



Cushman & Wakefield, as exclusive agent, is pleased to present an investment and development opportunity in One Dock Street in Stamford, Connecticut.

One Dock Street is a 2.64-acre site located in the heart of downtown Stamford that is improved by a 90,703 RSF, seven-story boutique office building. One Dock Street has enjoyed a long history of high occupancy by tenants in a wide range of industries and is currently 87% leased to 17 tenants.

#### RECENT REZONING—RH-D ZONE

Recently, One Dock Street was rezoned and now sits within Stamford's RH-D Zone, which is intended for transit-oriented, high-density, high-rise residential development that incorporates open space, neighborhood retail and other service uses. This high-density zone would allow up to an additional  $\pm 420,000$  SF of on-site development, subject to parking, height, affordable housing and setback regulations. With  $\pm 2$  acres of surface parking, One Dock Street is an optimal location to develop a high-density residential building that shares parking with the office building.

Ownership is seeking a strategic multifamily development partner to invest into the existing partnership with the goal of increasing the overall value of the property by designing, entitling and ultimately building a Class A residential building on the excess land.



HARBOR POINT  
 $\pm 0.14$  mi

$\pm 0.2$  mi  
STAMFORD TRANSPORTATION CENTER





## INVESTMENT HIGHLIGHTS

- Residential Development Opportunity in a Premier Transit-Oriented Location
  - Strong Residential Market Fundamentals
- Exceptional Area Demographics
- Stable Office Cashflow with an Attractive In-Place Loan

### SALE CONTACTS

Al Mirin | (203) 326 5822  
al.mirin@cushwake.com

Matthew Torrance | (203) 326 5838  
matthew.torrance@cushwake.com

Kate Schwartz | (203) 326 5804  
kate.schwartz@cushwake.com

David W. Bernhaut | (201) 460 3356  
david.bernhaut@cushwake.com

Frank A. DiTommaso II | (201) 508 5303  
frank.ditommaso@cushwake.com

### OFFICE LEASING

Brian Scruton | (203) 326 5849  
brian.schuton@cushwake.com

William Montague | (203) 326 5865  
william.montague@cushwake.com

### MULTIFAMILY EXPERTISE

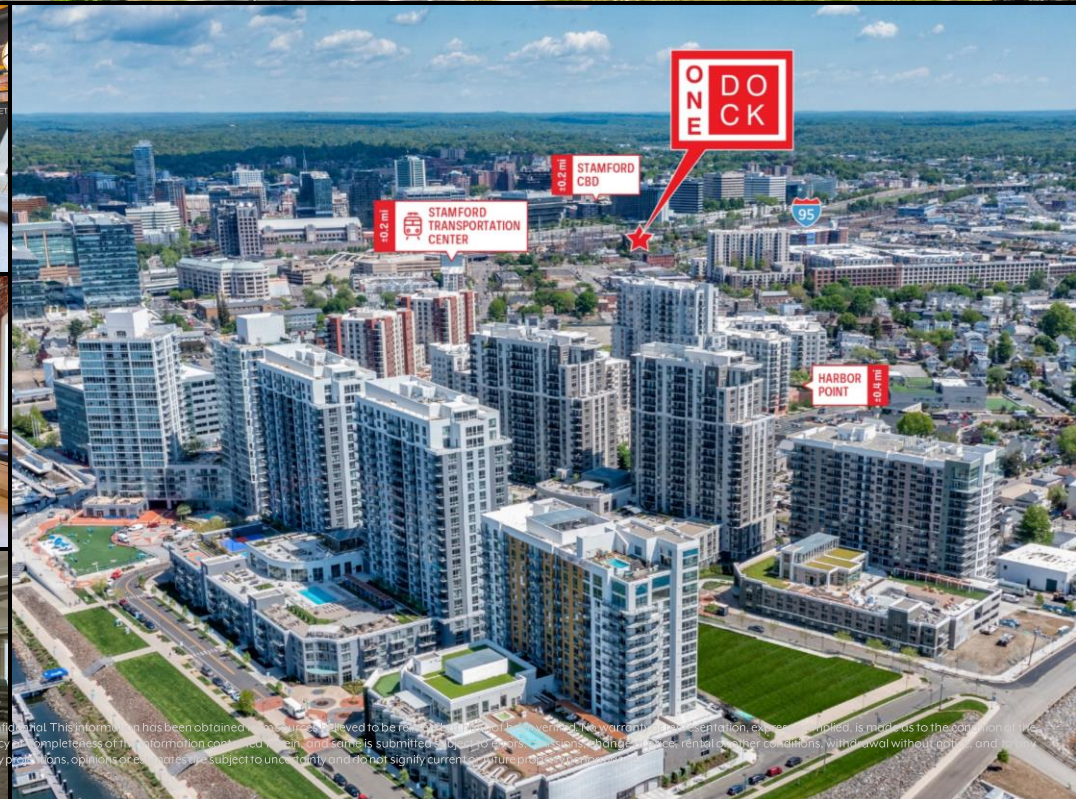
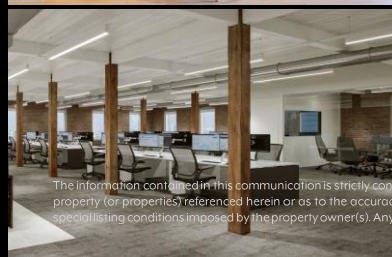
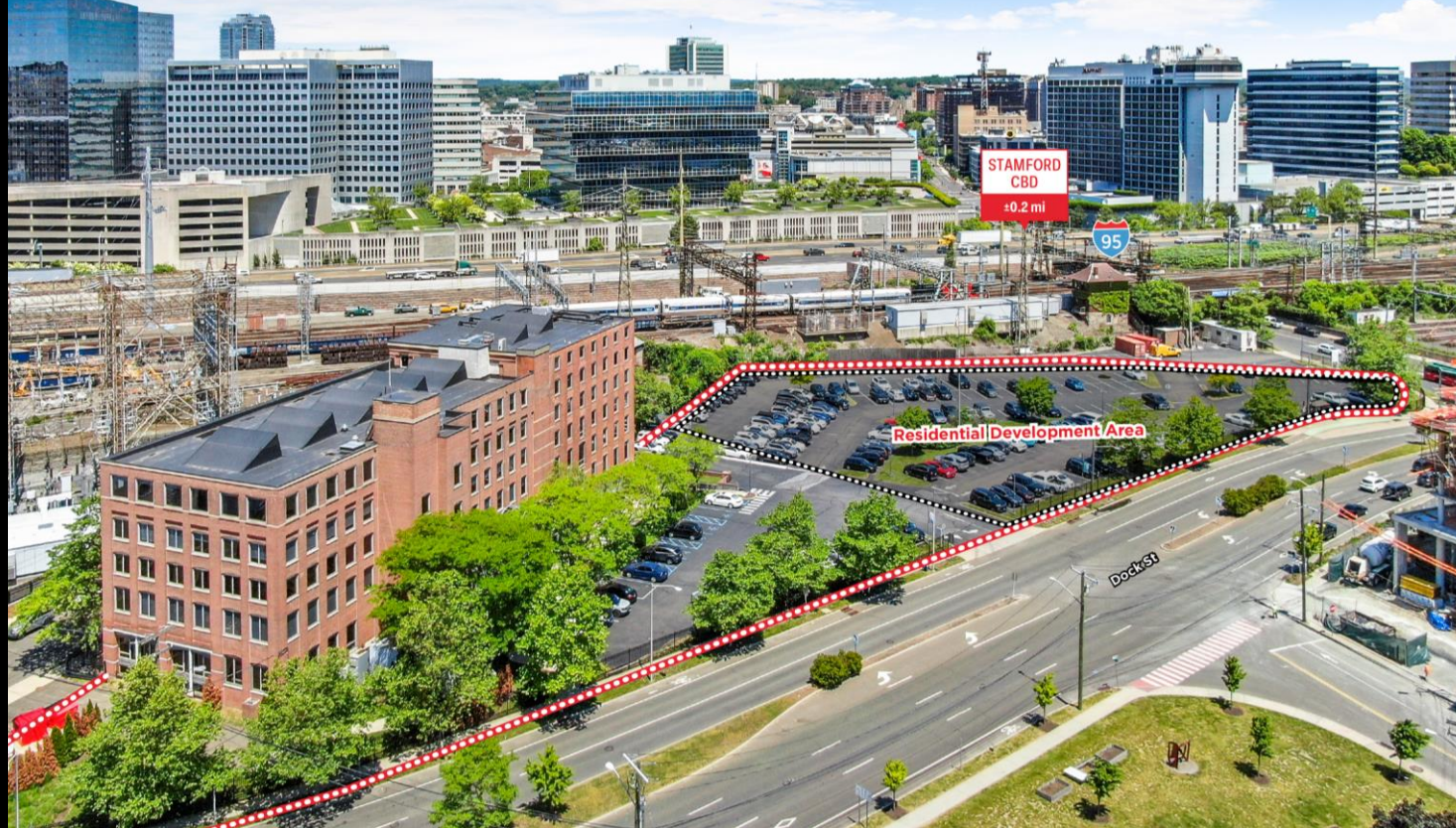
Niko Nicolaou | (201) 426 2227  
niko.nicolaou@cushwake.com

Ryan Dowd | (201) 508 5278  
ryan.dowd@cushwake.com



107 Elm Street, 8th Floor  
Stamford, Connecticut 06902

www.cwinvestmentpropertiesgroup.com



The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable and is provided for your information only. It is not intended to constitute an offer, solicitation, or recommendation, and is not to be used in connection with any securities transaction. The information is provided as is, without any warranty, representation, or endorsement, and is subject to change without notice. The information is not to be used in connection with any securities transaction. The information is provided as is, without any warranty, representation, or endorsement, and is subject to change without notice. The information is not to be used in connection with any securities transaction. The information is provided as is, without any warranty, representation, or endorsement, and is subject to change without notice.