



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

Stamford Downtown just received a bit of elegance with the addition of **Verde Galerie** located at 79 Atlantic Street adjacent to Kiwanis Park. This specialty boutique florist (specializing in all kinds of Orchids) has a combined organic coffee shop in the rear with a Brazilian flair. Capture the essence of Brasil's finest coffee houses while sipping Espresso & Cappuccino. Sample the home-made Brazilian cheese bread (Pao de Queijo) or the Flane (Pudin). Owners Iris Oliveira (originally from Brazil) and Marcial Perez-Saunders (originally from Peru) neighboring South American countries, are excited to bring their native cuisine to Stamford Downtown.

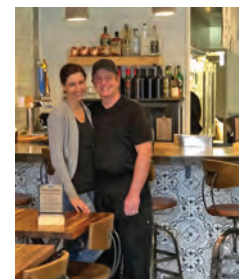


3 new businesses open on Bedford Street...

Located at 180 Bedford Street, **Stagecoach Olive Oil & Vinegar Company**, is selling over 60 international varieties of the freshest olive oils and vinegars. Owner Rick Doyle (a former restaurateur in New York and Las Vegas) fell in love with the small village feel of Bedford Street. 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. The new shop 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 offers classes conducted on state-of-the-art RealRyder@bikes which lean, turn and tilt with your body, providing a total body workout. The studio prides itself on a judgment free, friendly atmosphere. Owner Golnar Leota, couldn't wait to relocate her spin studio to Stamford Downtown, where most of her existing clients reside.



For more information please contact **Jacqueline Wetenhall** at retail@stamford-downtown.com
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Stamford URBY – Update

Under Construction: 648 residential units being developed by Ironstate Development Company and Brookfield Property Group, with architecture, interiors and landscaping by Concrete, the award-winning Dutch design firm responsible for citizenM Hotels around the world.

We anticipate opening Stamford URBY in the summer of 2019. Stamford URBY will be the fourth community to open. URBY is defining a new category of residential hospitality by combining boutique hotel personality with imaginative architectural design, excellent service and engaging cultural programs that amuse and inspire residents.



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)

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
	The Moderne The Verano	2018	\$35.0MM

Stamford Downtown's Summer Signature Events

Stamford Tables Summer Restaurant Weeks August 20 – September 2



Back by popular demand, Stamford Downtown will be hosting **2018 Summer Restaurant Weeks**, beginning Monday, August 20th through Sunday, September 2nd, 2018. Enjoy prix fixed meals at value oriented prices during this popular two week event.
For menus and details go to www.stamford-downtown.com

Stamford Downtown Farmers Market

**Saturdays, June through October
Prospect Street at Latham Park**



Arts & Crafts on Bedford Street

Saturday, September 15 and Sunday, September 16



Arts & Crafts on Bedford
Join us Saturday, September 15 & Sunday, September 16 for Stamford Downtown's annual *Arts & Crafts on Bedford*. Over 100 New England craft vendors with handmade merchandise are showcased at this popular vetted show.

Bark in the Park

Saturdays, June through October

Bark in the Park- Join us for a dog friendly event on Sunday, September 23rd presented by Blue Buffalo. The Bark in the Park event will include many fun events for you and your four legged friend, such as Agility courses, Costume & Trick contests, informational demonstrations.



Winefest

Winefest-On Saturday, October 13th, join Stamford Downtown in celebrating Winefest. A day of wine-tasting fun with sample wines from around the world, expertly curated by CDI. A variety of Connecticut wines will also be showcased. Enjoy entertainment, games, and plenty of delicious places to dine out located in Stamford Downtown.



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