Located at the BLT Financial Centre
Stamford, CT

200 Elm is an office building comprised of 423,391 square feet located at the Exit 8 off ramp on I-95 with direct access into a four-story covered parking garage. The building is part of a complex comprised of two distinct office buildings connected by elevated skywalks. This marquee location provides commuters with easy access to both northbound and southbound I-95 and the Stamford Transportation Center.

This premier Stamford building provides for superior corporate branding opportunities while offering sweeping views of Long Island Sound. Having undergone a complete transformation, this now multi-tenanted tower is outfitted with a four-story atrium and three glass elevators along with a brand new lobby. The building provides for security services, including central command center, manned security stations with surveillance, control gates and card key access 24/7/365. Renovations to the building include full modernization of elevators and upgraded building systems including energy efficiency and building management system.

Metro North and Amtrak/Acela service located at the Stamford Transportation Center is accessible by either an easy 0.67 mile walk or 5-minute private shuttle ride. The complimentary Trolley service can take tenants and visitors to various parts of Harbor Point and Downtown Stamford. Additionally, the building is located in close proximity to the Stamford Town Center, restaurants, shopping centers, and hotels.

The three-winged configuration of the building allows for vertical or horizontal stacking meeting today’s tenants’ needs for large floor plate design. The flexible floor plates allow a tenant to create a building within a building concept utilizing vertical stacking options.

200 Elm shares its amenities with its sister building, 695 East Main Street. The amenities consist of a state of the art conference facility, full service Café with grand rotunda seating area, outdoor seating, central courtyard for corporate events, electric Juice Bar car charging stations and a full service fitness center managed by Exhale Spa.
DRIVE, WALK OR SHUTTLE

DRIVE

Direct access into the parking garage from Southbound I-95 at Exit 8. Access to the parking garage via Northbound I-95 at Exit 8. Follow S.State St to Elm St.

4 Levels of covered parking and electric car Juice Bar chargers

WALK

16 minute walk from Stamford Transportation Station to BLT Financial Centre

Equivalent to a short walk from Grand Central Terminal to 54th & Madison.

SHUTTLE

Free shuttle service throughout the day.
**FEATURES**

- Walk or take the BLT Financial Centre private shuttle service running throughout the day to the Stamford Transportation Center for Metro North and Amtrak/Acela service
- Direct access to I-95 allowing on and off convenience
- Complimentary trolley service to Harbor Point Waterfront and Downtown Stamford
- 45 miles from major NY airports
- New full service Café and grand rotunda seating with natural light throughout
- Picturesque outdoor central courtyard area for dining and corporate events
- New full service fitness center operated by Exhale Spa including yoga and spin classes
- Large conference facility with fully equipped audio/visual for any type of business event or venue
- Large flexible floor plans allow for a variety of horizontal and vertical layouts
- Adjacent to the Sheraton Hotel
- Two blocks from the Stamford Town Center mall offering shopping and a variety of fine and casual dining
- Manned security guard station at each lobby entrance with surveillance, control gates and card key access 24/7/365
- 4 Levels of covered parking and electric car Juice Bar chargers
- High visibility branding opportunity for large corporate users

**PROPERTY FACTS**

- **Year Built**: 1984 – Renovated 2015/2016
- **Acres**: 6.55 Acres
- **Building Area**: 165,054 rsf (695 E.Main) 423,291 rsf (200 Elm)
- **Typical Floor Size**: 27,929 rsf (695 E.Main) 76,860 rsf-77,169 rsf (200 Elm)
- **Number of Floors**: 6
- **Structured Parking**: 4 Levels
- **Ceiling Heights**: Floor 1 – 16’8”
  
  Floors 2-5 – 12’10”
  
  Floor 6 – 14’8”
- **Column Spacing**: 30’ x 40’ bays
- **Zone**: General Commercial Zone
- **Elevators**: 1 Freight (695 E.Main) 4,500#
  
  1 Freight (200 Elm) 4,500#
  
  4 Passenger (695 E.Main) +2 Elevators from Garage to 1st Floor
  
  8 Passenger (200 Elm) +3 Elevators from Garage to 1st Floor

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*BLT Financial Centre*  
**Stamford, Ct Building and land technology Bltoffice.com*
695 East Main, a 165,054 square foot building, is easily accessible from I-95 or East Main Street. 695 East Main provides for a separate grand entrance lobby with concierge service to assist tenants and their guests. The building has been renovated and upgraded to meet the needs of any corporation. Recently merging their Stamford and Wilton offices, Deloitte & Touche now proudly calls this building their headquarters while occupying a major portion of the building.

With complimentary Trolley service to Harbor Point and Downtown Stamford and within walking distance to the Stamford Town Center abounding with restaurants and shopping, this building is fully integrated with the city. A short private shuttle ride or 0.67 mile walk to the Stamford Transportation Center allows for quick and easy access for commuters.

Tenants can enjoy the convenience and the first class amenities with its sister building, 200 Elm.
100,000 RSF

Optional Tenant Stacking Diagrams

STACKING DIAGRAM KEY
- GREEN: POTENTIAL TENANT STACKING PLAN
- BROWN: CAFE & FITNESS CENTER
- WHITE: COMMON CORE

PORTFOLIO
- WORKSTATIONS: 240
- OFFICES: 60
- CONF ROOM: 30
- KITCHEN: 3
- RECEPTION: 1

B Wing
26,264 RSF

C Wing
23,828 RSF

D Wing
26,768 RSF

Located at the BLT Financial Centre, Stamford, CT
Typical Floorplan

Potential Tenant Stacking Diagram

STACKING DIAGRAM KEY
- POTENTIAL TENANT STACKING PLAN
- COMMON CORE

19,425 Available
Can be divided

8,504 Leased

2nd Floor
27,929 RSF

695 E. MAIN
LOCATED AT THE BLT FINANCIAL CENTRE, STAMFORD CT