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## Leasing begins at new phase of Stamford Urby - will create 176 new apartments

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Stamford, CT Leasing kicks off in early 2023 for the new phase of Stamford Urby. In anticipation of the opening, Urby has completed the formation of a priority waitlist to receive advance information and to be among the first to schedule private tours of the new building and amenities.

The new phase will build upon Urby's residential concept that blends design and hospitality to create destinations full of community. In addition to 176 brand new apartments, the new phase adds a work-from-home study and a new dog park, as well as an expansion to the property's existing courtyard.

"I couldn't be more excited to expand the Stamford Urby community, which has meaningfully connected with residents since we first opened our doors in 2019," said David Barry, founder and CEO of Urby. "We look forward to continuing to enhance the vibrancy and spirit of Stamford by providing 176 brand new apartments."

Designed by the architecture firm Concrete Amsterdam, best known for the design of citizenM Hotels around the world, Stamford Urby is comprised of 11 connected buildings of varying heights arranged around a central courtyard. Sited along Greyrock Place and Tresser Blvd., the second phase of Stamford Urby will complete this award-winning project.

One of the most exciting new elements is the creation of a cinematic clock that will sit atop the

building at the corner of Greyrock and Tresser, providing an iconic visual for the community at large. Designed by world-famous artist Maarten Baas, in his award-winning “Real Time” clock style, the clock will display time through a carefully designed 12-hour video performance.

Residents will be able to enjoy a new 1,000 s/f WFH space, named The Study, which includes private, individual workstations, and co-working spaces serviced by an on-site café. The new phase will also include an expansion of the central courtyard, the addition of an elevated public outdoor space, a dog park, as well as additional parking and bike storage.

These new features will add to Stamford Urby’s already extensive array of engaging shared spaces. For instance, the densely landscaped courtyard—designed by internationally recognized landscape architecture firm Bureau Bas Smets, known for the design of the Mandrake Hotel in London, LUMA Arles, and the future Notre-Dame Cathedral grounds—creates an urban oasis with its bamboo-lined winding paths and leafy greens. Highlighting the central courtyard is an elevated saltwater pool, BBQ grills, and firepits.

Stamford Urby residents have access to a communal kitchen where neighbors can meet and interact through programming and social happenings. There’s also a 7,000 s/f fitness facility with strength and cardio equipment, such as Peloton and Life Fitness, a turf-lined cross-fit zone for functional training, and a large fitness studio which hosts regular fitness programming.

The Urby lobby is home to Turning Point Café—a hallmark of the Urby brand. Open to the public, the café offers coffee (all roasted in-house), fresh pastries, a selection of exotic and fine tea, kombucha and Prosecco on tap, and gourmet sandwiches and salads.

At Stamford Urby, each apartment comes equipped with custom closets, hardwood floors, kitchen finishes, as well as individual washer/dryers and heating/cooling systems in each apartment.

Urby’s seamless integration of technology allows residents to enjoy Latch smartphone building and apartment entry, Amazon Hub package lockers, WiFi in all common areas, a filtered water station, and a digital portal for maintenance requests and rent payment. An enclosed parking garage offers electric car charging stations and bicycle storage.

With the addition of the newest phase, Stamford Urby will include 641 apartments in total, comprised of studios, one- two-, and three-bedroom apartments with bright and airy floorplans and ceiling-high windows looking out onto city views and the lush bamboo-lined courtyard.

Monthly rents range from \$2,075 for studios, \$2,450 for one-bedroom layouts, and \$2,925 for two-bedroom floor plans. Occupancy for the newest apartments will begin in February 2023.

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