

PRIME LOCATION ON THE STAMFORD WATERFRONT

# HARBOR LANDING

**Sublease Space Available at 62 Southfield Avenue, Stamford, CT 06902**



**CBRE**

# HARBOR LANDING

## Full Building Availability in Stamford Waterfront Location

62 Southfield Avenue is a two-story office/medical lab-use building in the heart of Harbor Landing. With 66,314 square feet of space that comprises office suites, an automation lab, walk-in refrigeration, and biohazard storage of the first floor and biochem labs and meeting spaces on the second floor, 62 Southfield is perfectly suited to the region's growing life sciences and medical community. Generous windows, open staircases and an entrance atrium provide natural light and views. The ideal location along Stamford's thriving waterfront is a tenant's dream: step outside for a stroll along the boardwalk, take in views of the Long Island Sound, dine at the Crab Shell or Prime, or hop on the seasonal water taxi for a 5 minute ride to Harbor Point.

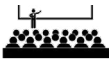
### Downtown Stamford Stats



10% Population growth since 2012



53% of residents received a bachelor's degree or more



50% UConn Stamford increase in graduate student enrollment last 7 years

### Location

- 0.5 mile walk to Bocuzzi Park with seasonal kayaking and paddle-boarding
- Shuttle service to Stamford Transportation Center providing daily express Metro-North service to Grand Central and Amtrak Northeast Regional and Acela service connecting Boston-Philadelphia-DC



# Biotech Lab Space

Immediate Occupancy Opportunity

**Available**  
**Sublease Term**  
**Parking**  
**Asking Price**

66,314 RSF  
Thru 10/31/2046 (shorter term possible)  
2.71 per 1,000 SF  
Available upon request

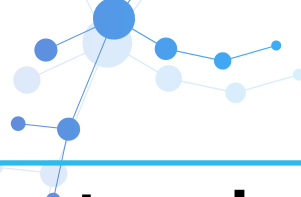


► [Click here to download detailed floor plans](#)



## Mechanical Highlights

- 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
- Fume and chemical hoods in place



# Exterior & Lobby



Main entrance



Two-story atrium



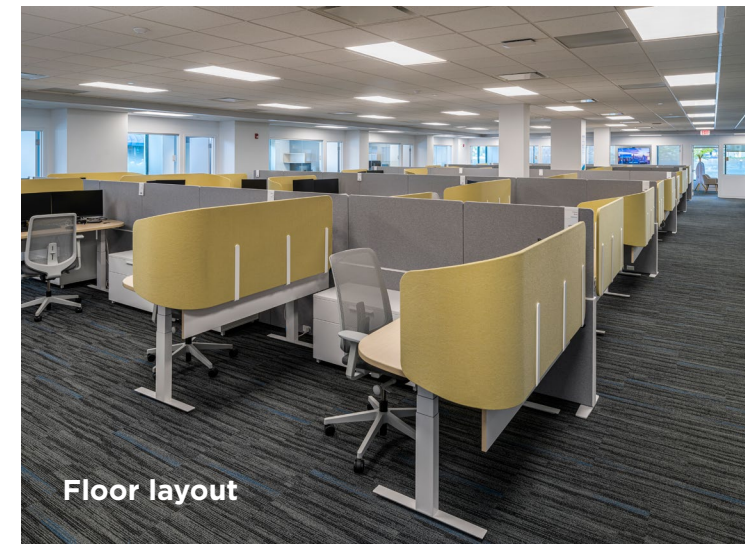
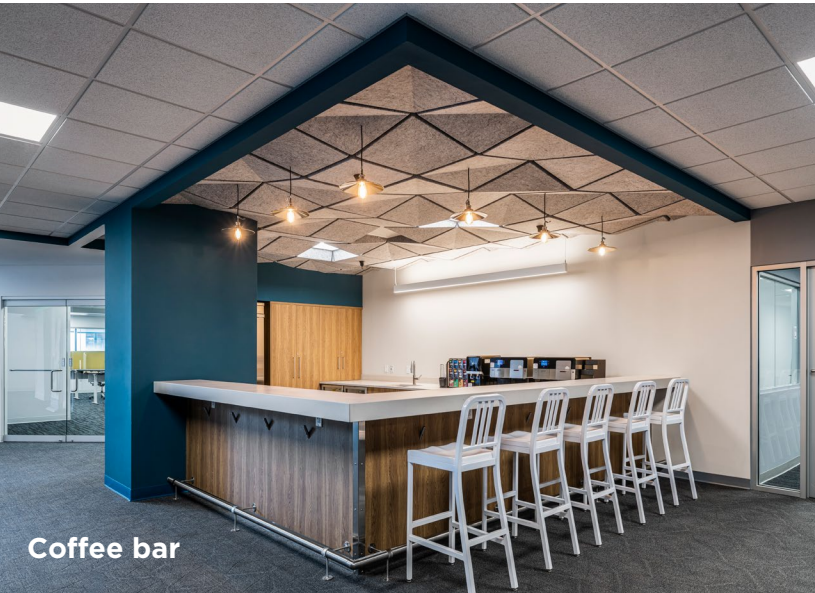
Marina and Boardwalk waterfront



Shipping and receiving



# Interior Space





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