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George Comfort & Sons and Cushman & Wakefield lease 136,366 s/f at Shippan Landing; CBRE represents tenant Encompass Digital Media

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Stamford, CT Encompass Digital Media has renewed its 136,366 s/f lease at Shippan Landing for another six years. The transaction was announced by the property ownership, a joint venture of George Comfort & Sons and an affiliate of Rubenstein Partners, L.P. Financial terms were not disclosed.

Encompass is a global managed services company focused on supporting broadcasters (television and radio), cable networks, sports leagues and OTT (over-the-top) platforms. The company has maintained a facility at Shippan Landing since 1994, and occupies the second, third and fourth floors at 250 Harbor Dr.

Shippan Landing consists of six buildings of Class-A office space situated on 17 acres at the Stamford Harbor waterfront. Located on a peninsula overlooking the Long Island Sound and Stamford Harbor, the complex underwent a complete reimagining to provide tenants with a contemporary and collaborative environment.

The recent renovations include Harbor Terrace, a brand new amenity building featuring a café with outdoor seating looking over Long Island Sound and fitness center/yoga studio, and Harbor Green, an outdoor courtyard with modern landscaping, walking paths and seating areas. The buildings have also been upgraded with brand new lobbies, state-of-the art elevator systems and cabs, and new HVAC systems. Other complex amenities include a beer garden, private terraces and patios, sports courts and waterfront common seating and lounge areas. Private shuttle service connects Shippan Landing tenants to the Stamford Metro-North station for access to Manhattan, as well as downtown.

Rubenstein Partners is a vertically-integrated real estate investment adviser focused on value-added office opportunities, while George Comfort & Sons, Inc. is a private real estate investment organization active in the New York City metro area for more than 100 years. They have been partners at Shippan Landing since 2018.

“Shippan Landing has always been special, and the work that has been done to improve the spaces and provide new, top-of-the-line amenities has only made it more so,” said Peter Duncan, president and CEO of George Comfort & Sons. “This renewal agreement with Encompass demonstrates that.

It's also a great indicator that the Stamford office market is showing continued strength.”

“We're proud of the transformation of Shippan Landing, and we believe the retention of this key company shows that the property's new, one-of-a-kind indoor and outdoor amenity offering, incredible views, and spectacular waterfront views and access are meeting the demands of tenants seeking top-quality space in a differentiated, activated campus setting,” said Eric Schiela, senior managing principal and COO of Rubenstein Partners.

David Block, Steven Greenbush, and Joe Coleman of CBRE represented the tenant in the transaction announced today. Peter Duncan and Dana Pike of George Comfort & Sons, Inc. and the team of Trip Hoffman, Adam Klimek and Mike Norris of Cushman & Wakefield represented ownership.

In addition to Encompass, notable companies at the campus include Octagon, one of the world's top agencies for sports and entertainment marketing and talent management; Vineyard Vines, the clothing retailer known for its distinctive designs; and Workpoint, a unique take on traditional co-working spaces geared to creatives, media professionals, and solopreneurs.

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