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## **Shippan Landing continues lease-up: Waterfront complex ideal for creatives and Millennials - by Julia Davis**

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Shippan Landing – a waterfront complex in Stamford, CT, offers a daytime paradise for office tenants– with breathtaking views of the Stamford Harbor. This development on the water is ideal for creative types and Millennials, complete with outdoor gathering spaces, sports courts and a beer garden overlooking the water. The complex is rounded out by a brand new fitness center, cafeteria, conference center and shuttle service to the train station and downtown Stamford.

A joint venture comprised of George Comfort & Sons and Angelo Gordon & Co., Shippan Landing consists of six class A office buildings situated on 17 acres at the Stamford Harbor waterfront, tucked away on a piece of land surrounded on three sides by an active marina. The complex recently underwent a complete reimagining, transforming it into a contemporary and collaborative environment that capitalizes on the spectacular views of the harbor, named recently by Architectural Digest as #9 on its list of the Most Breathtaking Office Views Around the World.

Lease-up continues at a steady pace including recent deals with Vineyard Vines, the clothing retailer known for its distinctive designs; Octagon, one of the world's top agencies for sports and entertainment marketing and talent management; MKDA, a leading commercial space planning and interior design firm; Cubico, a renewable energy infrastructure company; and YES Network, one of the most watched regional sports networks in the country. Additionally, George Comfort & Sons has had strong interest in the remaining 250,000 s/f of space currently available at the complex.

“We acquired Shippan Landing in 2012, recognizing that the site was unlike any other office property in the Northeast. The buildings had ‘good bones’ but needed an infusion: new ownership, fresh capital and a vision to create an office paradise on the Stamford waterfront,” said Peter Duncan, president and CEO, George Comfort & Sons. “The result is spectacular.”

Also at Shippan Landing, George Comfort & Sons recently opened Workpoint, a unique take on traditional co-working spaces geared to creatives, media professionals and solopreneurs. Workpoint is the first-of-its-kind to incorporate a 1,000 s/f multi-camera studio, which allows production professionals to create streaming content on a range of platforms, including satellite media tours, live news broadcasts, video conferencing and telecommunications. The control room has complete

capabilities for post-production editing, recording and playback, equipped to work with multiple software platforms which will continue to evolve. The television and media studio located at Workpoint is an attractive amenity at Shippan Landing, and was a draw for Octagon and other new tenants.

In addition to opening up the sight lines to increase the already great views of the marina, Stamford Harbor and Long Island Sound, George Comfort & Sons created communal areas for employees to meet and work outdoors. The beer garden was added, along with the new addition of sports courts and bocce courts for tenants to use in the warmer weather.

George Comfort & Sons also built a brand new fitness facility, conference center, and cafeteria with outdoor seating at the complex, and provides two shuttles going back and forth to the train and downtown Stamford. Additional renovations include the installation of new windows, HVAC systems, designer lobbies, elevator cabs, restrooms and landscaping.

“These improvements were thoughtfully completed to attract creative-type tenants who appreciate the waterfront atmosphere for their younger workforce, which prefers a collaborative environment and a lively community,” added Dana Pike, senior vice president, George Comfort & Sons.

Shippan Landing is the perfect place to work – a lively world within the Stamford Harbor offering complete work-life synergy.

#### Project Team:

Architecture firm Perkins Eastman was responsible for designing the master plan; A.P. Construction handled the base building work; and MPFP LLC designed the landscape architecture at the property. Additionally, MKDA designed and Blackwell Construction built the office interiors.

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