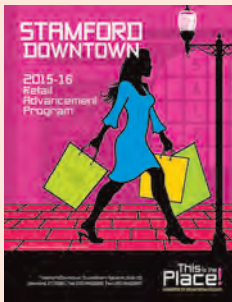




Real Estate Update from Stamford Downtown



Attention All Retail Brokers:
Stamford Downtown's Retail Advancement Program is Re-launched!

This July, Stamford Downtown's Board of Commissioners approved the funding of three new retail grants of up to \$50,000 each for fiscal year 2015-16. This is an ideal opportunity for brokers to bring qualified retailers to Downtown.

What type of stores are we looking for? Boutiques selling kids, men's & women's clothing, toy shops, stationary stores, and home décor shops, are just a few examples. Past recipients of the Retail Advancement Program grant include: Fleet Feet Stamford, Downtown Golf, R. Hollander: Master Goldsmith, the Fernando Luis Alvarez Gallery and DiMare Downtown. For information and the application go to: www.stamford-downtown.com.

"30 MINUTES TO MANHATTAN"

SEPTEMBER 9, 2015

7:30-9:30AM

STAMFORD MARIOTT
243 TRESSER BLVD.

Get yourself up to speed on the transportation developments throughout the region and the potential impact on Fairfield County, New Haven and Hartford's economic growth.

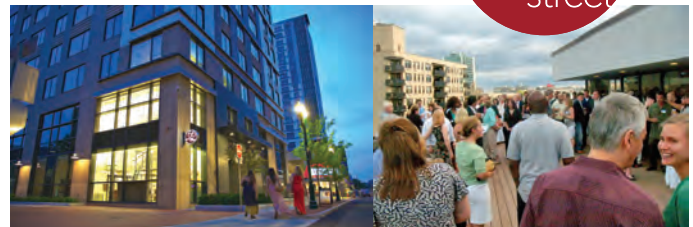
Call 860-243-3977 for reservations & details

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This is the Place!
stamford-downtown.com



Wednesday, August 26th 5-7:30pm
YOU'RE INVITED

Join us for a *Downtowner* cocktail hour from 5-7:30 at the newly opened residential apartment complex next to the Majestic Theatre - **66 Summer Street**. Party patrons will gather at the **Solstice Roof Deck** on the 16th floor to enjoy food from local restaurants and have an opportunity to take a peak at some of the newly furnished model apartments. The *Downtowners* are designed to give people who live and work Downtown (and their friends), a glimpse of the latest new buildings opened in Stamford Downtown.

Recently Completed:

Del Frisco's Grille,

located at 3 Landmark Square in the heart of Stamford Downtown, recently had their VIP Red Carpet Opening on Wednesday, August 19th. Several hundred people gathered to sample drinks and hors' d'oeuvres including the incredible raw bar. The restaurant is tastefully appointed with 175 seats, a 30 seat glass enclosed private dining room and a patio for 50. Executive chef, Enrique Reyes, promises savory locally-sourced ingredients in all his menu offerings.



Stamford CBD Top Lease Transactions 2015

Property Address	SF Leased	Tenant Name	Type
600 Washington Blvd.	119,216	UBS	Local
6 Landmark Square	55,643	Cummings & Lockwood	Renewal
1055 Washington Blvd.	28,364	Robinson & Cole, LLP	Local
9 West Broad Street	22,578	Traditional Financial Services	Local
263 Tresser Blvd.	19,450	Regus (Executive Suites)	Renewal
200 First Stamford Place	16,492	Stamford ASC (Healthcare)	New

Source: CBRE RESEARCH

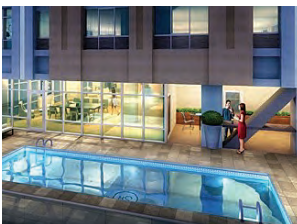


Real Estate Update from Stamford Downtown

Projects Under Construction in Stamford Downtown:

Summer House - 184 Summer Street

In partnership with the *Andalex Group*, *F.D. Rich* is developing the Summer House apartments on lower Summer Street, just north of the Majestic Bowtie Cinema and directly above the popular Barcelona Restaurant. Sure to become another Stamford landmark at 22 stories with 226 upscale apartment units, Summer House will feature first-class amenities including a 40-foot lap pool, cabana, fitness center, outdoor yoga terrace and an incredible rooftop terrace providing panoramic



views of the Manhattan skyline, sparkling Long Island Sound and Connecticut's lush countryside. On street level, the building will offer 2,700 square feet of street-level retail space. For retail inquiries contact: Laura Leeds, Simon David Realty 203.221.8387.

Bedford Hall - 545 Bedford Street

Additionally, *F.D. Rich* is currently building Bedford Hall, a 82 unit rental apartment complex scheduled to open in the spring 2016. Unique to most urban lifestyle apartments, each of the new rental apartments has a dedicated private terrace. The building has a full array of first-class amenities including an attractive landscaped roof deck just a few blocks north of all the retail and restaurant offerings of Bedford Street and Stamford Downtown.



Rippowam Place - Washington Boulevard

You may have noticed that the low-rise buildings across from Hotel Zero Degrees and adjacent to the Government Center have been torn down. Recently purchased by *RMS Companies*, the 13,815 square foot lot will soon house a 118-unit apartment complex with 4,200 square feet of restaurant space and an additional 1,500 square feet of retail space.



Residence Inn by Marriott - 25 Atlantic Street

Seaboard Properties will be introducing a new extended stay hotel option to Stamford Downtown in the spring of 2016. The hotel is equipped with 156 extended stay hotel rooms, which include studios and one bedrooms, all with fully equipped kitchens.



Atlantic Station - (former post office site)

The Cappelli Organization has plans for twin 21-story towers housing 650 apartments and 40,000 square feet of retail and restaurant space. For details on the post office retail/ restaurant space please contact: Nina S. Becker at CBRE/Retail Services 917.553.1117.

Office Building Sales in Stamford Downtown - 2015

Property Address	SF	Purchase Price	Seller/Buyer
159 Main Street (7bldgs. & 1 vac. lot)	13,815	\$5,425,000/\$392.69	Rippowam Park Co./RMS Main Street, LLC
600 Summer Street	101,070	\$10,650,000/\$105.37	600 Summer LP/Forestone Capital
110 Prospect Street	7,996	\$1,025,000/\$128.19	Logisci Ralph/TRA Prospect LLC

Source: Newmark Grubb Knight Frank