

PENINSULA

AT HARBOR POINT



STAMFORD, CONNECTICUT



PENINSULA

AT HARBOR POINT

STAMFORD, CONNECTICUT

PENINSULA

AT HARBOR POINT



STAMFORD, CONNECTICUT

An architectural rendering of a modern waterfront development. Two tall, glass-clad skyscrapers stand prominently in the background, reflecting the warm light of a sunset or sunrise. In the foreground, a large marina is filled with numerous sailboats and yachts. The water is dark with gentle ripples. A small boat is visible in the bottom right corner, leaving a white wake. The sky is a mix of deep blue and orange hues, with scattered clouds. The overall scene conveys a sense of luxury and modern urban living by the water.

PENINSULA

AT HARBOR POINT

STAMFORD, CONNECTICUT

A New Point of Convergence

The Peninsula brings a new model for innovation to Stamford: a 14-acre ecosystem where the frontiers of science and technology converge. With the scale and flexibility to connect complementary disciplines, companies can move faster from research to real-world impact.

It all takes shape within Harbor Point's vibrant waterfront neighborhood, drawing on the talent, institutions, and capital powering innovation across the Northeast. Here, companies have the freedom to build around their ambitions and evolve with what comes next.

14-acre

waterfront campus in Stamford, CT

Up to 1.5M SF

development potential

500K SF

of existing lab/office space
available immediately

Flexible &
scalable

build-to-suit opportunities designed
to accommodate future growth

Ideal corporate
headquarters

for R&D, life sciences, AI, quantum computing,
advanced manufacturing, & technology users

Strategically
positioned

between NYC & Boston



PENINSULA
AT HARBOR POINT



A Layered Innovation Ecosystem



Life Sciences + Biotech

The Foundation

Research, therapeutics,
biology, clinical discovery



AI + Computational Science

The Accelerator

Data, prediction, modeling,
automation



Quantum + Advanced Technology

The Next Frontier

Computation, simulation,
emerging capabilities



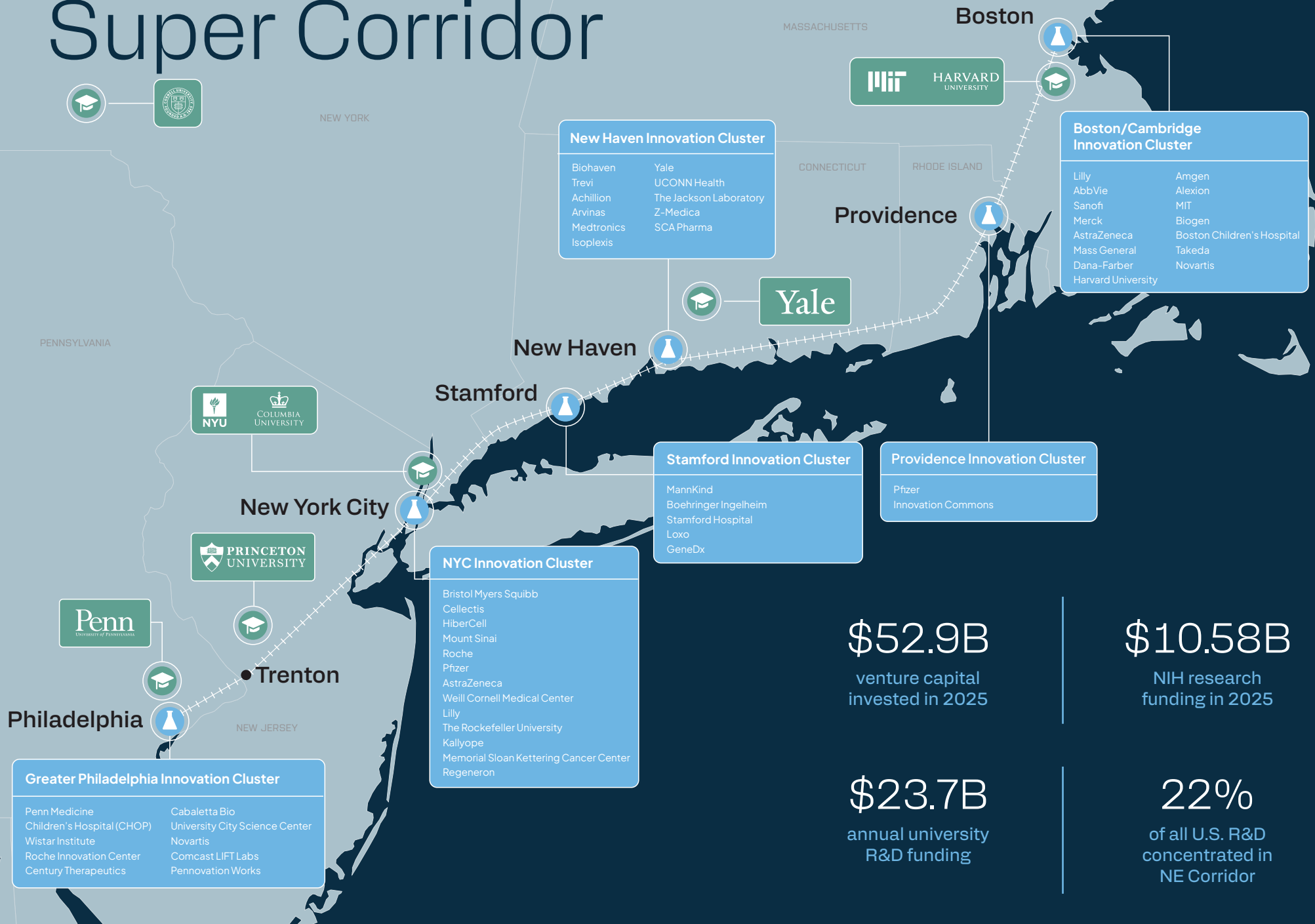
MedTech + Advanced Manufacturing

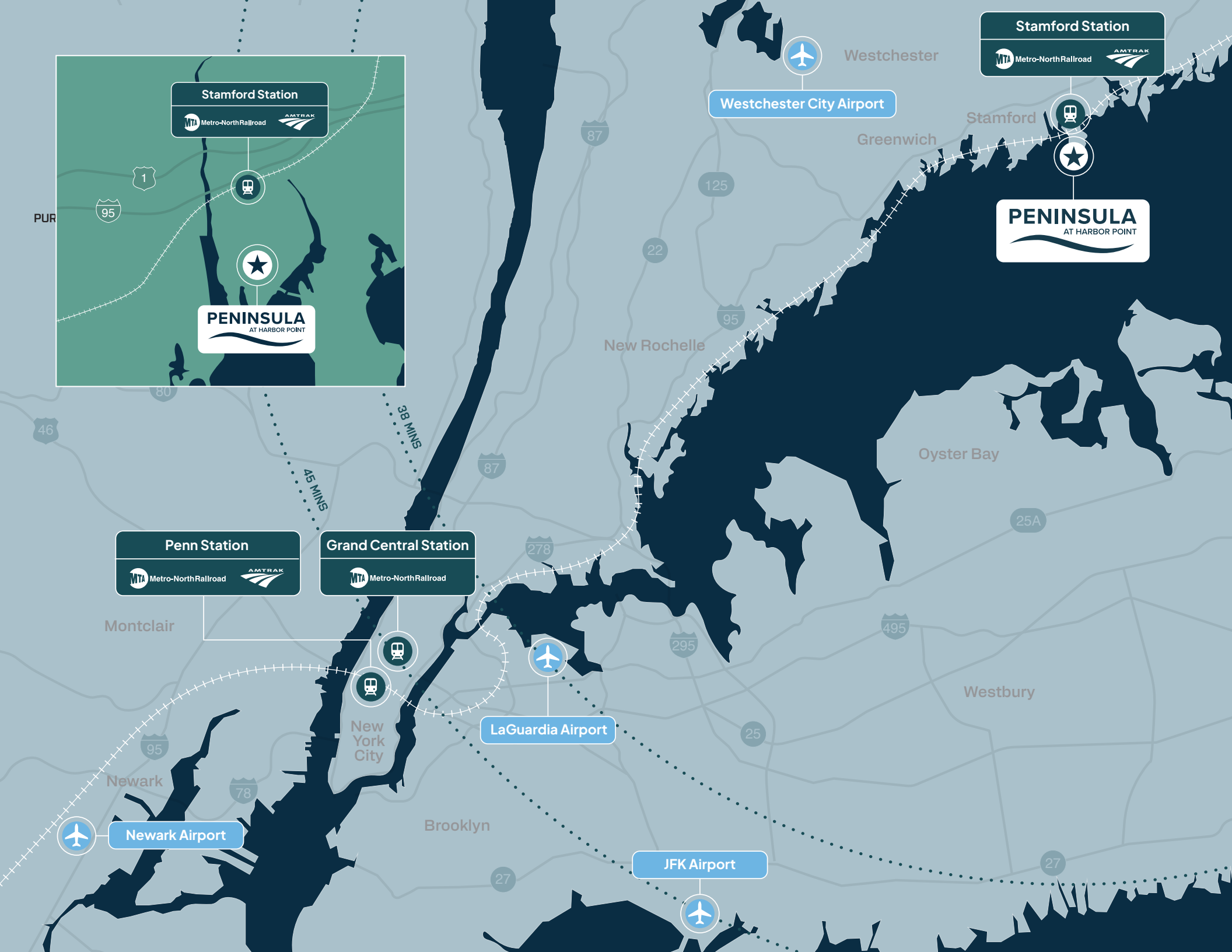
The Translation

Moving discoveries toward application

Research Institutions + Healthcare + Capital + Enterprise

The Northeast Innovation Super Corridor





Stamford Station

Metro-North Railroad AMTRAK

Westchester City Airport

PENINSULA
AT HARBOR POINT

Penn Station

Metro-North Railroad AMTRAK

Grand Central Station

Metro-North Railroad

LaGuardia Airport

Newark Airport

JFK Airport



The Best Site from Boston to Philly

Situated within the New York metropolitan area, roughly halfway between Boston and Philadelphia, Stamford sits at the center of one of the world's most concentrated innovation corridors. Its position connects New York's finance and corporate base with leading research institutions, healthcare systems, advanced industries, and specialized talent across the Northeast.

The Northeast Talent Advantage

#1

talent pool in the
U.S. (NYC Metro)

#4

state for educational
attainment (CT)

20.9%

of adults 25+ hold
a graduate degree (CT)

50.7%

hold a bachelor's degree or higher,
vs. 35.7% nationally (Fairfield County)

NYC Metro: Specialized Expertise at Scale



565K

STEM jobs



15%

more life sciences jobs than
Boston-Cambridge (150K vs. 130K)



265K

AI & computational
science professionals



225K

engineering & advanced
manufacturing professionals

Live. Work. Play. On the Waterfront.

The Peninsula is part of Harbor Point's established 100+ acre waterfront community. With an active neighborhood, laid-back coastal character, and experiences that extend from the boardwalk to the Sound, companies can offer their employees more before, during, and after the workday.

Live + Dine

4K
apartments

15+
restaurants

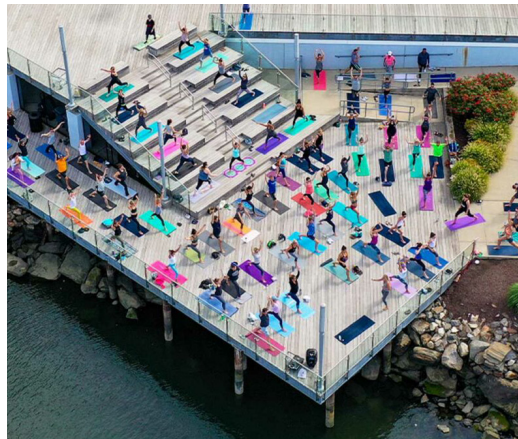


Outdoors + Waterfront

20+
acres of programmed parks

1 Mile
of public waterfront

4
marinas



Community + Connection

200+
events annually

1 Mile
to Downtown Stamford





HARBOR GRILL



Build Around Your Ambition

R&D + Labs



Advanced Computing



Pilot + Advanced Manufacturing



Corporate Headquarters



Collaboration + Amenities





SOUTHFIELD AVENUE

SOUTHFIELD AVENUE

PACIFIC STREET

HARBOR POINT ROAD

DYKE LANE

ELMCROFT ROAD

BATEMAN WAY

62 Southfield

WEST MARINA

Kosciuszko Park

PENINSULA
AT HARBOR POINT

SOUTH MARINA

STAMFORD HARBOR

Start Now

62 Southfield offers lab-ready space for immediate R&D operations.

ENTIRE BUILDING

→ 66,314 RSF

FIRST FLOOR

→ 40,457 RSF

SECOND FLOOR

→ 25,857 RSF

PARKING

→ 2.71 per 1,000 SF

Mechanical Overview

ENTIRE BUILDING

- 900 KW 3-phase 440 generator
- HVAC: Cooling tower + ductless splits, heat pumps, and a hot water boiler
- Hospital grade air in all lab spaces (biochem labs), 6-to-8 turnovers per hour
- 2000 amp services

Building & Mechanical Specs

CEILING HEIGHT

→ 8'4 to 17'6

POWER / ELECTRICAL

→ 2000 amp service, 277/480 volt

BACKUP POWER / GENERATOR

- 900 KW 3-phase 440 generator
- Building Galaxy hardlined outlets on permanent system (hospital grade back up)

LOADING DOCK

- 1 loading dock 8'x8'
- Cargo elevator nearby
- 3 walk-in coolers nearby

HVAC

- Cooling tower
- Ductless splits
- Heat pumps
- Hot water boiler
- Hospital grade air in all lab spaces (biochem labs), 6-to-8 turnovers per hour
- Fume and chemical hoods in place – Labconco brand with under bench storage and enclosure sash

ELEVATORS

- 2 Main passenger and 1 freight

Slab Fume Hoods Specs

FEATURES [ALL MODELS]

- By-pass airflow design with variable air volume compatibility
- Eco-Foil Air Foil with aerodynamic Clean-Sweep airflow openings
- Cord-Keeper Slots on left and right side of air foil
- Upper Dilution Air Supply
- Glacier white powder-coated steel exterior
- Rear Downflow Dual Baffle System
- Chemical-resistant, fiberglass-reinforced, composite panel liner and baffles with flame spread index less than 25 per ASTM E84
- Baffles are removable for cleaning
- Opti-Zone Baffle with tapered slots
- Powder-coated sash handle with aerodynamic Clean-Sweep openings
- 37.5" (95.3 cm) high sightline from the work surface to the header panel
- Removable front and side panels, and front and interior service access panels for access to plumbing and electrical wiring
- Pre-wired LED lighting with vapor-proof design and ADA-compliant light and blower switches
- Lighting is rated for 50,000 hours
- Sash stop located at 18" (45.7 cm) sash opening position
- Powder-coated stainless steel, 12.8" (32.5 cm) ID exhaust connection(s)
- Tempered safety glass vertical-rising sash with cable and pulley

FIXTURED MODELS MAY FEATURE

- Two pre-plumbed service fixtures with forged brass valves, lower right side with brass tubing for gas and lower left side with copper tubing for cold water. Components for converting either or both fixtures to air and vacuum are provided. Inlet tubing is not provided
- One pre-wired GFCI electrical duplex receptacle on lower right side and, on 8' models only, one additional pre-wired GFCI electrical duplex receptacle on lower left side

LABCONCO

Protector XStream Laboratory Hoods 211

- Asset 211
- Model # 111800002
- Serial # 200797355b
- Face velocity 109
- Air volume 668
- Maximum sash height 18
- Hood width 50 Area 6.3 sf

Protector XStream Laboratory Hoods 212

- Asset 212
- Model # 111500002
- Serial # 200797356b
- Face velocity 99
- Air volume 625
- Maximum sash height 18
- Hood width 50 Area 6.3 sf

Protector XStream Laboratory Hoods 213

- Asset 213
- Model # 111800002
- Serial # 200797687b
- Face velocity 112
- Air volume 1186
- Maximum sash height 18
- Hood width 86 Area 0.7 sf

Protector Xstream Laboratory Hoods 214

- Asset 214
- Model # 111800002
- Serial # 200797688b
- Face velocity 96
- Air volume 1028
- Maximum sash height 18
- Hood width 86 Area 10.7 sf

1st Floor | 40,457 RSF



Key

- Open Offices / Lab
- Office / Conference Room
- Lounge

2nd Floor | 25,857 RSF



Key

- Open Offices / Lab
- Office / Conference Room
- Lounge

Scale Over Time

Establish operations at 62 Southfield today, then transition into a purpose-built campus at The Peninsula as your needs evolve.

62 Southfield



- Immediate occupancy
- Lab-ready space
- Existing infrastructure
- Room to establish operations



The Peninsula



- Purpose-built future facilities
- Long-term expansion capacity
- Integrated campus environment
- Room to grow in place

BLT LiveWorkPlay

Building and Land Technology (BLT) is a premier vertically-integrated real estate firm. For more than three decades, the firm has developed, owned, operated, managed and invested in more than 25 million square feet of real estate where individuals live, work and play. Every aspect of BLT's business, from creating innovative connections between residential and office spaces, to revitalizing under appreciated real estate assets, underscores its commitment to building communities that flourish and endure.

6M SF
office portfolio

25M+ SF
commercial & residential
development

33 years
of development experience

STAMFORD, CT

Harbor Point

8.4 Million SF
Mixed Use Development



STAMFORD, CT

Gateway

900,000 SF
Corporate Headquarters



NORWALK, CT

The Towers

1.1 Million SF
Office Development



JERSEY CITY, NJ

The Beacon

1.5 Million SF
Apartment Re-Development





FOR INFORMATION, PLEASE CONTACT



David R. Binswanger

dbinswanger@binswanger.com
215.448.6095

James Kilcourse

jkilcourse@binswanger.com
805.479.0487

John Harris

jharris@binswanger.com
978.500.7577

Nick Savage

nsavage@binswanger.com
203.722.6076

PENINSULAHARBORPOINT.COM