



Real Estate Update from Stamford Downtown

Two luxury residential complexes open in Stamford Downtown

First quarter 2018, saw the addition of two new residential apartment buildings adding over 20,000 square feet of street-level retail space and 534 residential apartments to the robust inventory of 7, 521 residential units in Stamford Downtown.



VELA ON THE PARK



ATLANTIC STATION

Atlantic Station, located at 355 Atlantic Street, offers upscale amenities such as 24/7 concierge service and *Hello Alfred*, the in-home hospitality platform. The 22 story luxury building built by *RXR Realty* and the *Cappelli Organization* hosts 325 luxury studios, one and two bedroom apartments with dramatic floor to ceiling windows and hardwood floors. The 6th floor amenity level opens to a large resident lounge, which steps out onto an abundantly landscaped Sky Terrace with indoor/outdoor pool, gardens and outdoor fire pits. The building contains 16,000sf of highly visible retail space.

Vela on the Park, located at 1011 Washington Boulevard, features 209 residential apartments with picturesque views of Mill River Park, Stamford Downtown and the Long Island Sound. Developed by *Trinity Financial of Boston*, the complex is named for a brilliant star in the southern night sky. This luxury highrise offers stunning studio, one, and two bedroom apartments, as well as penthouse apartments. Residents will enjoy smart and artistic social spaces, such as the fresh air oasis Skydeck on the 17th floor and penthouse-level private dining and entertainment areas. Other unique amenities include an old school arcade and a cutting-edge fitness center, equipped with yoga and wellness rooms. The base of the building features 3,700sf of prime retail space.

Spotlight on New Retailers

Retail offerings on Bedford Street just received a boost with the addition of 3 new businesses. A new gourmet shop located at 180 Bedford Street, **Stagecoach Olive Oil & Vinegar Company**, is an attractive specialty boutique, selling over 60 international varieties of the freshest olive oils and vinegars. Owner Rick Doyle is a former restaurateur in New York and Las Vegas, who fell in love with the small village feel of Bedford Street. Stop in to sample not only olive oil but salts from France, Italy, and Hawaii, as well as locally sourced organic jellies, jams, and honey.



Just two doors down, is the newly opened **Roasted Sandwich Company** located at 148 Bedford Street. Bill and Kristin Hall of Easton, CT are bringing their successful formula from their White Plains shop **Melt** to their new sister location in Stamford Downtown. Their Stamford location offers a larger format plus a bar featuring wines, cocktails and beers on tap, including Stamford-based Half Full Brewery and Stratford-based Two Roads.



Stamford Downtown's premiere spin studio, **Life Cycle**, located at 135 Bedford Street opened in May. Classes are conducted on state-of-the-art RealRyder@bikes which lean, turn and tilt with your body, offering a total body workout not available on normal stationary bikes. The studio prides itself on a judgment free, friendly atmosphere, breaking away from the mold of intimidating



niche studios. The new client special is a buy one class, get one free for \$27.00. Owner Golnar Leota, couldn't wait to relocate her spin studio to Stamford Downtown, where most of her existing clients reside.

Recent Residential Complex Sales in Stamford:

| | Property Address | Date | Cost |
|-------------|------------------|------|----------|
| RESIDENTIAL | Highgrove | 2016 | \$87.5MM |
| | 66 Summer Street | 2017 | \$67.5MM |
| | Parallel 41 | 2017 | \$33.3MM |
| | Bedford Hall | 2017 | \$24.5MM |
| | The Wescott | 2017 | \$67.0MM |

For more information please contact **Jacqueline Wetenhall** at retail@stamford-downtown.com
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Stamford Downtown Joins World's Largest Annual Music Event



On Thursday, June 21st Stamford Downtown will participate in the first annual **Make Music Day**, a wonderful mix of over 250 free outdoor musical events throughout Connecticut. The event brings people of all ages and skill levels together to make live music. Since its 1982 inception in France, the event has spread to over 800 cities across 120 countries.

This year, more than 70 U.S. cities will host thousands of **Make Music Day** performances across the country. So plan on enjoying these pop up concerts throughout Stamford Downtown, as musicians fill the parks and sidewalk cafés for a day long music celebration.



Join us on Friday, June 22nd for the 6th annual **ARTWALK** beginning at 5pm. Created by Stamford Downtown, a phenomenal experience awaits **ARTWALK** patrons from Stamford and the surrounding communities. Free to the public, this event will feature over 100 artists, photographers, sculptors and multi-media exhibitions, reflecting a diverse selection of mediums, styles and trends in the Contemporary Art World.

The majority of the artwork showcased in the seven participating galleries is available for purchase. Enjoy live music, take a dance lesson and mingle at artists receptions along the **ARTWALK** route. At nightfall, **ARTWALK** patrons will experience a multi-media production produced by Film & Television Master Program students of Sacred Heart University. Go to stamford-downtown.com for details.



Summer Signature Events

Timeless-The Works of Seward Johnson in Stamford Downtown

June-August

Sculpture Exhibit throughout Stamford Downtown

Stamford Downtown Farmers Market

Saturdays, June through October

Prospect Street at Latham Park

ARTWALK in Stamford Downtown

Friday, June 22

Art Galleries throughout Stamford Downtown

Alive@Five in partnership with Reckson and BevMax Outdoor Summer Concert Series

Thursday Evenings, June 28,

July 12, 19, 26 August 2

Columbus Park



Morgan Stanley presents Wednesday Nite Live in partnership with City Carting & Recycling

Wednesday Evenings, June 27, July 11, 18, 25, August 1

Columbus Park

Stamford Tables Summer Restaurant Weeks

August 20 – September 2

A Grand Summer Night

Thursday, August 9

UConn Stamford

Recent Office Sales in Stamford 2016 - 2018:

| | Property Address | Square Feet | Cost PSF |
|------------|----------------------|-------------|----------------------|
| COMMERCIAL | 680 Washington Blvd. | 133,000 | \$42.0MM (\$315.79) |
| | 750 Washington Blvd. | 186,148 | \$53.7MM (\$288.48) |
| | 750 East Main Street | 97,197 | \$ 8.1MM (\$83.33) |
| | 441 Summer Street | 10,000 | \$ 2.35MM (\$235.00) |
| | 294 & 300 Main St. | 92,337 | \$11.65MM (\$126.17) |
| | 36 Atlantic Street | 16,195 | \$ 2.1MM (\$129) |

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