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Saugatuck Commercial Real Estate is exclusive retail leasing agent for BLT's 7.6 million s/f Harbor Point

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Despite the current challenging real estate cycle, construction is rapidly advancing just minutes from downtown Stamford. Building and Land Technology (BLT), a second generation real estate development company based in Norwalk with a total of over 8 million s/f of development throughout Fairfield County, leads the development of Harbor Point, an 80-acre mixed-use development project revitalizing Stamford's South End. BLT is plowing ahead with its superlative urban design and community plan at Harbor Point. In just seven months the site has been transformed with 20 acres of infrastructure, 7 acres of parkland, the steel framework, plumbing and mechanicals for two state of the art office towers as well as multiple stories of a 15-story luxury residential tower. When completed, Harbor Point will integrate downtown Stamford and unify the South End with the synergy between two distinctive neighborhoods: Yale & Towne and The Square.

The legacy of Stamford's historic district is being recaptured at Yale & Towne where residents and patrons enjoy a "downtown" ambience throughout the retail and residential neighborhood just blocks from the new Urban Transit Way and I-95. Designed with an eclectic blend of vintage and contemporary styles, Yale & Towne is located on the site of the old Yale Lock factory where restaurants with outdoor dining, convenience services for residents and a diverse selection of shops are planned. Fairway Market, the unique New York City specialty grocer, has signed a lease for 80,000 s/f of space, including a 10,000 s/f liquor store at Yale & Towne and will open in 2010 generating traffic from throughout Fairfield and Westchester Counties.

The Square, an energized 24/7 waterfront community, exemplifies the best of innovative design in a luxury retail, office and residential development. The Square will be complete with high end boutiques, art galleries, waterside dining, caf  s, 131-room boutique hotel with 50 luxury condos, marina, boardwalk and parklands. A destination for sophisticated consumers, The Square is only minutes from the Stamford Transportation Center with shuttle service throughout Harbor Point, taxis, Amtrak and Metro North Railroad Station with direct service to NYC only 35 miles away.

Designed by premier planners Sasaki and Perkins Eastman, Stamford's waterfront is evolving into a vibrant new community. The total extent of Harbor Point, including Yale & Towne and The Square, will encompass 350,000 s/f retail and restaurant space, 350,000 s/f Class A office, a luxury hotel with meeting/event/spa & fitness facilities, and 4,000 residential units, a new community school, full service marina, boardwalk and acres of parkland all surrounded by spectacular harbor views. Harbor Point is also one of the first projects in the United States to participate in the pilot program for Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) and will reconnect downtown Stamford with its harbor.

Working closely with BLT in this venture is Saugatuck Commercial Real Estate LLC, a full-service commercial real estate company with an established reputation throughout New England. As the

exclusive retail broker for Harbor Point, Saugatuck is currently negotiating leases with a variety of tenants for available commercial space throughout the development.

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