the corner of Henry and Canal streets. First Niagara will provide walk-in banking services, a drive-through teller, a walk-up ATM and more jobs for Connecticut. www.fnfg.com

Stamford's Premier Real Estate Firm Now at Harbor Point



William Pitt Sotheby's International Realty recently opened their newest brokerage office on the corner of Washington Boulevard and Atlantic Street. www.wpsir.com



A second-generation real estate development company, Connecticut-based Building and Land Technology has completed ventures worth more than \$3 billion including over 4 million square feet of commercial development and 4,500+ residential units. BLT trophy properties host the headquarters for Starwood Hotels & Resorts Worldwide, Gen Re, GE Commercial Finance, Diageo, GE Real Estate, Xerox, GE Energy Financial Services, IMS Health, Hewitt, Cornell University Veterinary Specialists, Design Within Reach and Louis Dreyfus Highbridge Energy. Their numerous office parks, apartment complexes, single family subdivisions, common interest communities and adaptive reuse projects total in excess of 8,000,000 square feet of development throughout Fairfield County.