

THE VILLAGE

390 LUDLOW STREET



OUR VISION

As the Nation transitions out of isolation and gets back to work and play, join us at a new home for creativity and commerce.

Inspired by and embedded in the community.

Re-imagining what a building and a group of people on a shared mission can accomplish.

People have long thought they have to commute to The City for culture and business, but now people are viewing the suburbs as a destination for living and working.

We invite you to join us, establish roots, and to be part of **THE VILLAGE**.

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THE VILLAGE

OVERVIEW

**FOR MORE INFORMATION,
PLEASE CONTACT:**

JAMES RITMAN

Executive Vice President and Managing Director
jritman@ngkf.com / 203.531.3606

E.N. CUTLER

Managing Director
ecutler@ngkf.com / 212.372.2352

JANEY STEINMETZ

Managing Director
janey.steinmetz@ngkf.com / 203.531.3603

BENJAMIN GOLDSTEIN

Associate
ben.goldstein@ngkf.com / 914.610.5954

The Village is a boutique waterfront building that was originally built in the late 1800's and has been fully renovated from top to bottom.

It is very accessible to the Stamford Transportation Center and I-95, and is located in the Harbor Point neighborhood, with many restaurants and retailers nearby, including Fairway, The Granola Bar, Taco Daddy, and more.

-
- Newly renovated boutique office building with water views
 - On the South End of Stamford, just steps from the restaurants and retailers in Harbor Point
 - Incentives offered for media and entertainment companies, and media co-tenants including ITV and Wheelhouse Entertainment
 - Full floors available with panoramic water views
 - Private dedicated covered parking
 - Amenities include unique food offerings, fitness center, a two story atrium, event space, expansive roof deck, and more
 - Conveniently located close to the Stamford Transportation Center and I-95

SPECIFICATIONS

COMMERCIAL OFFICE:

1st Floor: 6,685 SF

2nd Floor: 32,659 SF

3rd Floor: 35,654 SF

~~4th Floor: 35,769 SF Leased~~

*Please call for availabilities,
rates, term and divisible
floorplate information*

PROPERTY SPECIFICATIONS

Delivery Date: Immediate

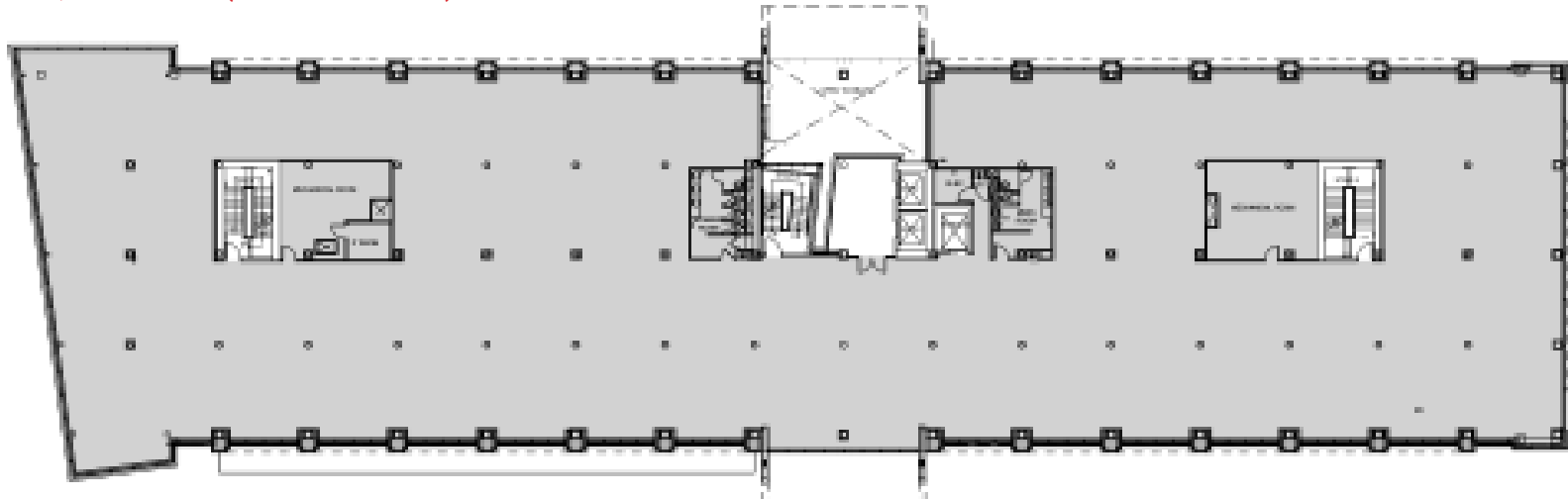
Building Size: Approximately 130,000 SF

Amenities:

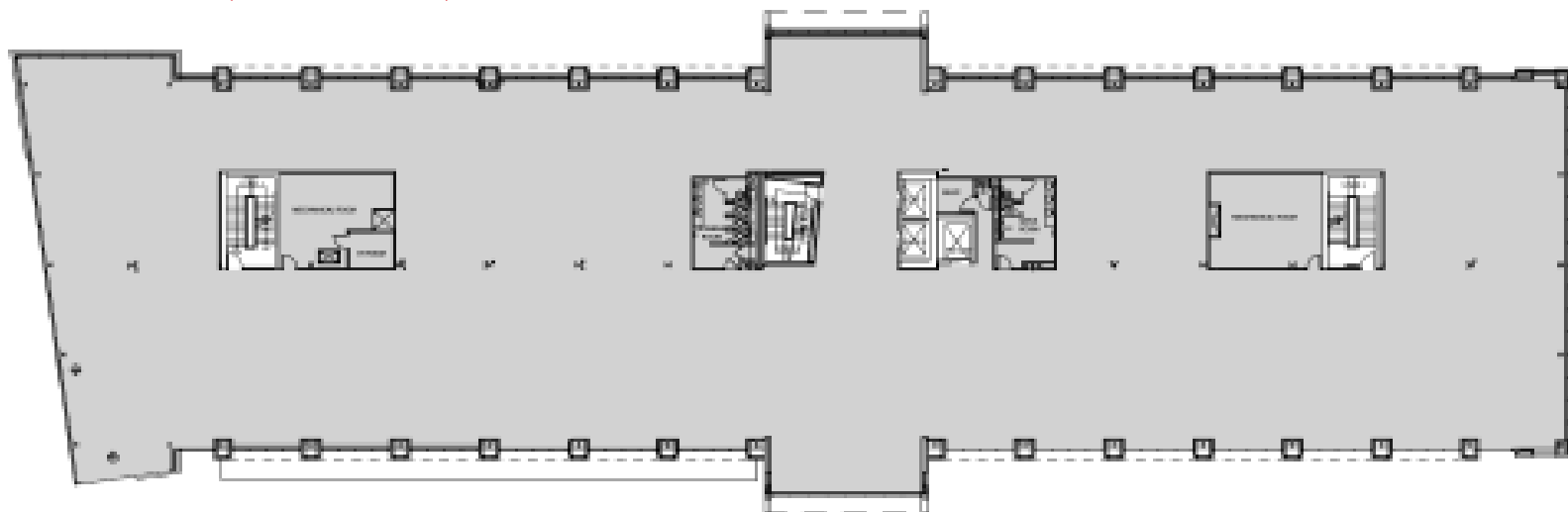
- Fitness center, including locker rooms
- Innovative food offerings, including extensive breakfast and lunch options, and featuring Cisco Brewers for a full service bar and restaurant beginning at 5 PM
- Expansive indoor and outdoor communal meeting spaces
- Two-story atrium
- Panoramic water views
- Over 9,000 SF rooftop terrace
- Expansive event space featuring an in-house caterer



SECOND FLOOR
32,659 SF (DIVISIBLE)



THIRD FLOOR
35,654 SF (DIVISIBLE)





AMENITIES: ROOFTOP



Unlike any other roof deck in Fairfield County, this incredible space will serve as a common space for tenants to enjoy the outdoors for meetings, phone calls, or social gatherings.

- Over 9,000 SF of amenity space featuring fire pits and elaborate greenery
- Expansive panoramic water views





AMENITIES: ATP+FITNESS

TRAINING • NUTRITION • WELLNESS

Tenant will have access to one of the only fully integrated health and wellness facilities in Connecticut. ATP+ Performance and Chiropractic (ATP+) utilizes a one of a kind approach to offer its clients a seamless integration of fitness and healthcare services.

- State-of-the-art training at The Village with ATP+, the high-performance gym created to help individuals become pain-free, move better, and perform well
- A few of the services that will be offered include chiropractic care, personal training, small group fitness classes, nutrition counseling, and massage therapy
- Locker rooms equipped with showers

AMENITIES: RESTAURANT



cisco brewers

During the day, tenants will have access to a state of the art breakfast and lunch facility with communal seating. At night, tenants will have access to a full service restaurant and bar by Cisco Brewers.

- A rotating selection of breakfast and lunch options are available daily
- Cisco Brewers will operate a full service bar and restaurant featuring expansive indoor and outdoor seating, including an outdoor patio overlooking the canal
- Rotating food selections featuring the in-house caterer



LOCATION HIGHLIGHTS



HIGHLY COVETED LOCATION

- Premier waterfront location
- Full renovation underway to cater to a creative, modern tenancy, unlike Stamford has ever seen
- Highly amenitized offering including a fitness center and curated food offering



CONVENIENT ACCESS

- Conveniently located with easy access to the Stamford train station, major highways and roads
- Unparalleled access throughout the tri-state region and beyond
- The Stamford Transportation Center, services passengers traveling on the Metro-North and Amtrak trains
- Global access through local and international airports such as Westchester Airport, LaGuardia Airport and JFK International Airport, all less than one hour from the site



INDUSTRY MIGRATION

- Suburban communities have seen a resurgence of millennial's leaving the city. Millennial's represent the greatest share of home-buyers in the US, are purchasing homes primarily in the suburbs
- The supply of walkable, transit-oriented communities in the US is scarce, so suburbs such as Stamford are uniquely positioned to capitalized on the growth in suburbanization
- The Village specifically benefits from suburbanization as it will be home to the largest independent television producer and offers direct access to transportation and amenities located directly in the building and nearby

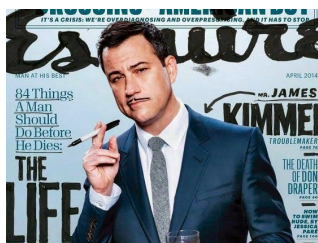
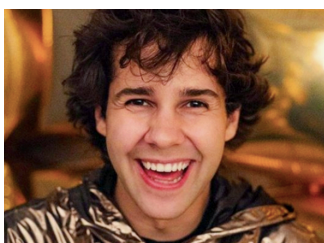
TENANT HIGHLIGHTS



Another anchor tenant in The Village is **ITV America, one of the largest independent producers of unscripted content in the US.**

Creating hundreds of hours of television programming annually – from documentary and lifestyle shows to competition and true crime series – ITV America hits include the multiple Emmy Award-winning *Queer Eye*; global dating phenomenon *Love Island*; the long-running *Hell's Kitchen* with Chef Gordon Ramsey; and numerous iconic series like ***Pawn Stars*, *Alone*, *Real Housewives of New Jersey*** and ***Fixer Upper***, among many others.





Anchoring The Village as a thought leader, major investor, and tenant is Brent Montgomery's Wheelhouse Group, launched in 2018 in partnership with Jimmy Kimmel.

A one-stop-shop for TV, film and digital content, celebrity talent, brands, entrepreneurs, and investors, Wheelhouse Group harnesses business opportunities across industries and platforms, helping companies and creators accelerate and manage their ventures.

Made up of three distinct verticals – Wheelhouse Entertainment, Wheelhouse Labs, and Wheelhouse Partners – it's the first-of-its-kind disruptive multi-vertical media, marketing, and investment business platform. Wheelhouse has media partnerships and programs with numerous celebrity talent, including Kevin Hart, Chrissy Teigen, LeBron James, and Steph Curry.

STAMFORD: HIGHLY COVETED LOCATION

Stamford is the second largest city in Connecticut with a population of over 130,000 and is the fastest growing city in the state with a rapidly growing millennial population. The FBI also ranks Stamford as the safest city in New England and the 11th safest city in the United States, while WalletHub ranked Stamford the 10th most educated city in the United States.

- Fastest growing city in the state of CT
- More than 150 restaurants, 40 parks, and unique waterfronts
- Premier waterfront location with access to all of Harbor Point's retail and restaurants
- Largest sub-market in the New York Metro area

2ND

LARGEST CITY
IN CONNECTICUT

129,775

TOTAL
POPULATION

47.3%

COLLEGE
GRADUATES

\$89,309

MEDIAN HOUSEHOLD INCOME

8

FORTUNE 1000
COMPANIES

3

FORTUNE 500
COMPANIES

1

FORTUNE 100
COMPANIES

11TH

SAFEST CITY
IN THE UNITED STATES

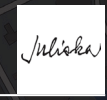
**STAMFORD
TOWNE CENTER
MALL**

**SOUTHBOUND
EXIT 7**

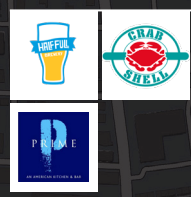
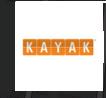


**NORTHBOUND
EXIT 8**

**STAMFORD
TRANSPORTATION
CENTER**
METRONORTH RAILROAD,
AMTRAK & REGIONAL
BUS SERVICE



**NORTHBOUND
EXIT 7**



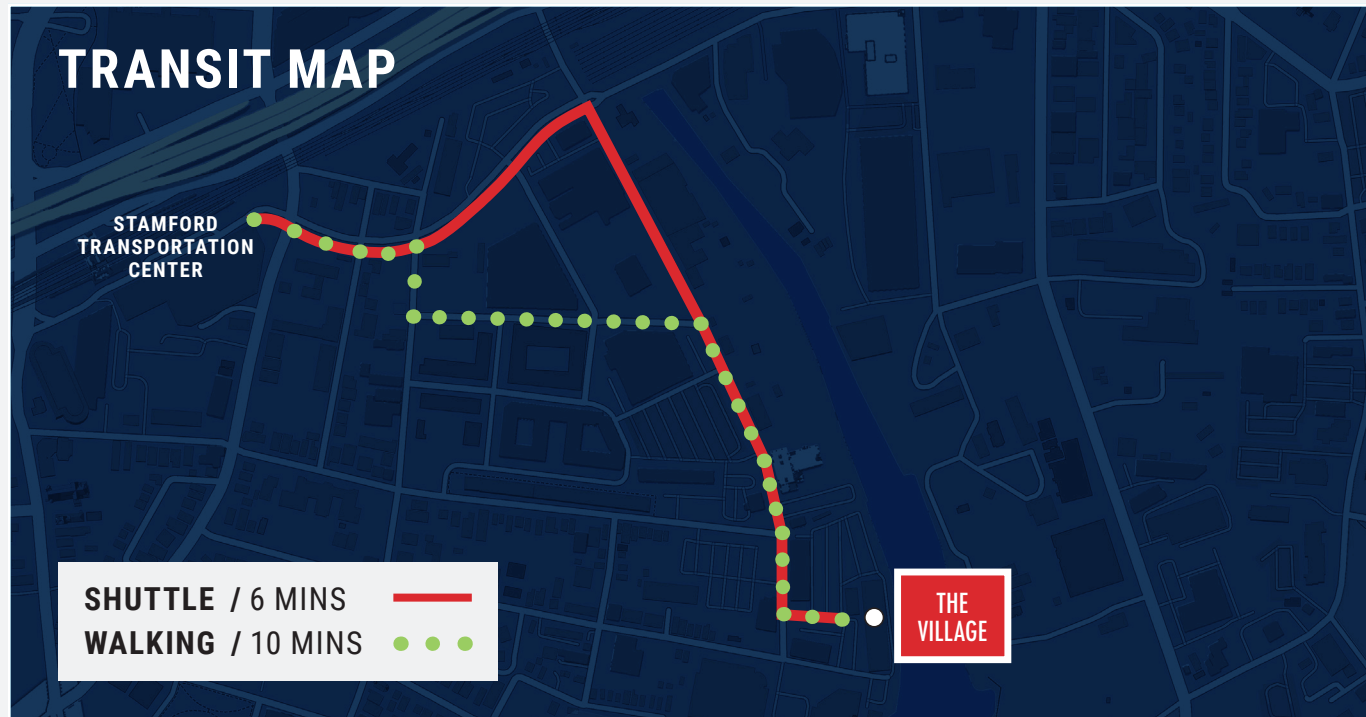
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PARK**

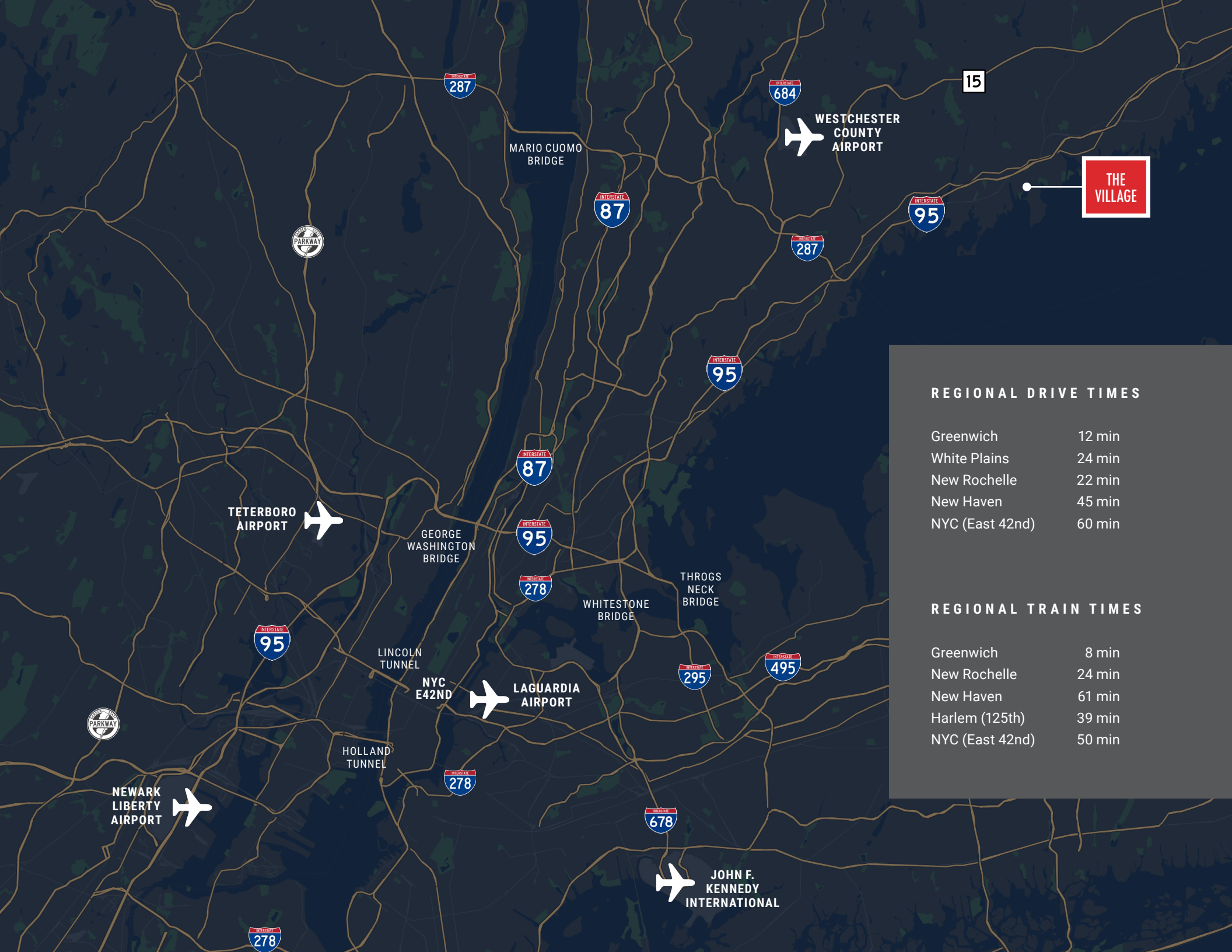
NEIGHBORHOOD APARTMENTS

- | | |
|--------------------------------|--------------------------------------|
| 1 The Lofts | 10 101 Park Place |
| 2 121 Towne | 11 Beacon Harbor Point |
| 3 The Vault | 12 94 Southfield Ave |
| 4 The Key | 13 Baypointe |
| 5 111 Harbor Point | 14 TGM Anchor Point |
| 6 Metro Green | 15 Stamford Development Corp. |
| 7 NV at Harbor Point | 16 Atlantic Station |
| 8 Postmark | 17 Shore Pointe |
| 9 Infinity Harbor Point | |

CONVENIENT TRANSPORTATION ACCESS

- Easy access to the Stamford Transportation Center, and all major highways
- Global access through local airports, all located less than one hour away, including LaGuardia, JFK, and Westchester Airport
- Unparalleled access throughout the tristate and beyond





THE VILLAGE

REGIONAL DRIVE TIMES

Greenwich	12 min
White Plains	24 min
New Rochelle	22 min
New Haven	45 min
NYC (East 42nd)	60 min

REGIONAL TRAIN TIMES

Greenwich	8 min
New Rochelle	24 min
New Haven	61 min
Harlem (125th)	39 min
NYC (East 42nd)	50 min



STAMFORD, CT OFFICE

680 Washington Boulevard , 8th Floor
Stamford, CT 06901, United States
T 203.531.3600

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Executive Vice President and Managing Director
jritman@ngkf.com / 203.531.3606

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