



PERKINS+WILL



Introducing 677 Washington

A World-Class Transformation

The former international banking headquarters with the world's largest trading floor has undergone a major transformation, making available a world-class institutional quality office tower in the city of Stamford. Welcome to 677 Washington Boulevard.

Located in the heart of Stamford's Central Business District, just a few steps from the Stamford Transportation Center and the entrance to I-95, 677 Washington is a cutting-edge commercial complex originally designed by Skidmore, Owings & Merrill LLP and reimaged by Gensler and Perkins Eastman to attract the best business minds in the northeast.

Originally, this 12 acre complex opened in 1998 to serve as the North American headquarters of the international bank UBS. After a major repositioning, tenants can now take advantage of its best-in-class infrastructure, including five 1,750 kW generators, excess HVAC, redundant electric service, 6 inch raised floor systems, +13 foot ceiling heights, and floor-to-ceiling windows with views of Long Island Sound.

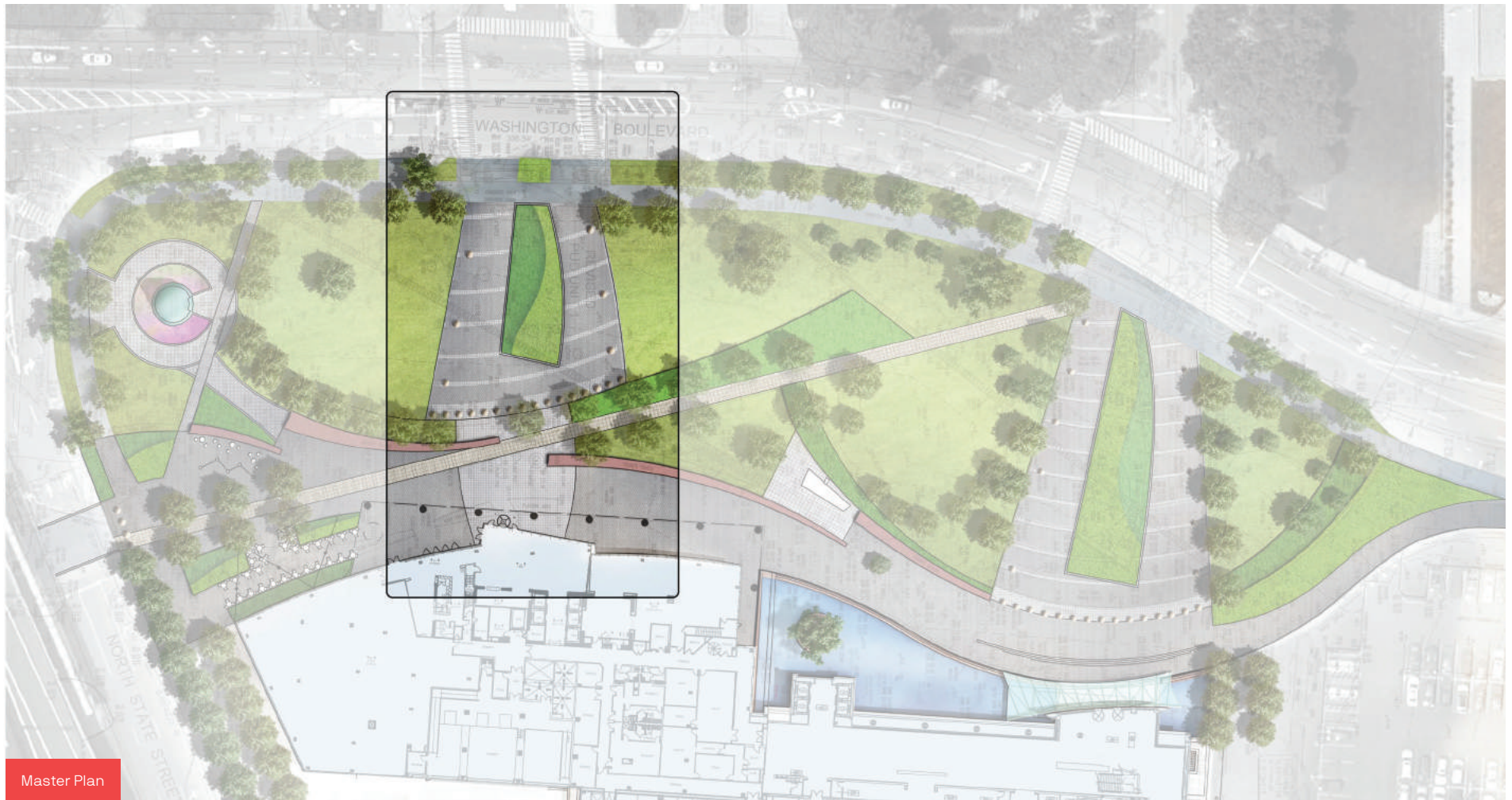


The Arrival

In conjunction with a comprehensive landscaping program revitalizing all of the walkways and the entirety of the park in front of the Office Tower and the Pavilion, a new entrance driveway was constructed.

This new entrance driveway is located in front of the Office Tower and provides tenants and their guests with direct access from Washington Boulevard into the newly renovated lobby.

A collaboration with MPFP landscape architects, the new entrance driveway ensures seamless and secure arrivals for those visiting the Office Tower.



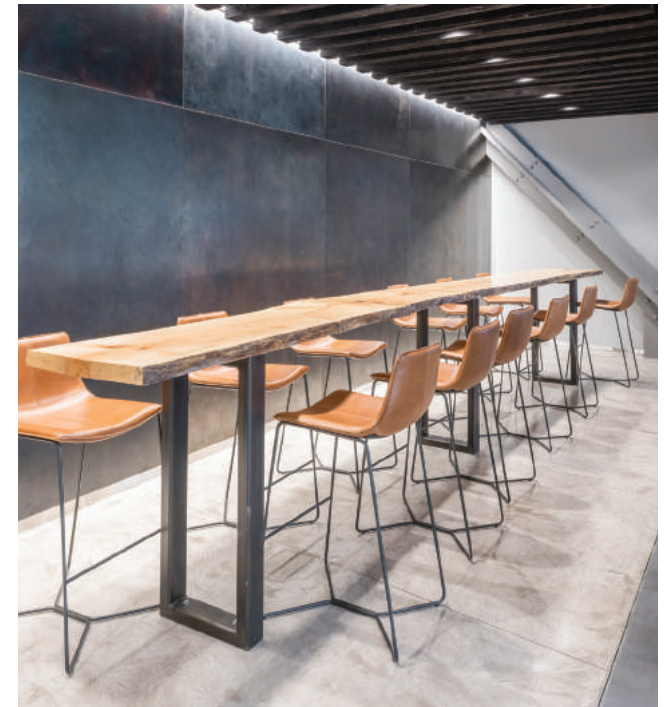


Lobby

First Impressions

The Office Tower

At the heart of 677 Washington is a 13-story, Class A office tower, which has been redeveloped for multi-tenant use. Constructed of steel, granite, and reinforced, polished concrete—this tower is considered of exceptional quality. These standards are reflected in the form of a new light-filled lobby with a sleek industrial feel, plus a new driveway entrance designed for seamless and secure arrivals.





BarSofia off 1st Floor Lobby

Lobby Bar & Café

BarSofia

The tower's ground floor is also home to BarSofia, a stylish bar and all-day café, offering work-life balance and indoor/ outdoor dining and leisure recreation. Modern finishes such as a quartz bar, leather banquette seating, custom-fit barstools, glass pendant lighting, and polished concrete flooring presents a dynamic setting for post-work functions, luncheons, or informal meetings.



Functional Workspaces

Conference & Lounge Spaces

An open plan function space provides fluid movement and a welcome change from the static idea of an office. Gatherings are encouraged in this space, which provides a physical design solution to the age-old problem of organizations challenged by a lack of communication. Heading into a presentation? The central, marble table in this airy light-filled room is a natural place to congregate, have a coffee, or step away to take a private phone call.



Pre-Function Lounge

Artist Rendering

Town Hall & Conference Facilities

Conference Center

This high-tech town hall provides ample room for formal presentations, Ted Talk-style speeches and the flexibility to quickly convert to group training sessions. Advanced technology literally hums beneath the feet of speakers, in a raised floor funneled with new cable fibers installed on a grid system. All major telecom providers are available. Within the entire complex, this is the room designed to present your best ideas, and broadcast them to the world.



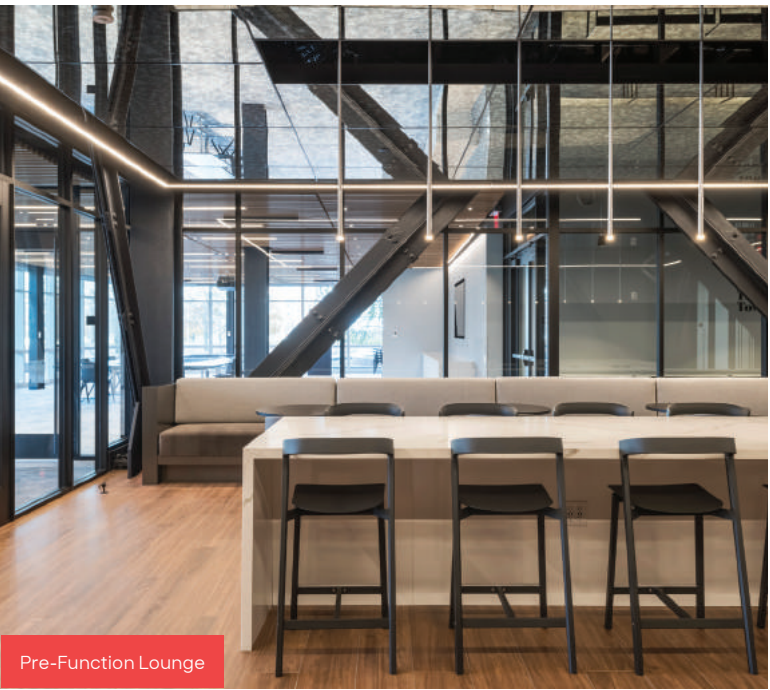
Conference Center



Conference Center



Private Conference Room

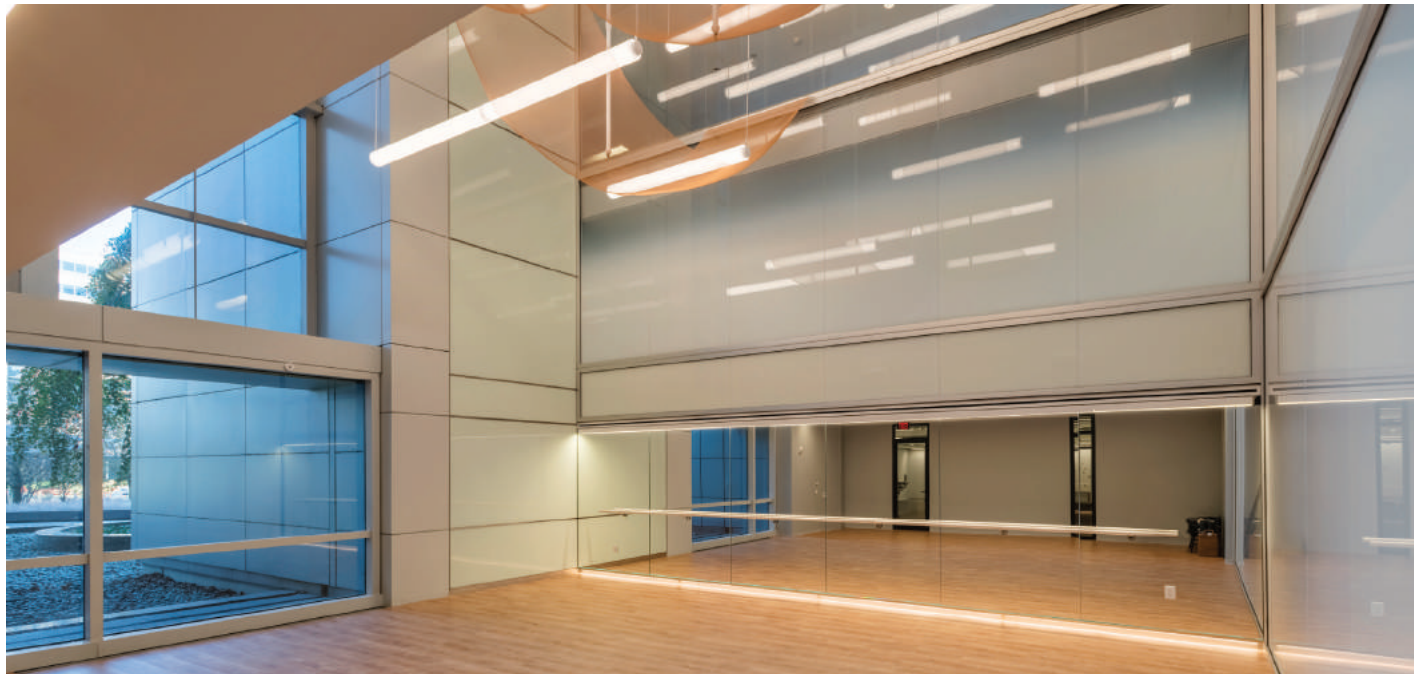
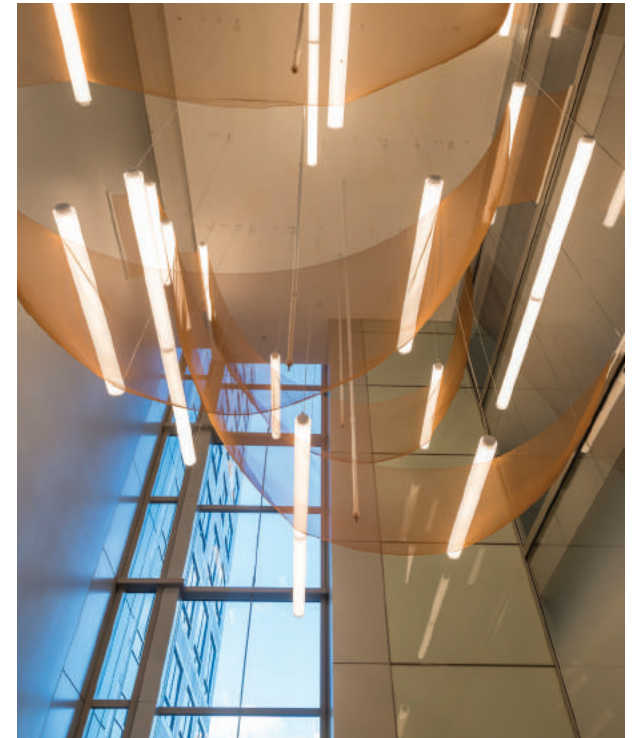


Pre-Function Lounge

Health & Wellness

Yoga Studio

On the ground floor, a state-of-the-art fitness center, yoga studio, and locker rooms have been constructed inside a light-filled cathedral-like space that faces the greenery of the park, with sight lines open to the sky. Inside the yoga studio, look up to find large-scale floating drapes made of stainless steel mesh, creating an artful atmosphere with industrial materials.



Fitness Center



Your physical health is placed front and center in this best-in-class ground-floor gym, which is newly equipped with streamlined locker and storage rooms, shower facilities, functional training machines, and group workout classes. The variety of equipment offers a comprehensive approach to your fitness, including a Technogym 5-Station Cable Machine, Concept2 Rower, Technogym Ellipticals, Half Racks, Treadmills with premium entertainment systems, and Peloton Commercial Bikes. Before work, after work, or midday—you'll always be able to fit a workout into your schedule.

There are a variety of accessories and storage, including plyoboxes, battle rope heavy bag, fitness balls and more.

Technogym Strength Equipment

Technogym 5-Station Cable Machine

Yoga/Class Studio

Concept2 Rower

Technogym Recline Bike*

Stairmaster Step Machine

Technogym Ellipticals*

Technogym 5-Station Cable Machine

Technogym Half Racks

Technogym Treadmills*

Peloton Commercial Bikes

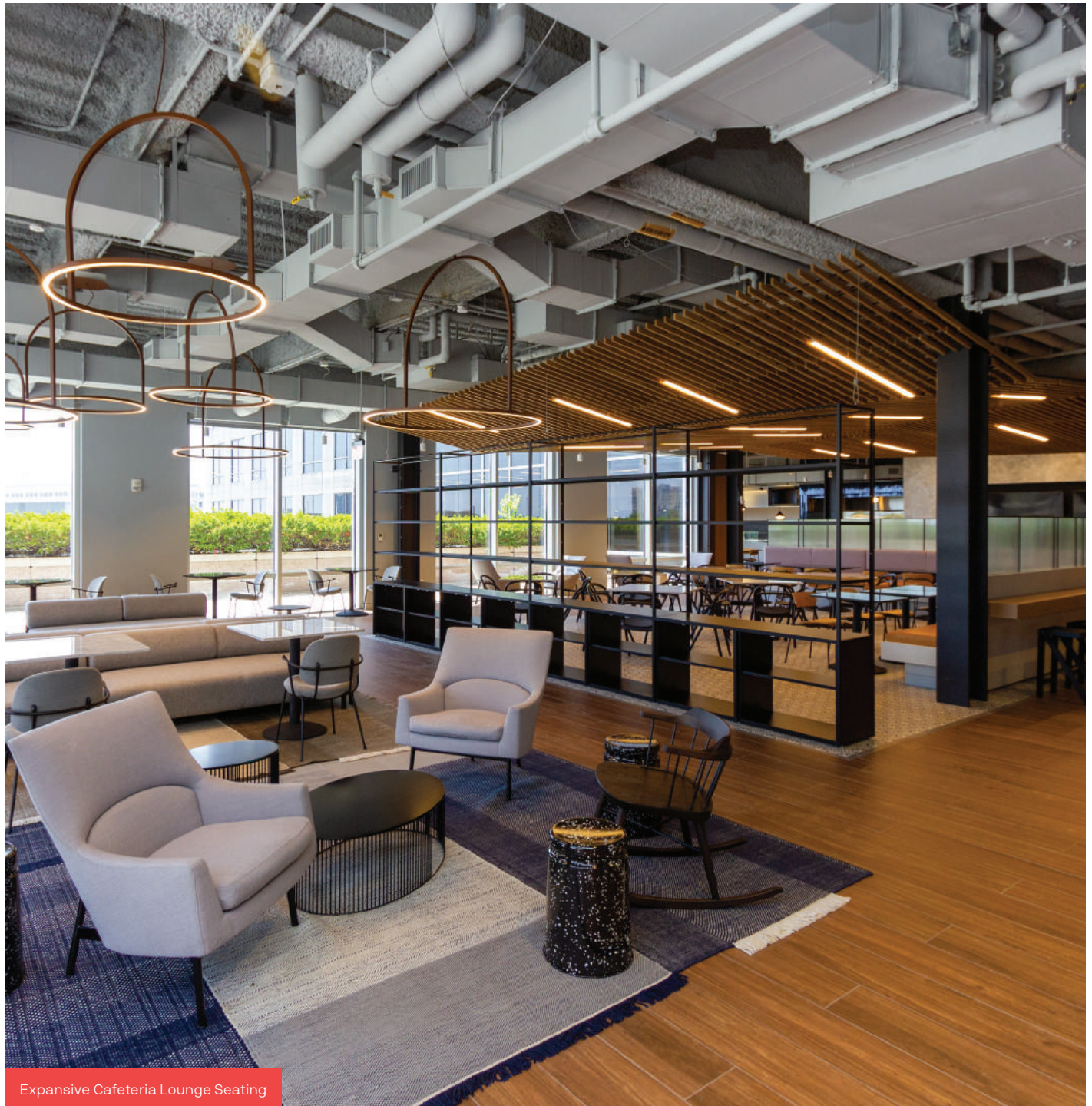
*With premium entertainment systems



The Marketplace

Enjoy Our Food Hall

This expansive 5th floor cafeteria and marketplace features multiple stations serving both breakfast and lunch, alongside a full-service coffee bar. Here, you'll find fresh and healthy meals from a variety of popular restaurants right where you work, to be enjoyed in restaurant-style booths or casual café seating.



Expansive Cafeteria Lounge Seating



Seating Area



Serving Station

Al Fresco Dining

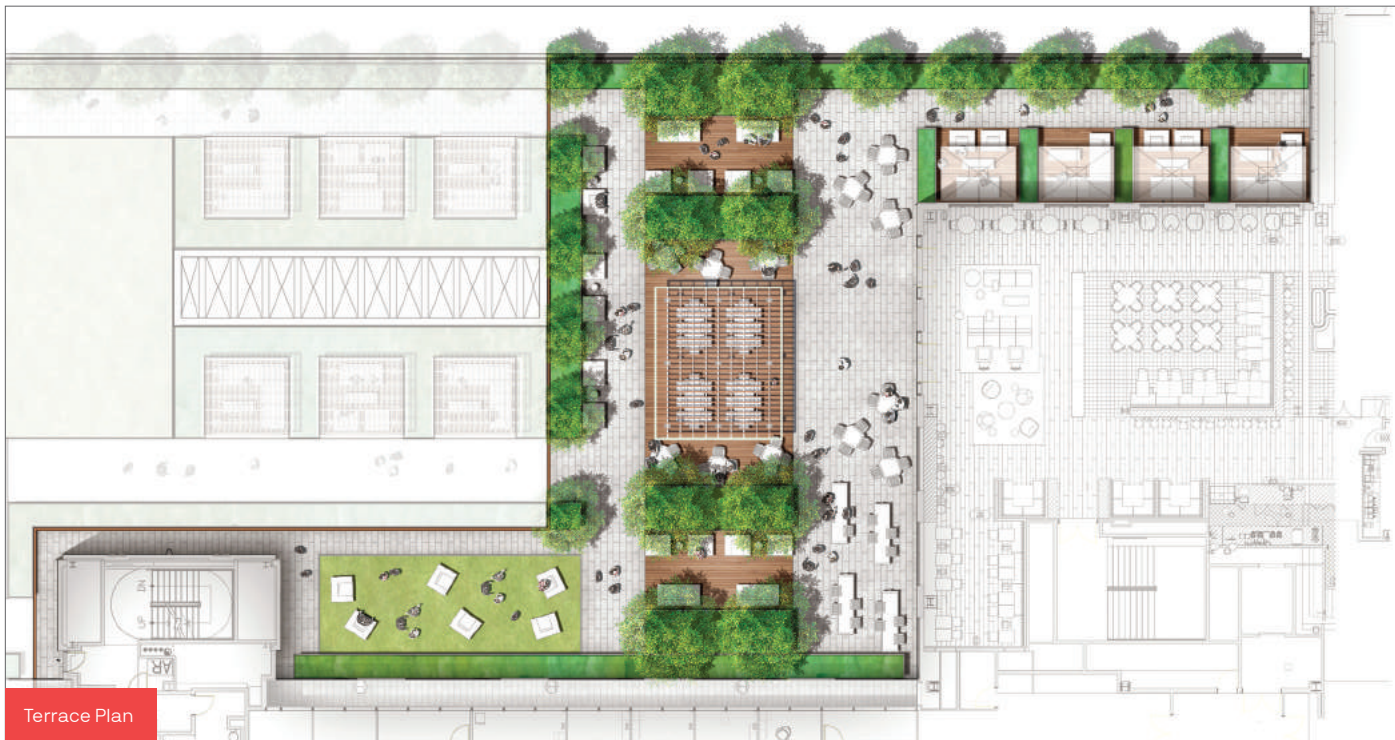
The Outdoor Terrace

When you're ready for expansive views, take a stroll outside on the newly amenitized outdoor terrace, located on the 5th floor. This is where 677's pavilion and tower connect, offering ample room and space to get some fresh air, relax, and take in views of Stamford and the waterfront. A natural extension of the building's modern cafeteria, this outdoor terrace is well-equipped and at-the-ready to host impressive catered events, no matter what the occasion.



Step Outside

This is the place to meet after a long day's work, gather with colleagues, and take in lovely waterfront views. A collaboration with MPFP landscape architects is also enlivening this space with large scale planting and uplit living greenery throughout this outdoor terrace. Tenants can use of this stunning space to host an event, or to simply take a break and reconnect with the natural surroundings.



Terrace Plan

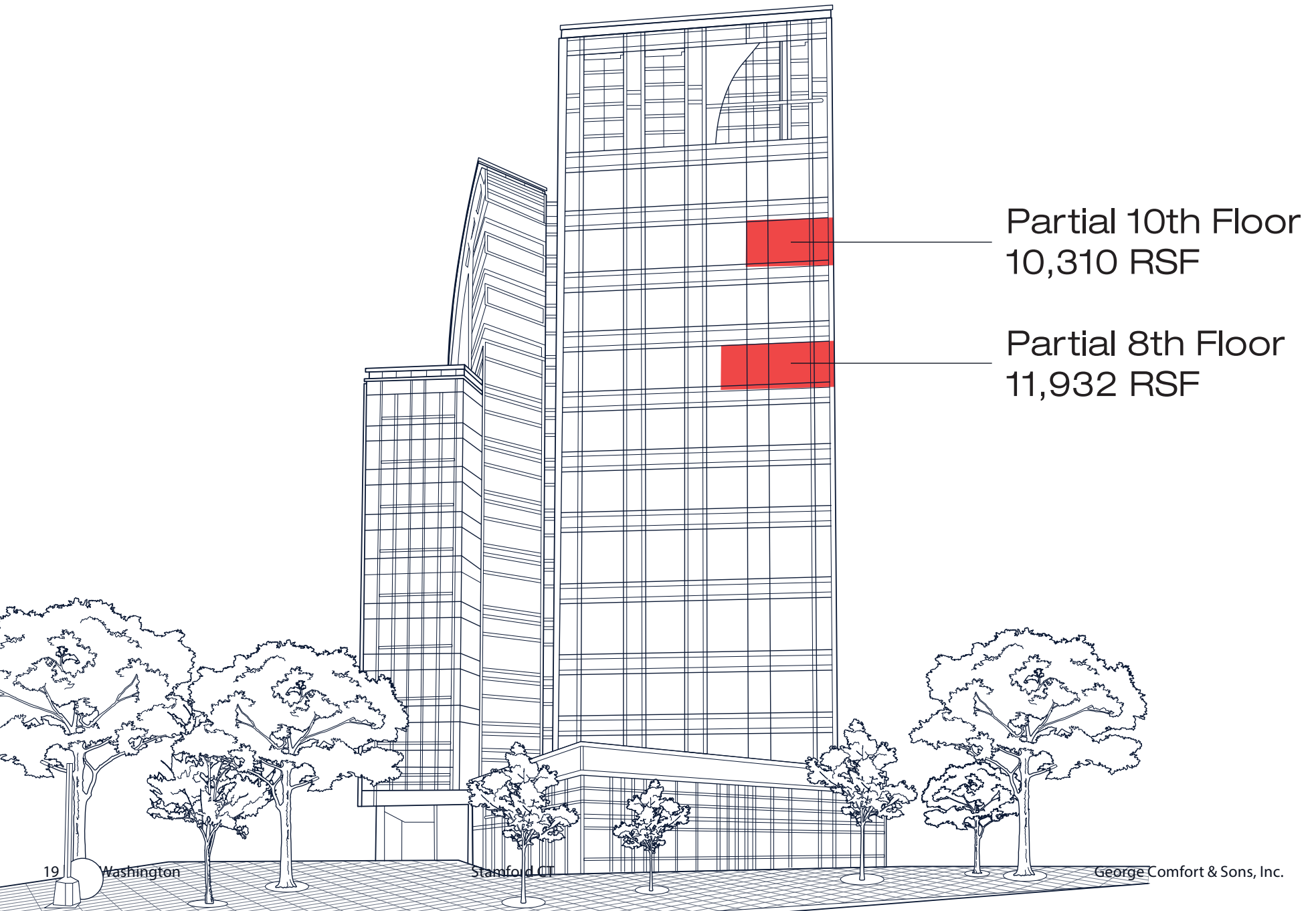


5th Floor Outdoor Terrace

Artist Rendering

Office Spaces

Availabilities



The Modern Office

677 Washington brings New York City energy to Stamford, now a hub for industry leaders in architecture, finance, and beyond. Companies come here for floor plan flexibility, advanced technology, and modern interiors. The ability to design an office space that suits your firm's needs is paramount; access to the entire northeastern waterfront is just a bonus.

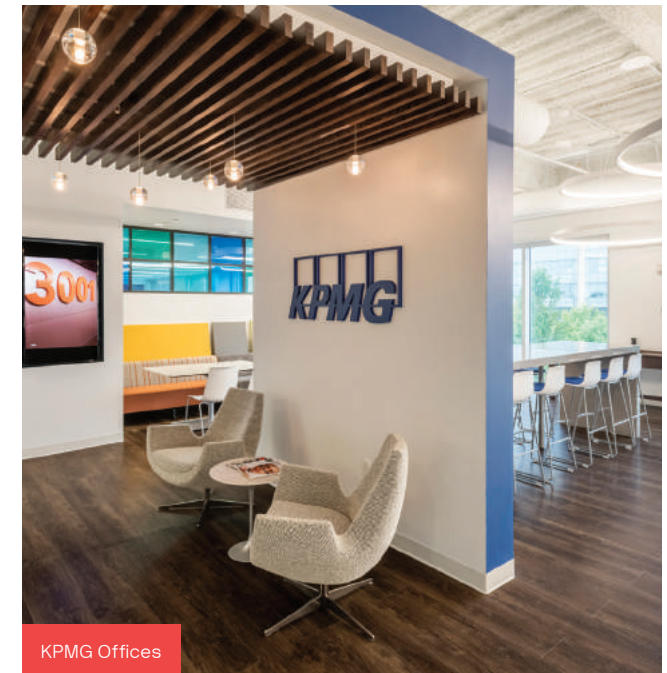
This is a landscape ripe for innovation. The architects at Perkins Eastman, accountants at KPMG, and media executives at Thomson Reuters have recently chosen to locate here. What 677 Washington exclusively offers is a building that supports the goals of its tenants, by structurally anticipating the needs of a fast-paced, competitive workplace.



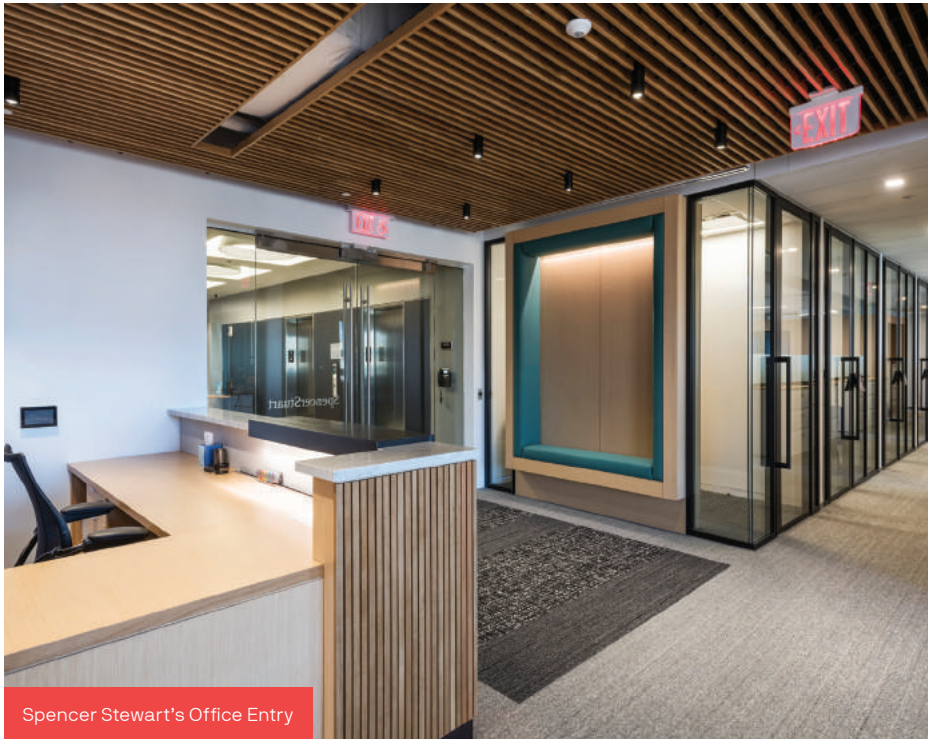
Perkins Eastman Offices



KPMG Offices



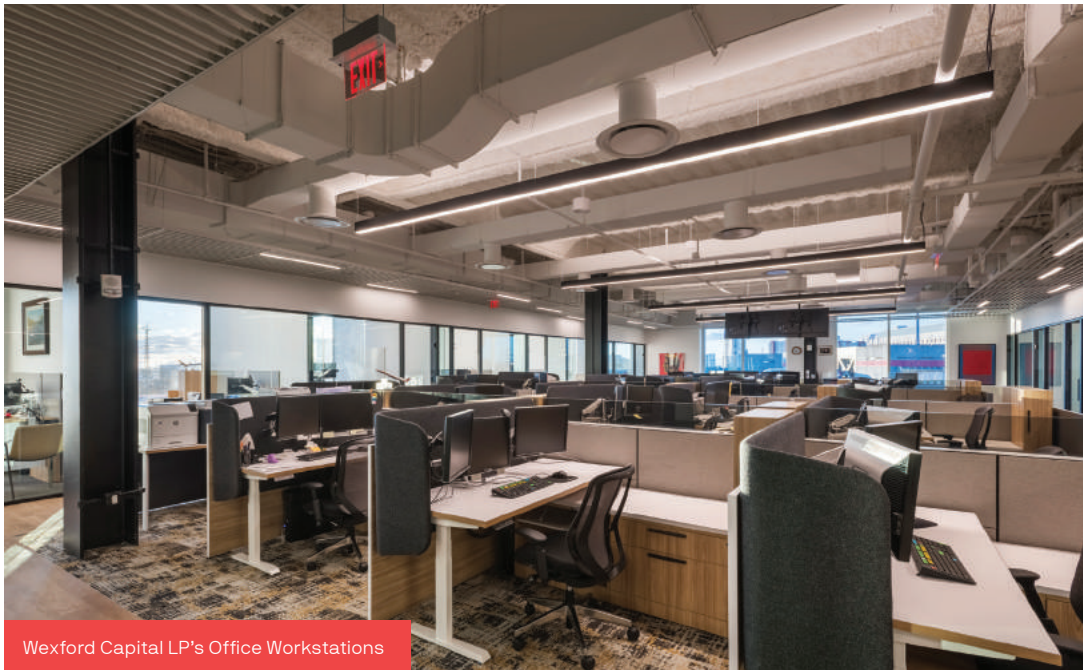
KPMG Offices



Spencer Stewart's Office Entry



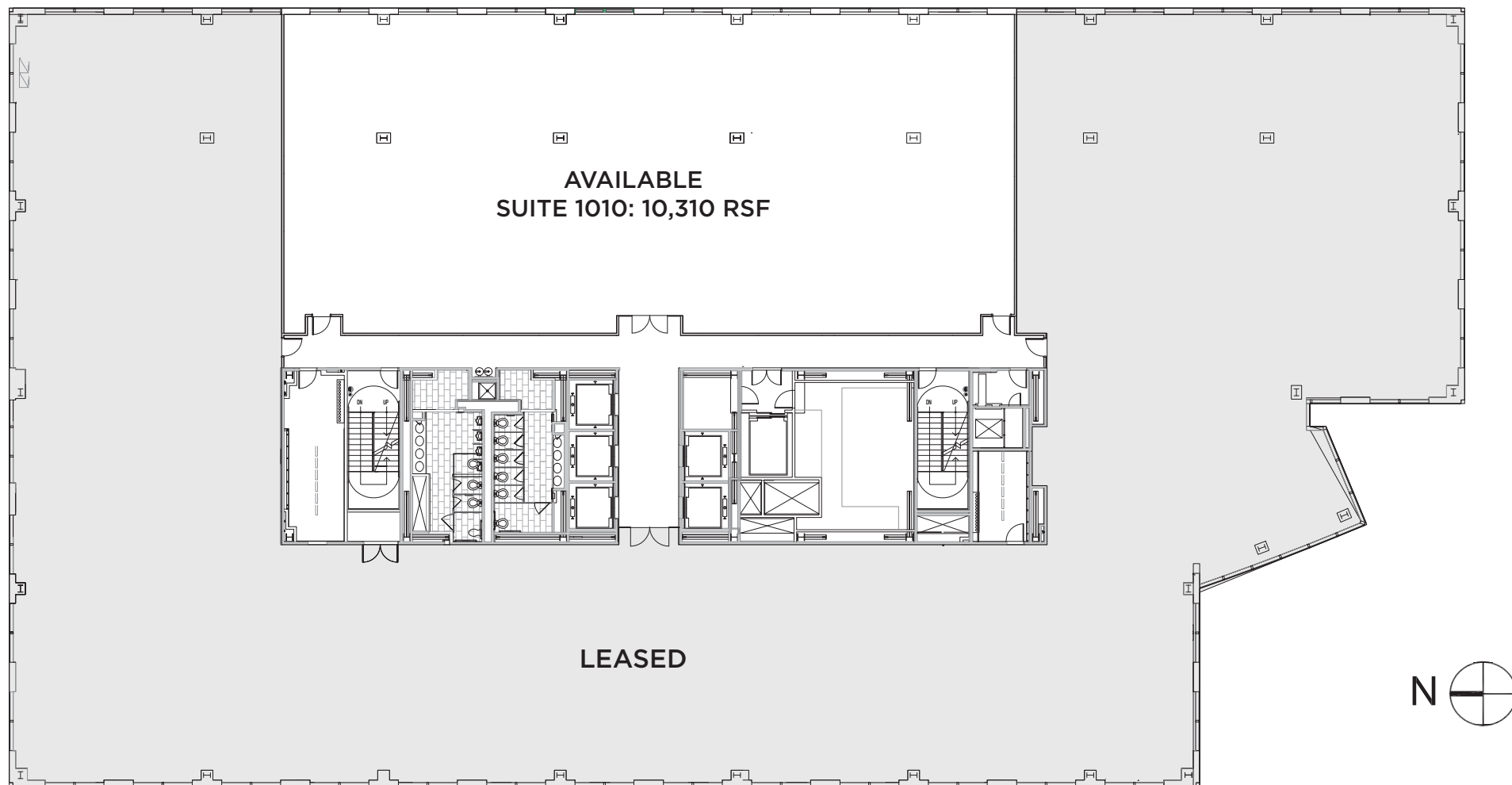
Spencer Stewart's Office Conference Room



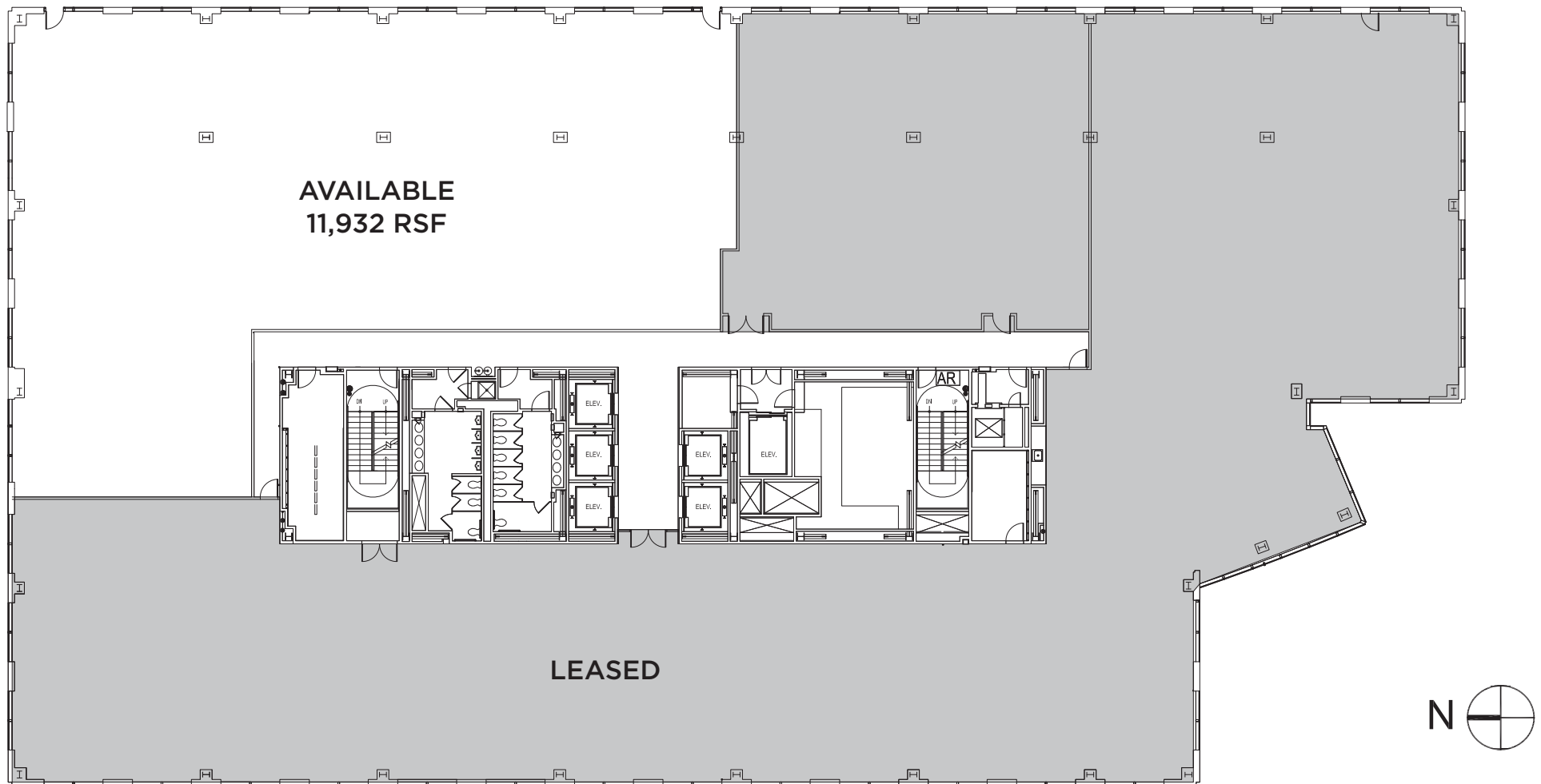
Wexford Capital LP's Office Workstations



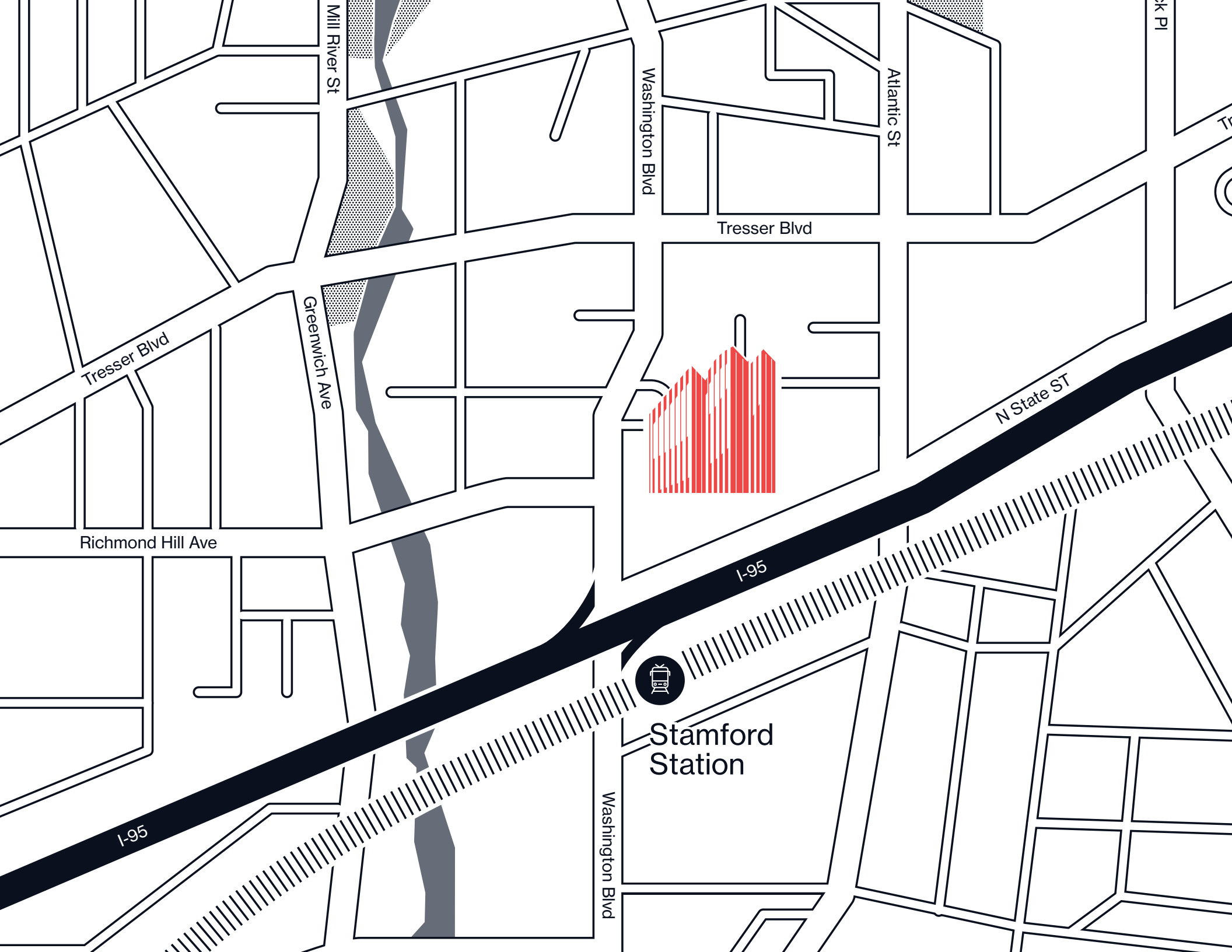
Wexford Capital LP's Office Pantry



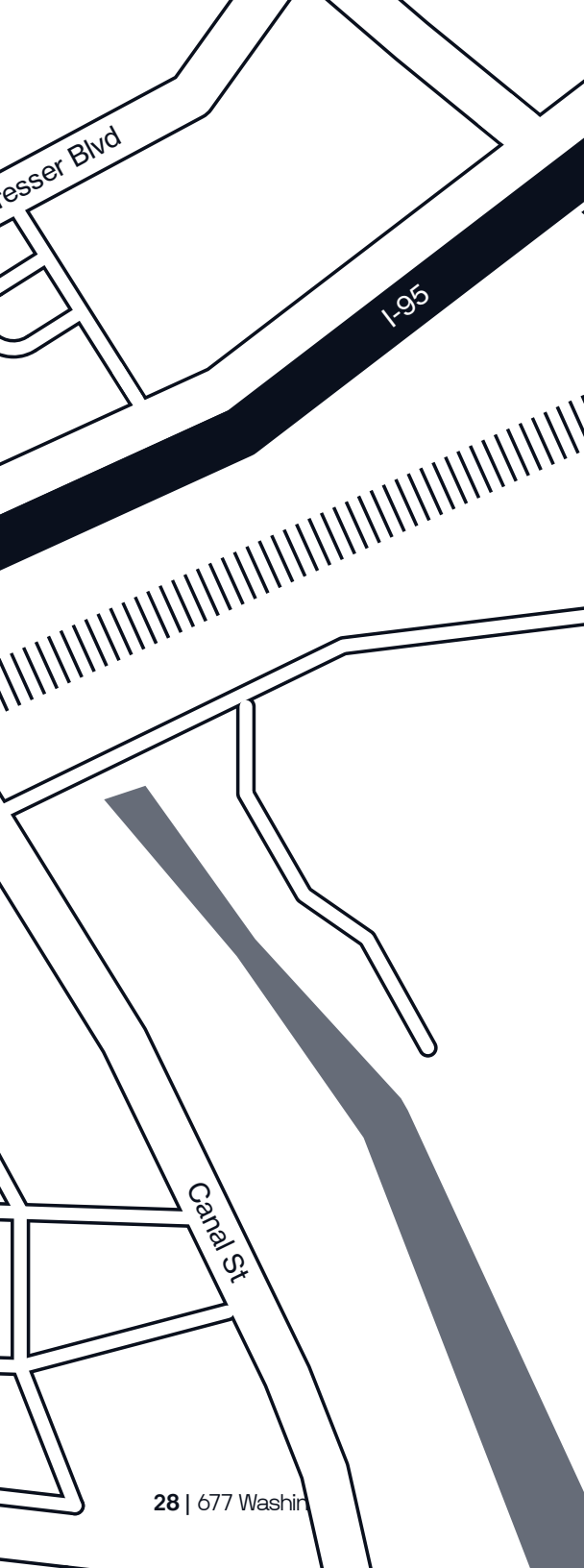
PARTIAL 10TH FLOOR 10,310 RSF



PARTIAL 8TH FLOOR 11,932 RSF



Stamford
Station



The Heart of Stamford's Central Business District

Commuting here from Manhattan or elsewhere by train or by car is very convenient. Located directly across from the Stamford Transportation Center, served by Metro North and Amtrak, the property is a one-line train ride into New York City. Drivers also enjoy easy access to I-95, which runs next to the property.

Stamford also brings a city feel to the Connecticut suburbs, which is seeing a marked rise in both commercial and residential development. That a burgeoning culinary scene and new boutique hotels are also on the way signals the kind of growth and activity 677 Washington tenants can come to expect.

Transportation

Train

At Stamford Transportation Center

Car

At Entrance to I-95

Bus

All Buses Operated from Stamford Transportation Center Across the Street

Airport

15 Minutes to Westchester County Airport

Building Specifications

Owner	Stamford Washington Office LLC	Electric	6 watts per square foot exclusive of HVAC. Redundant power feeds originating from different bus sections of the substation and terminate into multiple transformers in the building
On Site Management	George Comfort & Sons, Inc.	Emergency Power	Five 1,750 kW generators
Height	13 stories	HVAC	4,000 ton chilled water system provide base building A/C and two gas-fired boilers provide heat, both through air-handlers located on each floor
Property	12.17 Acres	HVAC Hours	Monday to Friday: 8 am–6 pm Saturday: 8:00 am–1 pm
Building Size	700,000 SF	Telecom/Cable	Redundant points of entry to a “meet me” room located on the 5th floor for tenant distribution. Hudson Fiber Network is the riser management coordinator
Floor Sizes	Typical tower floor: 38,806 RSF	Elevators	5 passenger elevators in office tower 6 passenger elevators in parking garage 1 freight elevator services all floors
Year Built	1998	Life/Safety	Fully sprinklered with a state of the art addressable fire alarm
Renovations	2019 renovation includes new lobby, entrance, amenities, common areas, restrooms, etc.	Amenities	All new amenities at the building installed in 2019: A ground floor lobby bar/café with outdoor seating, a state of the art fitness center with a 4-story yoga studio, marketplace cafeteria with outdoor terrace, and an audio-visual theater with seating for 100 people.
Architect	1998 - Skidmore Owings & Merrill / 2019 - Gensler & Perkins Eastman	Transportation	Located steps from the Stamford Transportation Center and the entrance to I-95
Ceiling Heights	13–13.5 ft. typical slab to slab 9–9.5 ft. finished ceilings		
Floor System	6 inch raised deck throughout		
Floor Loads	50 lbs/sf live load		
Security	24/7 day on-site security personnel, CCTV to on-site surveillance center, card key access to parking facilities and building, elevator destination dispatch system, etc.		
Building Access	24 hours/7 days		



For leasing inquiries
or more details about
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Boulevard,**
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