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## **Colliers International completes 4,000 s/f in leases at Soundview for Keystone Property Group**

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Stamford, CT Just two months after its appointment as exclusive agent for Soundview, Colliers International has finalized long-term leases with two new tenants totaling 4,000 s/f. Soundview is an 180,000 s/f, class A office asset. The deals represent the latest in a flood of activity since a multi-million-dollar repositioning recently completed by Keystone Property Group, which acquired the 1266 East Main St. building in 2014.

Argus Investors' Counsel, the asset management arm of The Argus Research Group, leased 2,400 s/f of fourth-floor space at Soundview and will relocate its headquarters to the property from a neighboring address. The firm specializes in equity investment management for institutional and private investors.

Soundview, 1266 East Main Street - Stamford, CT

"While Soundview's institutional ownership and lifestyle-focused upgrades attracted Argus Investors' Counsel, the beautiful Long Island Sound views from the company's new space closed the deal," said Ian Ceppos of Colliers. "The fact that Argus is relocating so locally testifies to Keystone's success in distinguishing Soundview within the immediate marketplace."

Additionally, recruiting and workforce solutions firm Adecco Staffing USA leased 1,600 s/f on the building's fifth floor. The location represents a new regional office for the company, which has more than 450 career centers across the country.

"Accessibility is a key requirement for Adecco," Al Gutierrez of Colliers said. "The firm's clients will come to this office from throughout Fairfield and Westchester counties – and beyond. Soundview's location just off I-95 Exit 9, at the Stamford/Darien border, made it an ideal choice."

Ceppos, Gutierrez and Cameron Paktinat – who headed Collier's property leasing team on both agreements – credited the influx of activity at Soundview to Keystone's improvements to the building, including newly remodeled common areas, lobby and restrooms; an updated fitness center; renovated full-service café; and a modernized video conference center featuring a 90-inch smart TV. The property also offers covered parking, stunning water views, visibility from I-95 and free shuttle service to the Stamford Train Station.

"We acquired the Soundview property with the goal of transforming it into one of the premier office locations in Fairfield County," said Thomas Sklow, Keystone Property Group's vice president of development and leasing. "Combined with its easy accessibility and position within a rapidly developing market, these new leases serve as a testament that our vision has now become a reality."

Other businesses located at Soundview include Aberdeen Asset Management, Regus, ADP and

others. The Colliers team currently is marketing available units ranging from 850 to 28,000 square feet.

Christian Bangert from RHYS served as tenant broker in the Argus Investors' Council transaction. Carol Ann Salazar from Mohr Partners represented Adecco in negotiating its lease.

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