



SHIPPAN  
LANDING

# Work at Sea Level

181-290 HARBOR DRIVE  
STAMFORD, CT 06902

# Our Work Life Balance

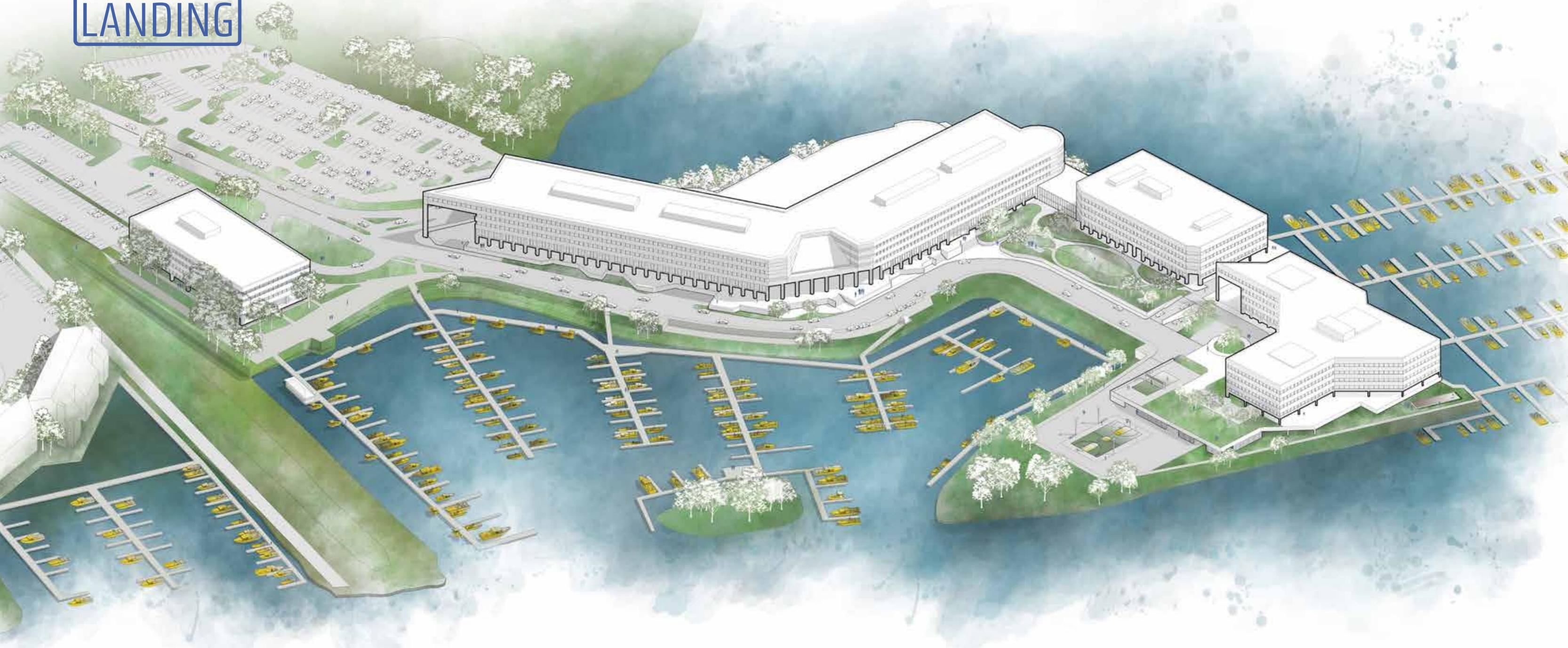
Shippan Landing is a 17-acre waterfront property geared towards the next generation workforce striving for the ultimate work life balance. Arriving by car, boat, or private shuttle, this office park is ideally located on Shippan Point in Stamford, Connecticut. Contemporary offices with flexible floor plates feature unobstructed views of the Long Island Sound.

The campus features a tidal wave of brand-new amenities including a one-of-a-kind waterfront cafeteria with a juice and coffee bar, state-of-the-art fitness center, flexible workspace, and conference facilities— all with direct access to our waterfront walking path and outdoor collaboration areas. Not to mention a seasonal Beer Garden!

Imagine meetings on the expansive landscaped outdoor terrace overlooking the Marina or conducting town hall events overlooking the Long Island Sound. Envision brainstorming sessions on a private deck over the water. When a working environment is modern and attractive, with exciting indoor and outdoor lifestyle perks, employees feel energized, valued, and ready to take on the world.



# SHIPPAN LANDING





New tenants at shippan landing join a diverse ecosystem of growing businesses operating at the intersection of finance, media, design, and technology.





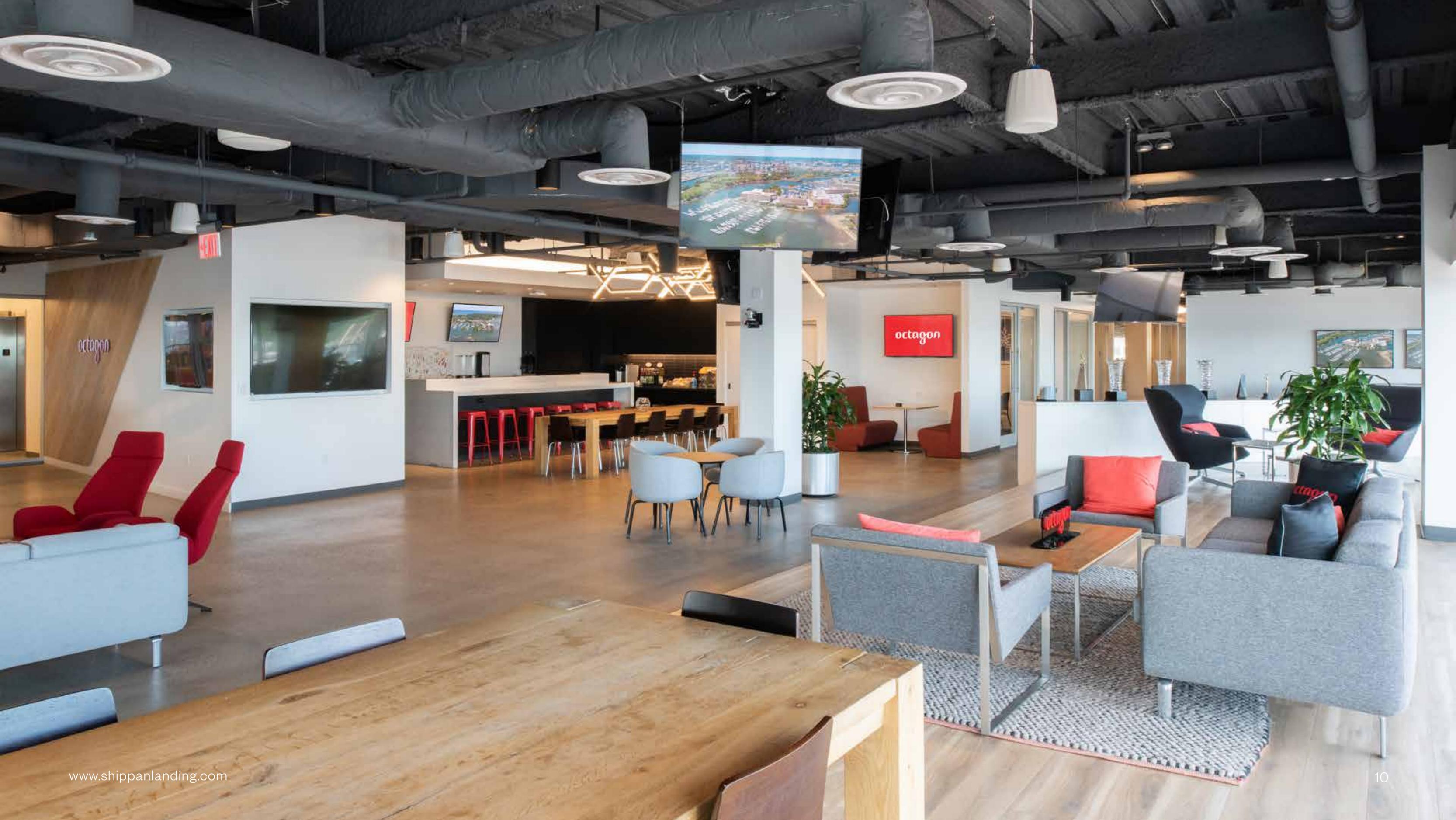
Where employees are shaping their jobs  
in ways that fit with their daily lives.

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













# A Tidal Wave of Amenities



 Shuttle Bus Stop

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



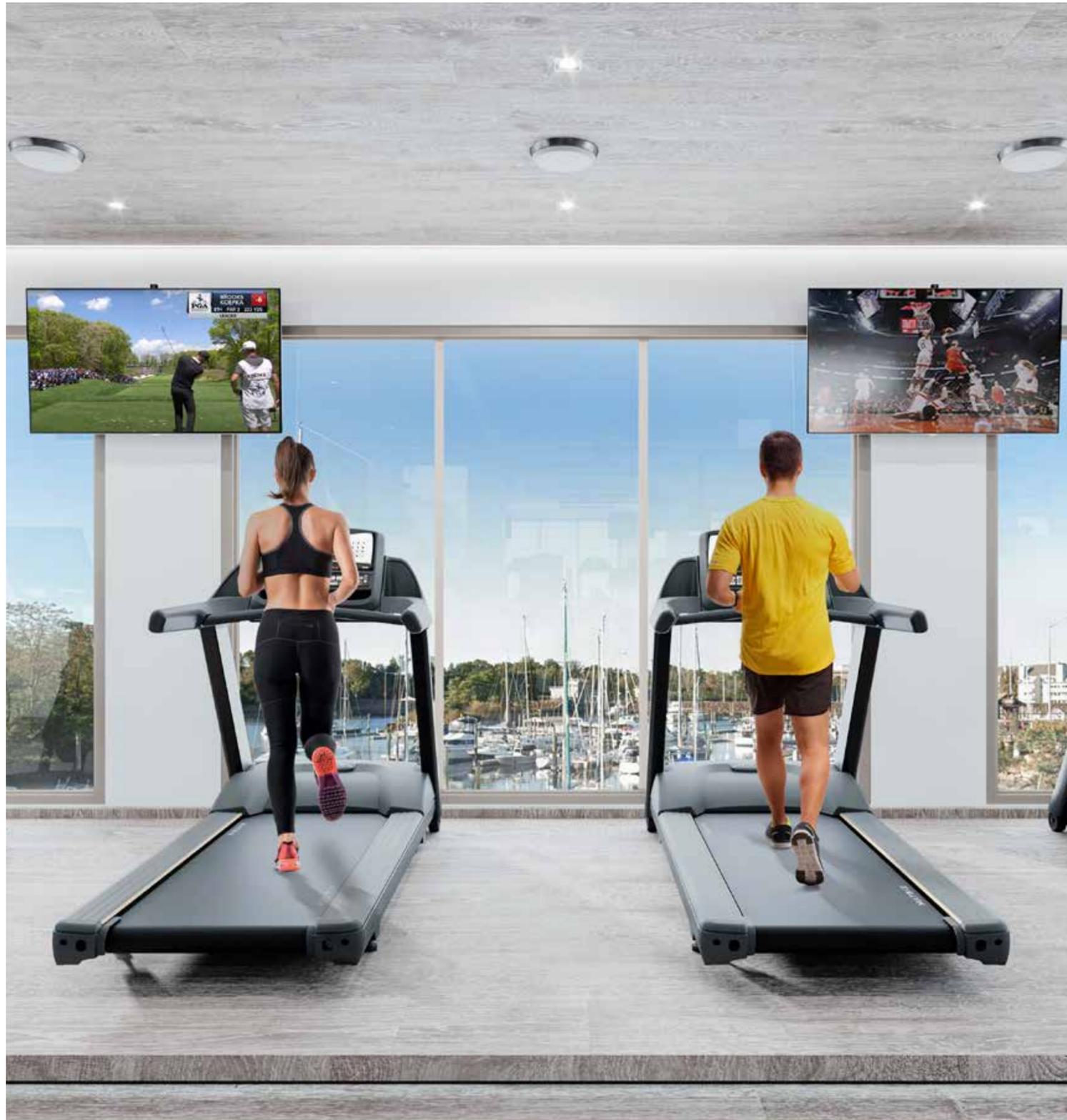
# Harbor Terrace Amenity Center

Shippan's health-oriented options for breakfast and lunch. Take a seat in the café's glass atrium or out on the expanded patio overlooking the Long Island Sound and enjoy gourmet sandwiches and salads, refreshing beverages, or a warm cup of coffee. Our food service professionals can give one-on-one guidance on catering for a conference or an event.









## 24-Hour State-of-the-Art Fitness Center

Work out in our ultra-modern, two-story health club that provides a full assortment of top of the line equipment including Peloton bikes, one-on-one training, fitness classes and well-appointed locker room facilities. The first-floor yoga room with calming views of the Long Island Sound is the perfect place to stretch and unwind.



# Collaborative Spaces at WorkPoint

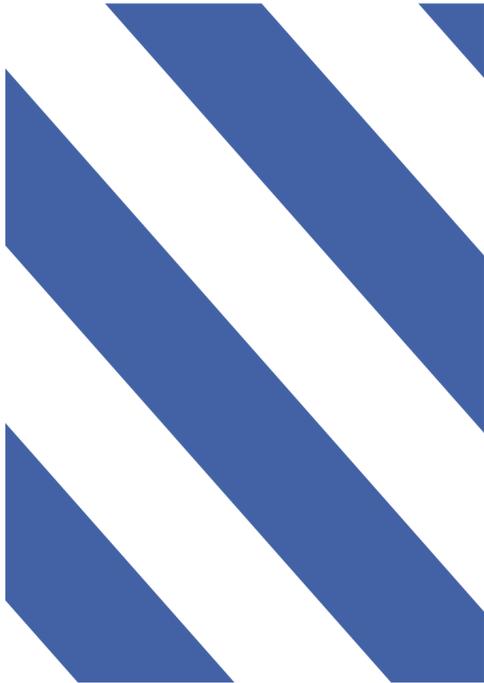
Businesses at Shippan Landing can reserve flexible co-working spaces with our in-house provider WorkPoint, which offers hot desks, private offices, access to TV/Media studio facilities, a full kitchen and dining area, as well as free admission to member events.



# Trade in Your Bar Car for Our Beer Garden

With a sizable draft selection and plenty of seating, Happy Hour is redefined at The Beer Garden at Shippan Landing, where you can sip your suds in the sun and take your pick from the parade of food trucks providing the tastiest offerings from local restaurants.





## The Marina

Take a break from the AC and add a little extra Vitamin D to your workday. Surrounded by lush water views of the Stamford Harbor, is the marina, Safe Harbor Yacht Haven. Employees who love to sail can relax and recharge on the water.

# Our Parking Lot



Take the conversation — and lunch — outside. At Harbor Green, you'll gain access to our office building's outdoor space featuring modern landscapes and free WiFi.



# Our Breakrooms

Walking paths envelope the entire site along the waterline so you can take a break and revel in nature on your busy workday. From bocce ball to complimentary kayaks and paddle boards, our water features add a relaxing element and focal point to the expansive patio space.



# Our Board Room



# Our Commute

With easy access by land and sea, Shippan Landing has something for every company making it the perfect location for your business.

## TRAIN

Travel time to Grand Central Terminal is 48 minutes on Metro-North Railroad's New Haven line.

## SHUTTLE

1.5 miles in 6 minutes from the Stamford Transportation Center via our 2 complimentary private shuttle buses. The shuttles accommodate rush hour trips to the Metro-North train station and downtown mid-day for easy access to over 100 top-name retailers and restaurants.

## CAR

2.5 miles in 8 minutes to EXIT 9 entrance to I-95 for tenants coming from the North and East.

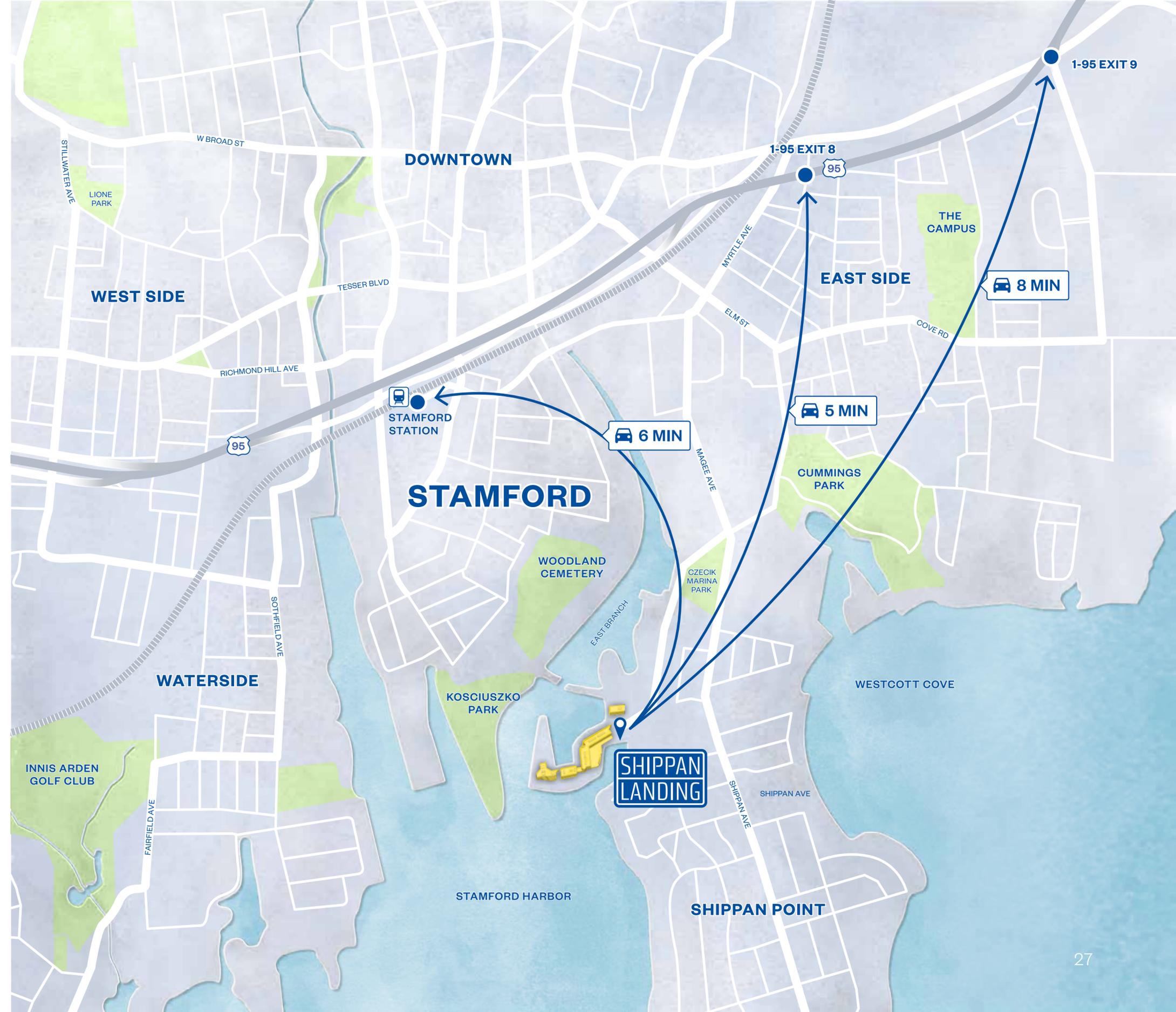
1.3 miles in 5 minutes to EXIT 8 entrance to I-95 for tenants coming from the North.

## BOAT

Dock at Shippan Landing's marina, Safe Harbor Yacht Haven.

## AIRPORT

For traveling business executives, the Westchester County Airport is just a 15-minute drive from Stamford.



# Floor Plans





# 208 Harbor Drive Entire 3rd Floor 52,879 RSF

Open and Collaborative Installation

### OFFICE WORKSTATION COUNTS

Private Offices	39
Workstations	203
Reception	1
<b>TOTAL SEATS</b>	<b>243</b>

### CONFERCING

Conference Rooms	9
Conference Lounge	6
Collaborative Areas	34
Cafeteria/Coffee	3
<b>TOTAL CONFERENCE AREAS</b>	<b>49</b>



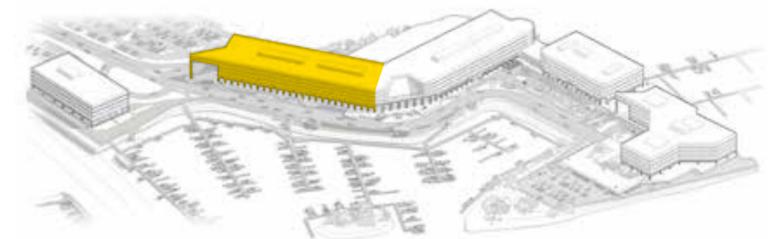
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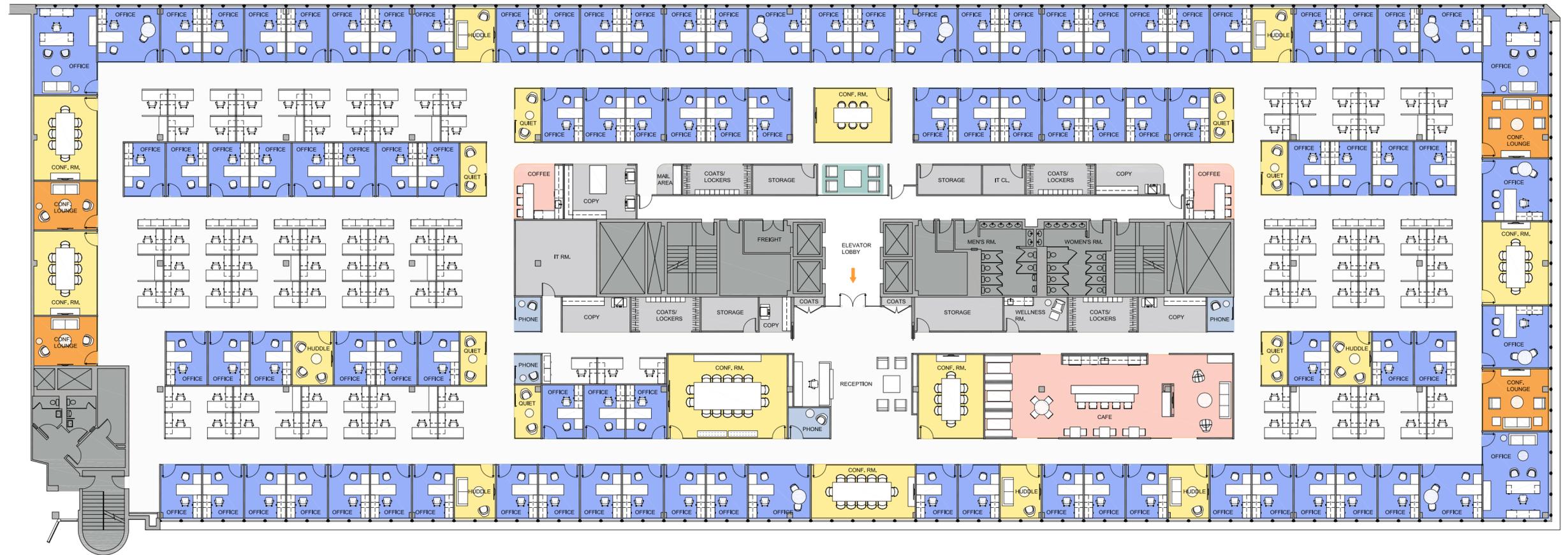
Office Intensive Installation

### OFFICE WORKSTATION COUNTS

Private Offices	96
Workstations	99
Reception	1
<b>TOTAL SEATS</b>	<b>196</b>

### CONFERCING

Conference Rooms	7
Conference Lounge	4
Collaborative Areas	15
Cafeteria/Coffee	3
<b>TOTAL CONFERENCE AREAS</b>	<b>29</b>



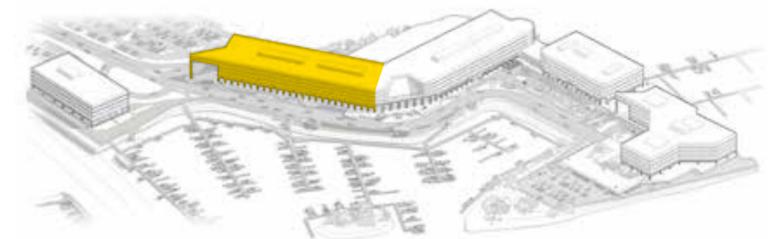
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# 290 Harbor Drive Entire 4th Floor 45,800 RSF

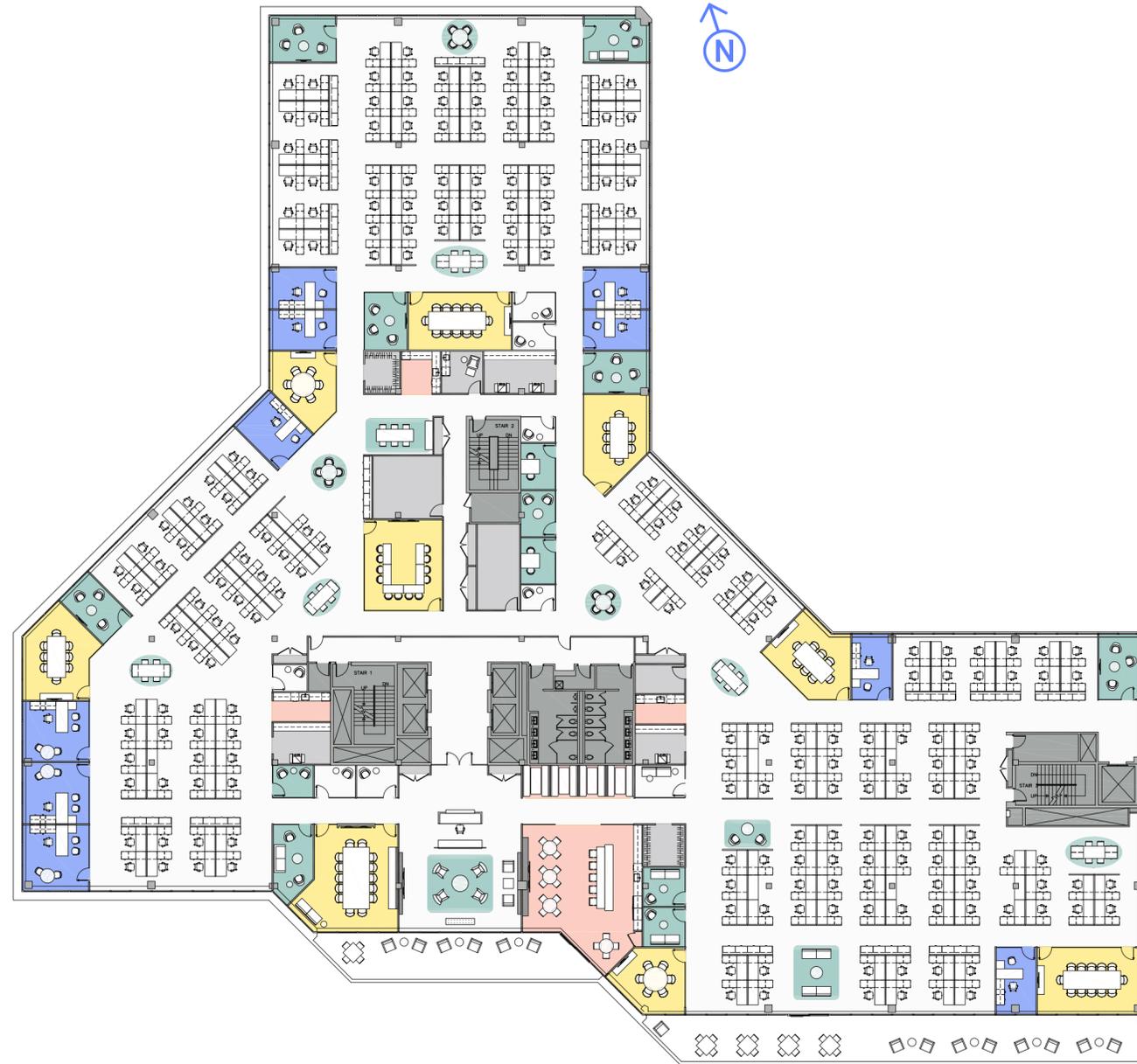
Open & Collaborative Installation

### OFFICE WORKSTATION COUNTS

Private Offices	10
Workstations	219
Reception	1
<b>TOTAL SEATS</b>	<b>230</b>

### CONFERCING

Conference Rooms	8
Collaborative Areas	24
Cafeteria/Coffee	4
<b>TOTAL CONFERENCE AREAS</b>	<b>36</b>



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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request).



# 290 Harbor Drive Entire 4th Floor 45,800 RSF

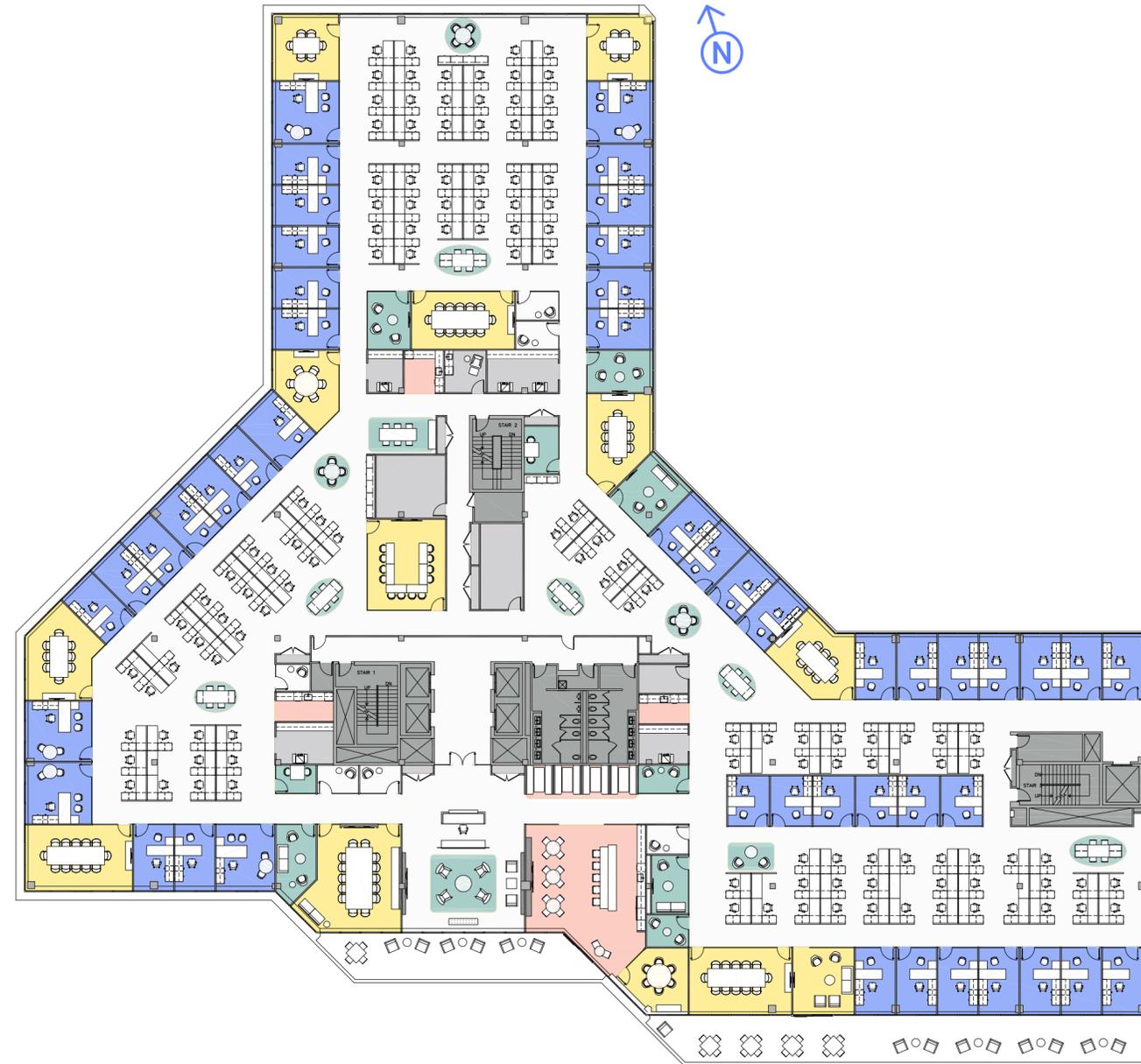
Office Intensive Installation

### OFFICE WORKSTATION COUNTS

Private Offices	49
Workstations	126
Reception	1
<b>TOTAL SEATS</b>	<b>176</b>

### CONFERCING

Conference Rooms	8
Collaborative Areas	23
Cafeteria/Coffee	4
<b>TOTAL CONFERENCE AREAS</b>	<b>35</b>



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# Building Specs

## OWNER

Harbor Drive Acquisitions LLC

## ON SITE MANAGEMENT

Rubenstein Property Operations

## HEIGHT

208 – 5 Stories

232 – 4 Stories

250 - 5 Stories

262 – 5 Stories

290 – 5 Stories

## YEAR BUILT

1980-1981

## YEAR RENOVATED

2012 / 2014 / 2020

## RENOVATIONS ARCHITECTS

Perkins Eastman / Gensler

## CONSTRUCTION

Structural steel frame and poured concrete over a metal deck. Façade is brick curtainwall.

## ACRES

17

## CEILING HEIGHTS

Slab-to-slab 12' 0"

## FINISHED CEILING HEIGHTS

Office floors – 9' to 12'

## FLOOR LOADS

50 lbs. psf live load.

## BUILDING ACCESS

24 Hours / 7 Days

## HVAC FOR BUILDINGS 208 & 290

The newly installed (2013) closed loop system includes individually controlled heat pumps, condenser water pumps, cooling tower pumps, heat exchanger, boilers and cooling tower. Ventilation is provided by roof mounted energy recovery units. The system provides proper backbone for tenant's flexible zoning and distribution. Heating and cooling to be distributed through the plenum alleviating the need for perimeter radiators.

## HVAC FOR BUILDINGS 232, 250 & 262

The buildings are cooled by four self-contained roof top units manufactured by McQuay. (Building 232 is cooled by one self-contained roof top unit) These air-cooled condenser constant volume packaged air conditioning units are one-piece in a horizontal arrangement. The system is generally split into quadrants, with each 100-ton unit serving one quarter of the building through a ducted supply riser and ducted return connected to the ceiling plenum of each floor. Heat is provided by two boilers located on the roof. Hot water is circulated to perimeter fin tube convactor units controlled by VAV boxes.

## HVAC HOURS

Monday - Friday 8 am to 6 pm (excluding Holidays)  
Extended hours available at the building standard rates.

## TELECOM

All floors have access to the building's fiber optics. Current providers include AT&T, Lightpath, Cogent and Level 3.

## ELEVATORS

Each building features newly installed elevators (2020)

## LIFE/SAFETY

Fully sprinklered. State of the art addressable fire alarm system.

## PARKING

Newly renovated covered and surface parking.  
Parking ratio: 3 per 1,000 RSF

# Overlooking the Long Island Sound, Shippan Landing is home to offices of various companies including:



“The casual, indoor/ outdoor ambiance of Shippan Landing is a perfect fit for our brand and a constant source of inspiration for our staff.”

**MIKE GAUMER**  
**PRESIDENT VINEYARD VINES**



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Designed by Conway+