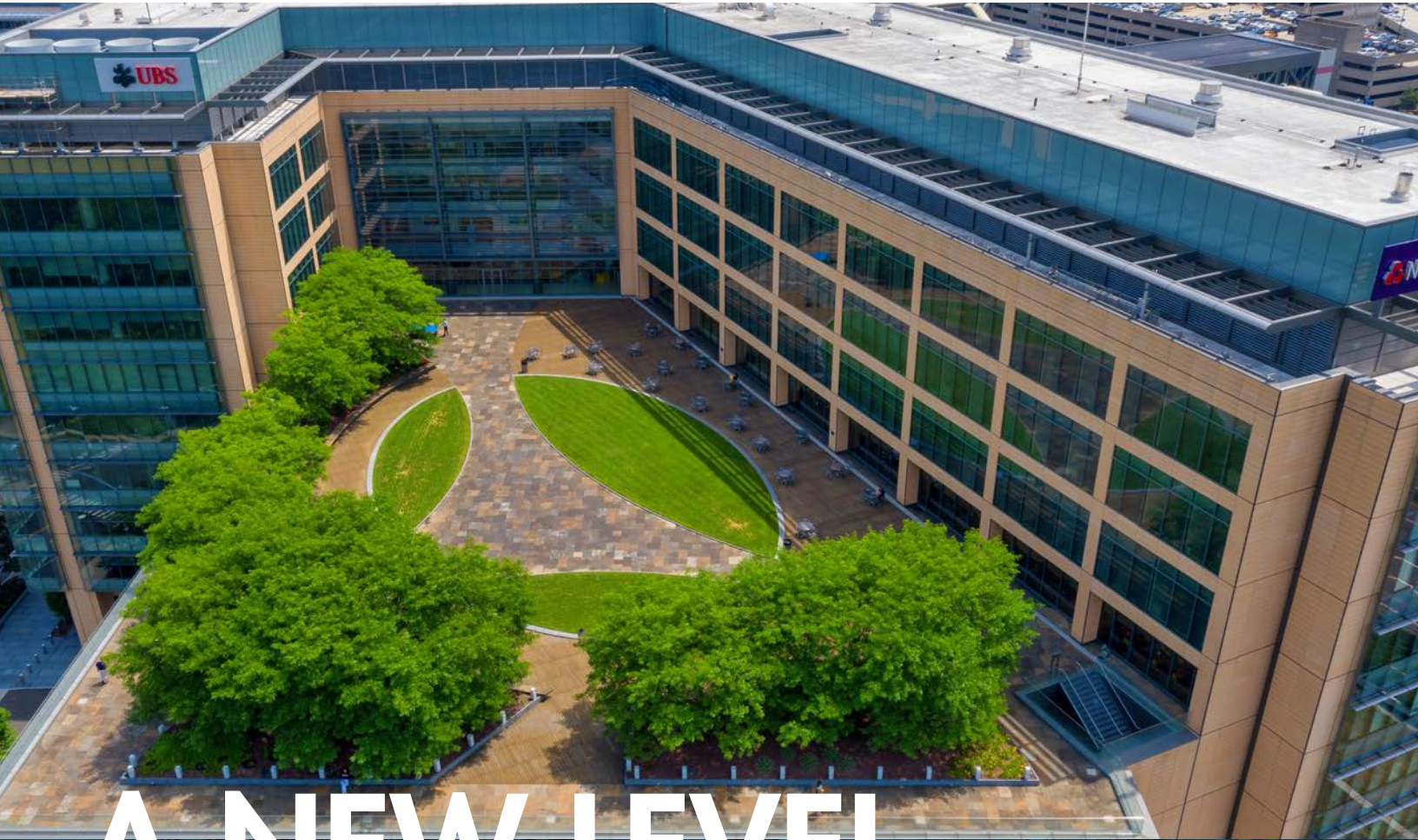


600



WASHINGTON BOULEVARD

STAMFORD, CONNECTICUT



A NEW LEVEL OF EXCELLENCE

450,000 SF CLASS A TROPHY ASSET
67,256 SF AVAILABLE FOR LEASE

600

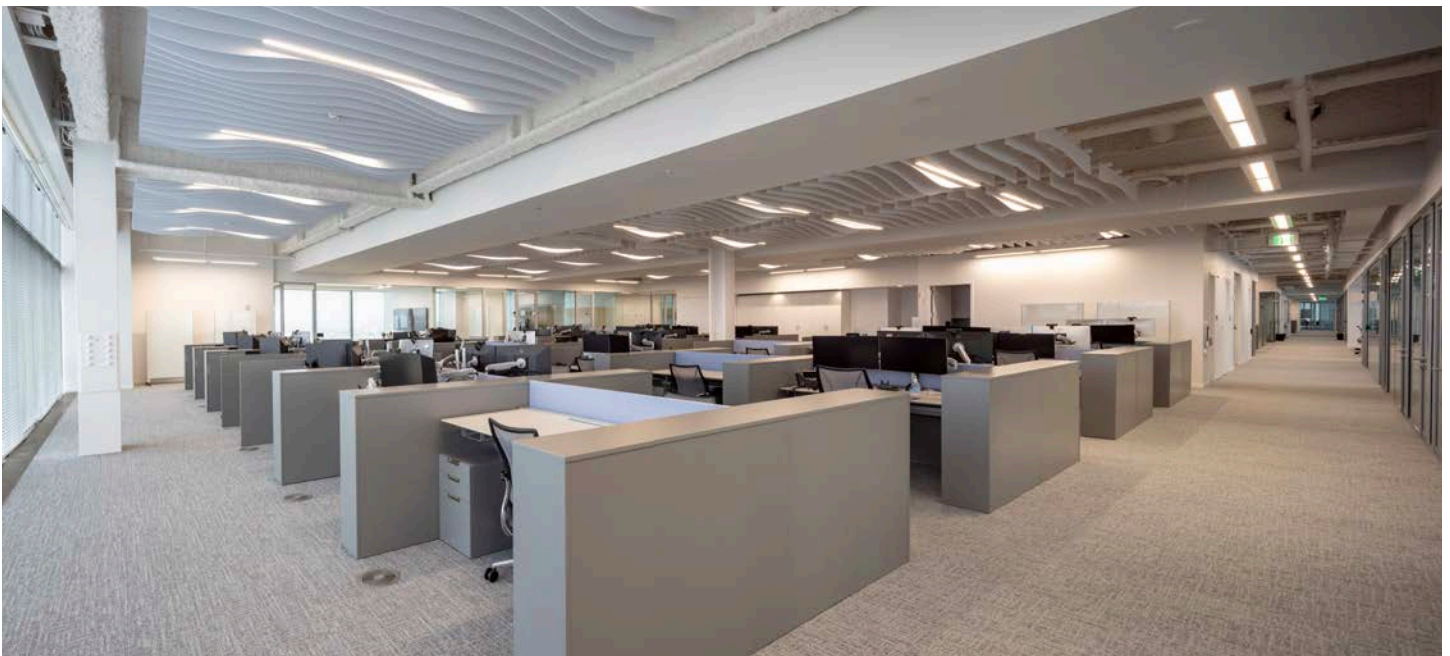
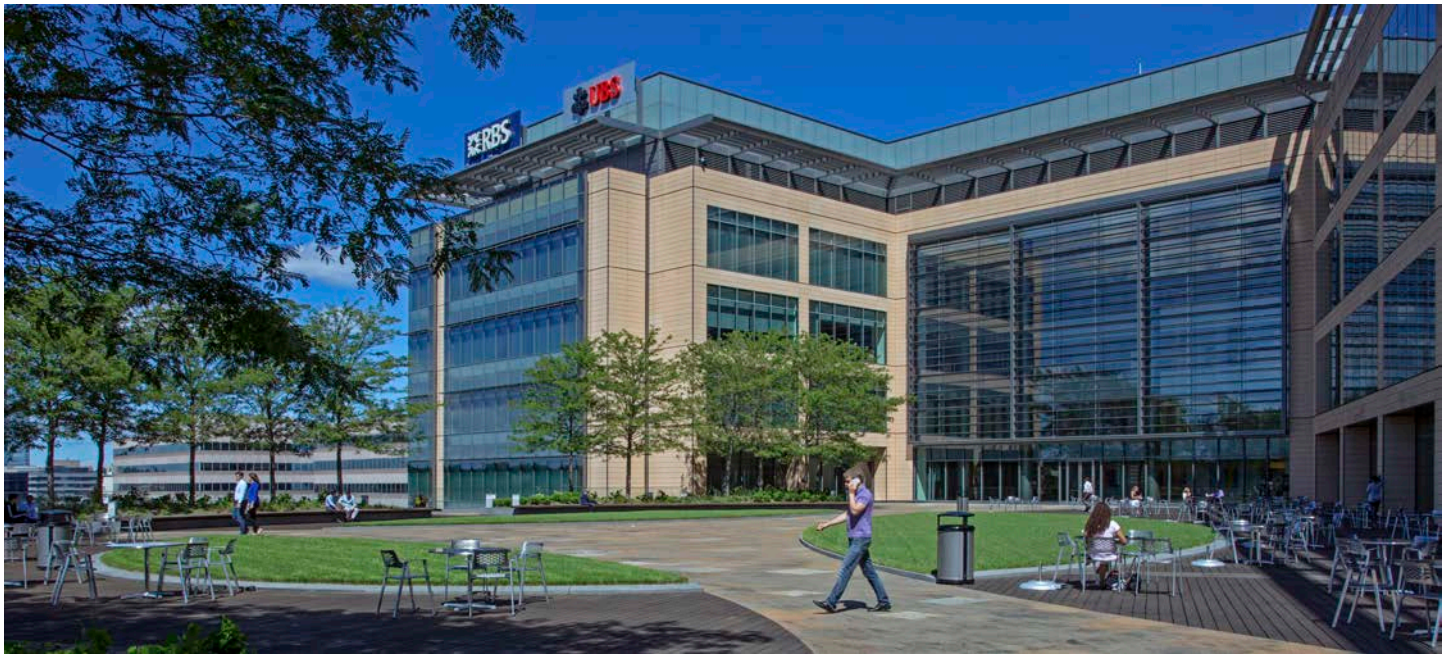
WASHINGTON BOULEVARD

STAMFORD, CONNECTICUT

Built in 2009 to function as the U.S. headquarters of the Royal Bank of Scotland, 600 Washington Boulevard stands as a prestigious property renowned for its exceptional caliber among office buildings in the Stamford market. Situated in the heart of downtown Stamford's central business district, this prime location is home to a variety of esteemed tenants, including NatWest Markets (formerly RBS, Corporate & Institutional Banking), UBS, and Equinor and Bank of America.

Highlights

- **Proven expertise:** Rubenstein is a trusted and experienced owner with a long track record of successfully developing and operating headquarter-quality locations throughout the country.
- **Incredible accessibility:** Immediate access off I-95 via Exit 7; walking & biking distance to the thriving Stamford Central Business District, Harbor Point, tranquil Stamford River Walk, Stamford rail station, over 10,000 nearby residential units, a diverse array of restaurants, shops and a vibrant cultural scene with theaters, museums, art galleries and annual events.
- **Elite tenant lineup:** 600 Washington boasts an exclusive tenant roster that includes premier institutions such as NatWest Markets, Bank of America, Citizens Bank, Equinor and UBS —reflecting Rubenstein's commitment to attracting and retaining top-tier tenants.
- **Impressive space. Thoughtful amenities:** 600 Washington features 14' slab heights, floor to ceiling windows, many fully redundant building systems, overbuilt infrastructure, a 1,200-space parking garage, a one-acre outdoor terrace, full service café, coffee bar, and a new fitness center with top of the line equipment and outdoor exercise area.



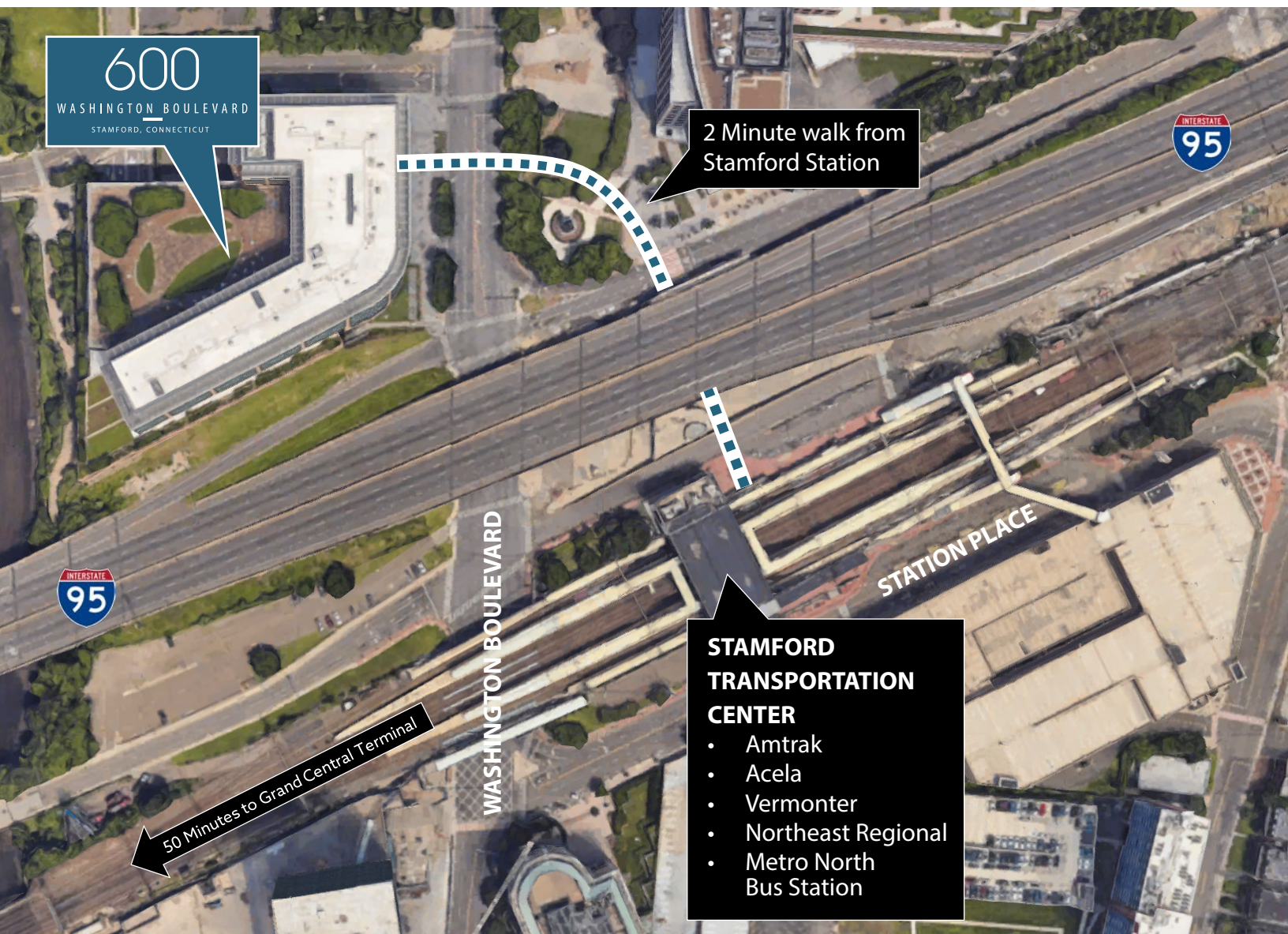
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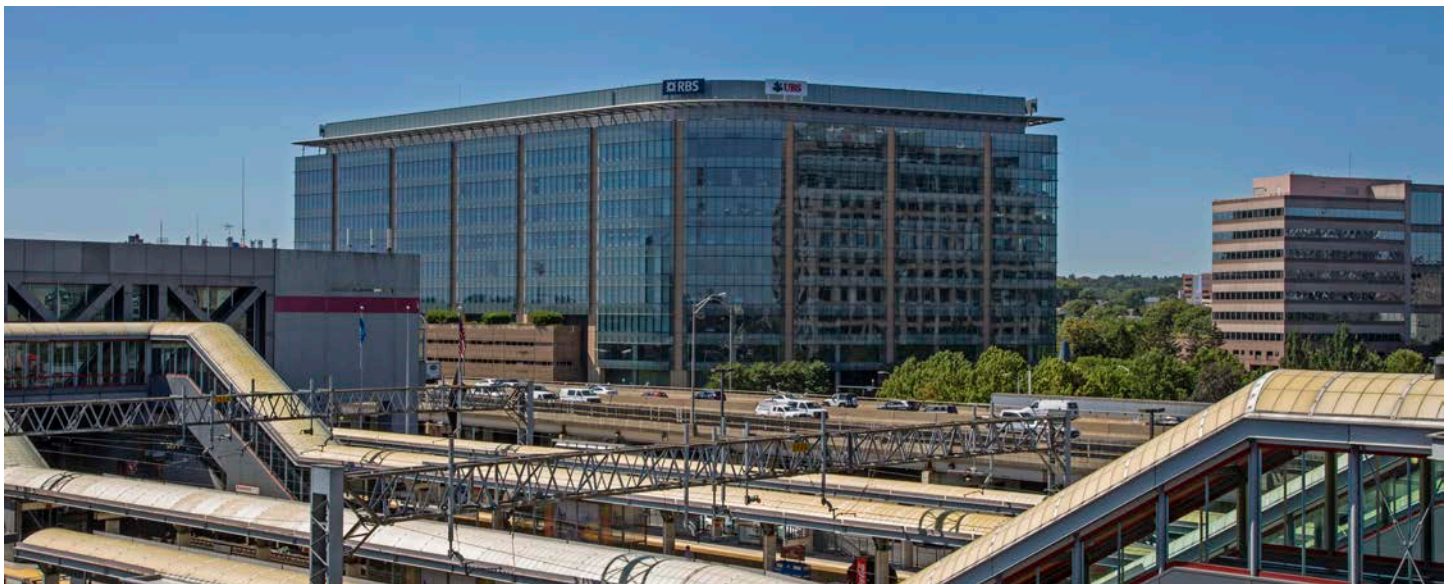
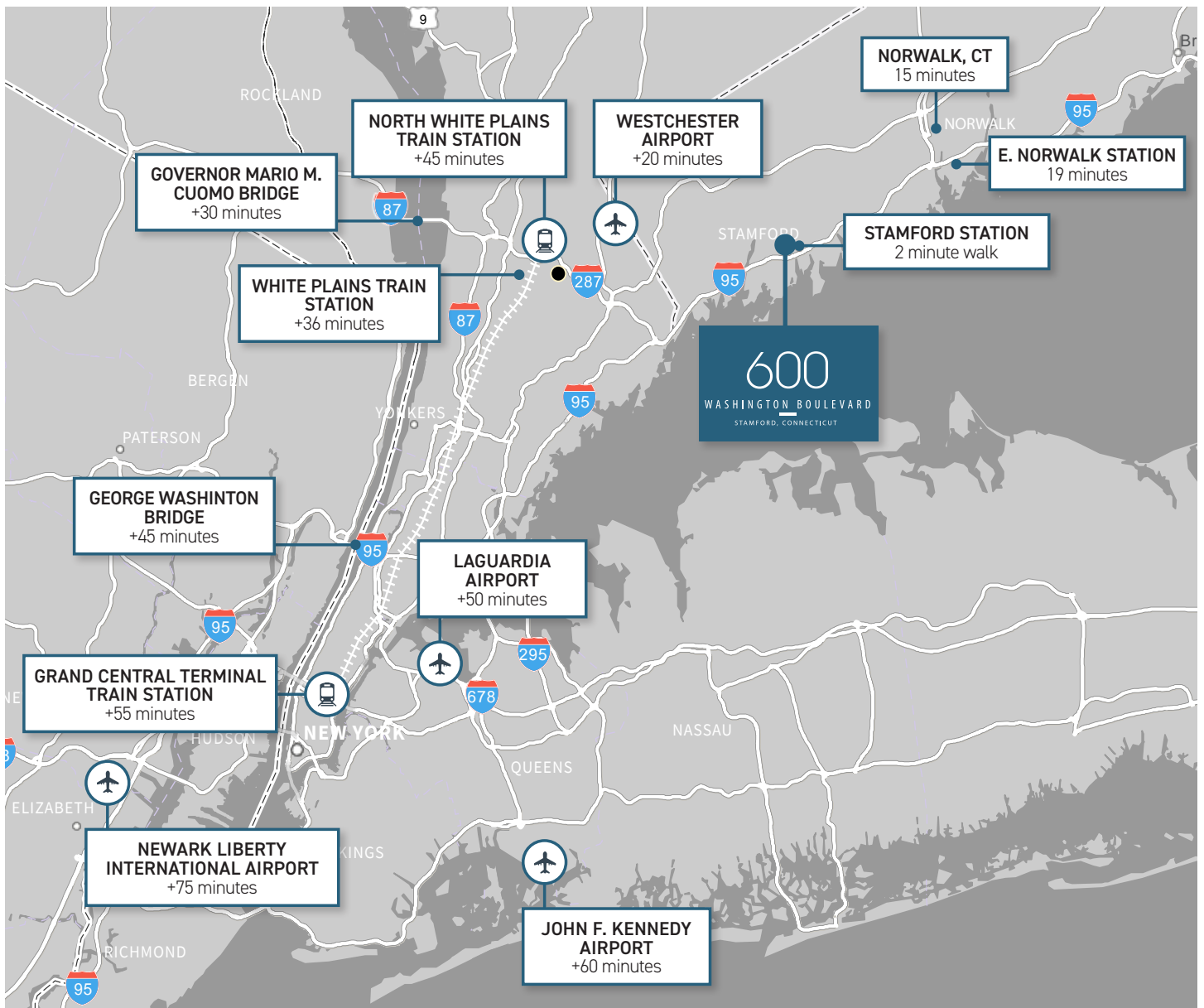
WASHINGTON BOULEVARD

STAMFORD, CONNECTICUT

Seamless regional connectivity.

With its strategic proximity to the Stamford Train Station, 600 Washington presents a gateway to outstanding regional connectivity. The direct train service to Grand Central Station in New York City offers an efficient and convenient transportation option, enhancing business opportunities and fostering seamless connections across the region.





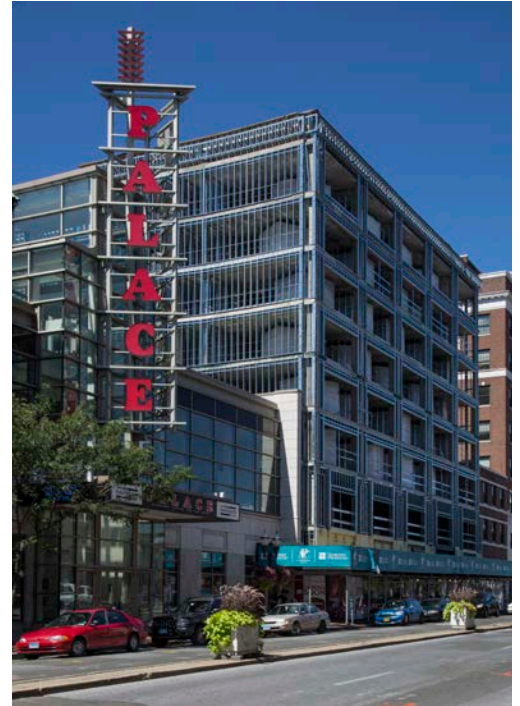
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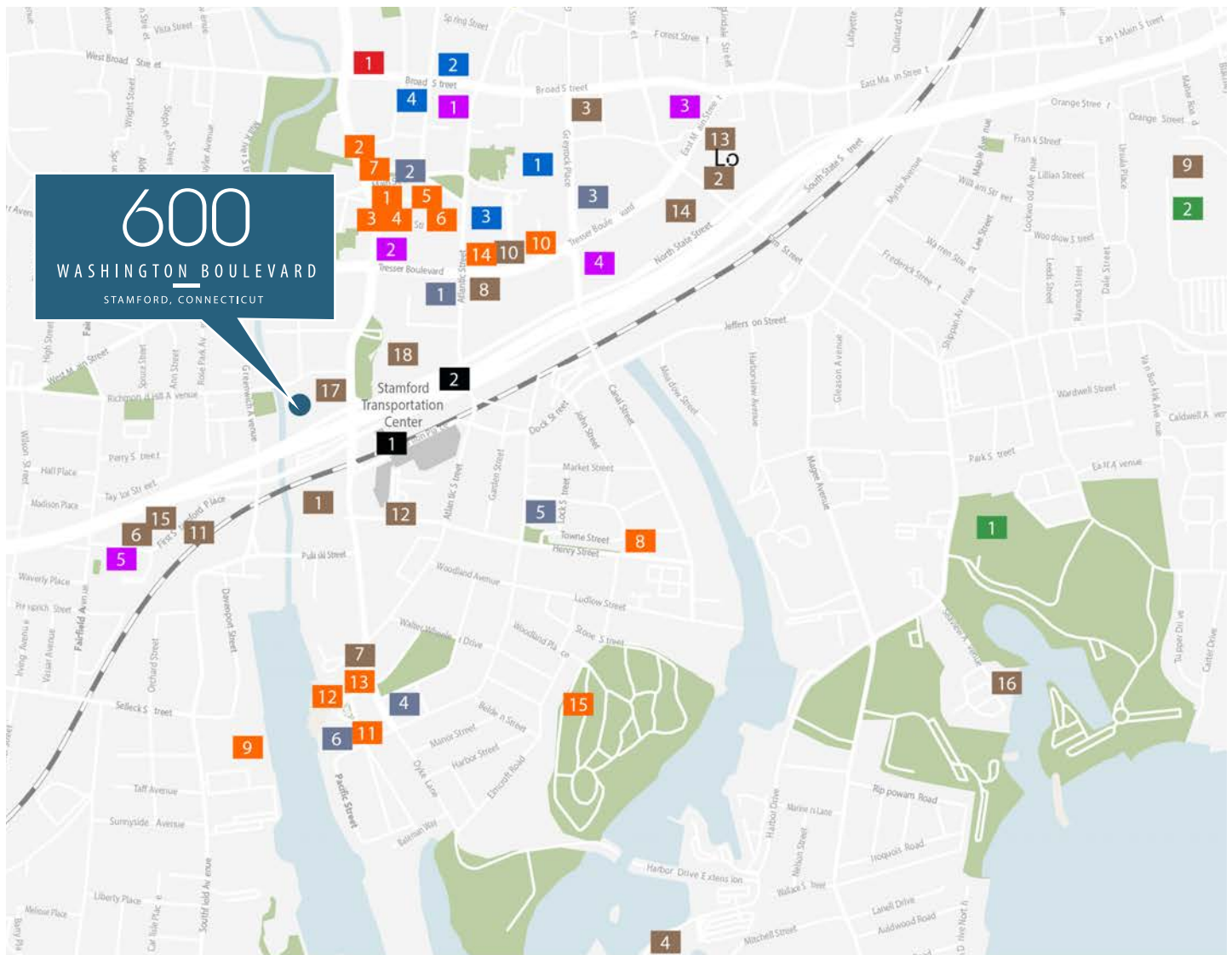
WASHINGTON BOULEVARD

STAMFORD, CONNECTICUT

Enviably location:

600 Washington is surrounded by a myriad of amenities, including downtown Stamford's shopping, dining, and cultural offerings, as well as Harbor Pointe's waterfront attractions. With an active and lively nightlife scene, tenants can experience the best of the area's vibrant culture right at their doorstep.





Area Amenities

BARS & RESTAURANTS

- 1 Tiernan's Pub & Restaurant
- 2 Acuario
- 3 Columbus Park Trattoria
- 4 Fin II
- 5 Fiesta On Main
- 6 Riviera Maya
- 7 Curley's Diner
- 8 Le Pain Quotidien
- 9 Crab Shell
- 10 The Capital Grille
- 11 Sign of the Whale
- 12 Bareburger
- 13 Fortina
- 14 Bobby V's Sports Bar

TRANSPORTATION

- 1 Stamford Transportation Center - MetroNorth, Amtrak, Bus Hub
- 2 Interstate 95

EDUCATION

- 1 University of Connecticut - Stamford

CORPORATE LOCATIONS

- 1 Charter Communications
- 2 Henkel Corporation
- 3 Indeed
- 4 Encompass Media
- 5 Tudor Investment Corporation
- 6 Partner Reinsurance
- 7 ITT / McKinsey & Co.
- 8 Gen RE
- 9 NBC Sports
- 10 PWC
- 11 Ernst & Young
- 12 Jeffries
- 13 Deloitte
- 14 Citigroup
- 15 Elizabeth Arden
- 16 XL Global Services
- 17 Bank of America / NatWest Markets / UBS
- 18 XL Global Services / WWE

RESIDENTIAL DEVELOPMENTS

- 1 Atlantic Station
- 2 Vela on the Park
- 3 URBYS Stamford
- 4 101 Washington Blvd
- 5 111 Harbor Point
- 6 Beacon Harbor Point

SHOPPING

- 1 Stamford Town Center Mall
- 2 Burlington Coat Factory
- 3 Safavieh Home Furnishings
- 4 Target

HOTELS

- 1 Courtyard by Marriott
- 2 The Lloyd
- 3 Sheraton Stamford Hotel
- 4 Stamford Marriott Hotel & Spa
- 5 Hilton Stamford Hotel & Meeting Center

PARKS & RECREATION

- 1 Cummings Park
- 2 Chelsea Piers

600

WASHINGTON BOULEVARD

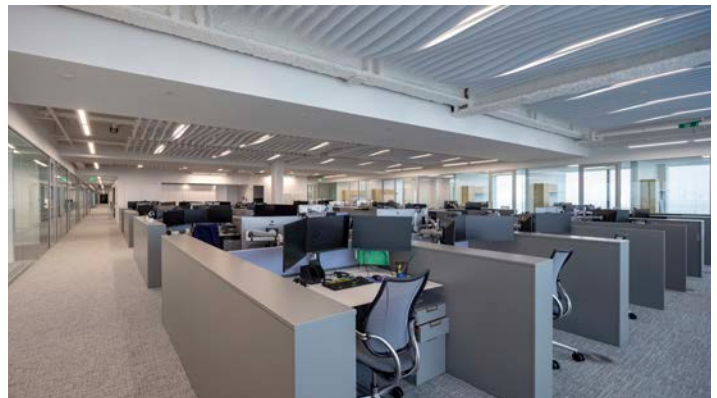
STAMFORD, CONNECTICUT

Building Specifications

Building size:	450,000 SF on 4.25 acres
Year built:	2009
Stories:	Twelve (12)
Typical floor:	67,500 SF
Ceiling heights:	14+' slab to slab with floor to ceiling windows
Parking	Covered parking with direct stairway and elevator access to tenant premises through oversized stairwells.
Elevators	<ul style="list-style-type: none">- Six (6) passenger to the office floors, 2 freight and 3 passenger elevators for the parking garage- Hands-free, destination driven, oversized elevator cabs for less congested vertical transportation
Power	<ul style="list-style-type: none">- Redundancy unrivaled in the region (N+1) for all building systems- Redundant full building (Two 2,250 kVA) UPS systems- Fully redundant electric and fiber optic feeds
HVAC	Technology driven HVAC systems with MERV-14 hospital grade filtration and monitored fresh air intake
Generator	10 MW diesel generator farm
Access	Touchless revolving entry doors & access controls
Amenities	<ul style="list-style-type: none">- New fitness center with top of the line equipment and outdoor exercise area- 1-acre outdoor terrace adjacent to newly renovated café, coffee bar, and tenant lounge- Full service cafe



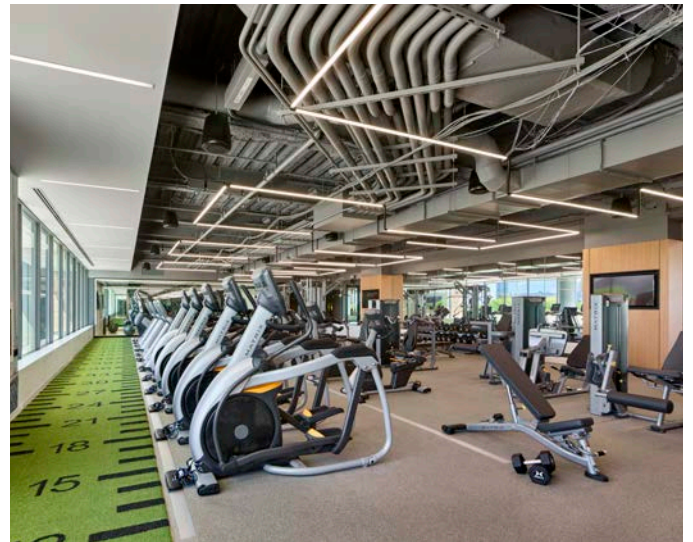
In-suite boardrooms, conference and huddle rooms



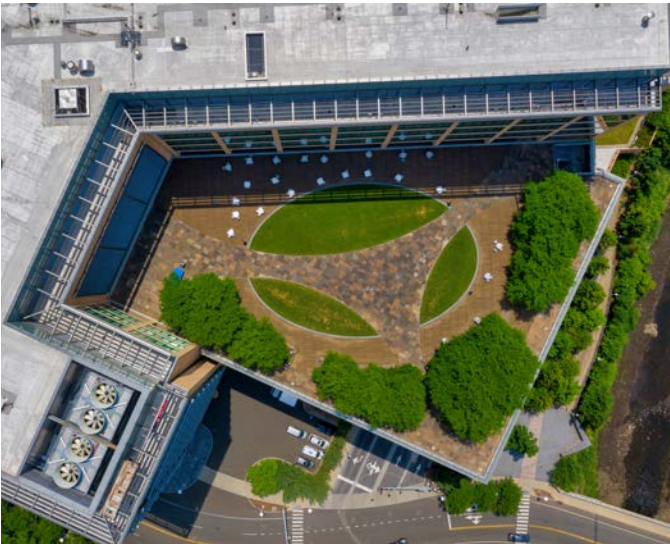
Sleek, modern office environment



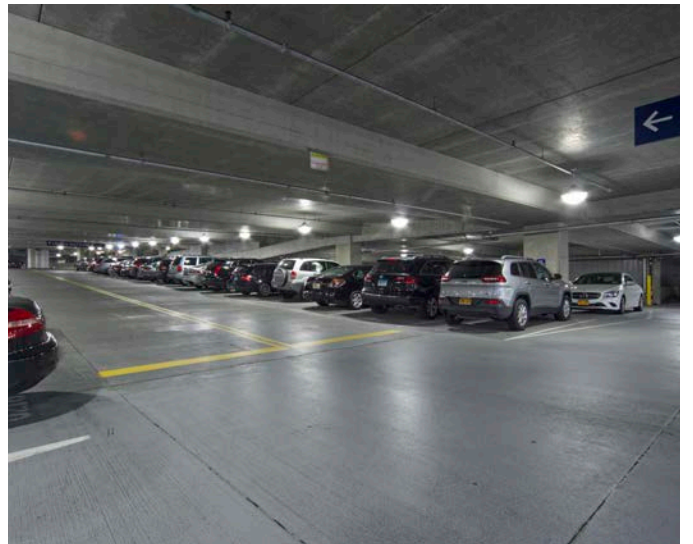
Lounge



New fitness center



1-acre outdoor terrace



Parking garage



Coffee bar



Café & dining area

600

WASHINGTON BOULEVARD

STAMFORD, CONNECTICUT

10th Floor
67,256 SF Available
Single Tenant Test Fit

TENANT 1

Offices	68
Stations	87
Trading	134
Reception	1
Total	290
Conf Rooms	15
Huddle Room	3
Phone Room	6
Mother's Room	3
Mail/Copy Room	3
Pantry	4
Storage	1
Lounge	4
Av Room	1
Data Room	3



10th Floor

67,256 SF Available

Multi-Tenant Test Fit

TENANT 1

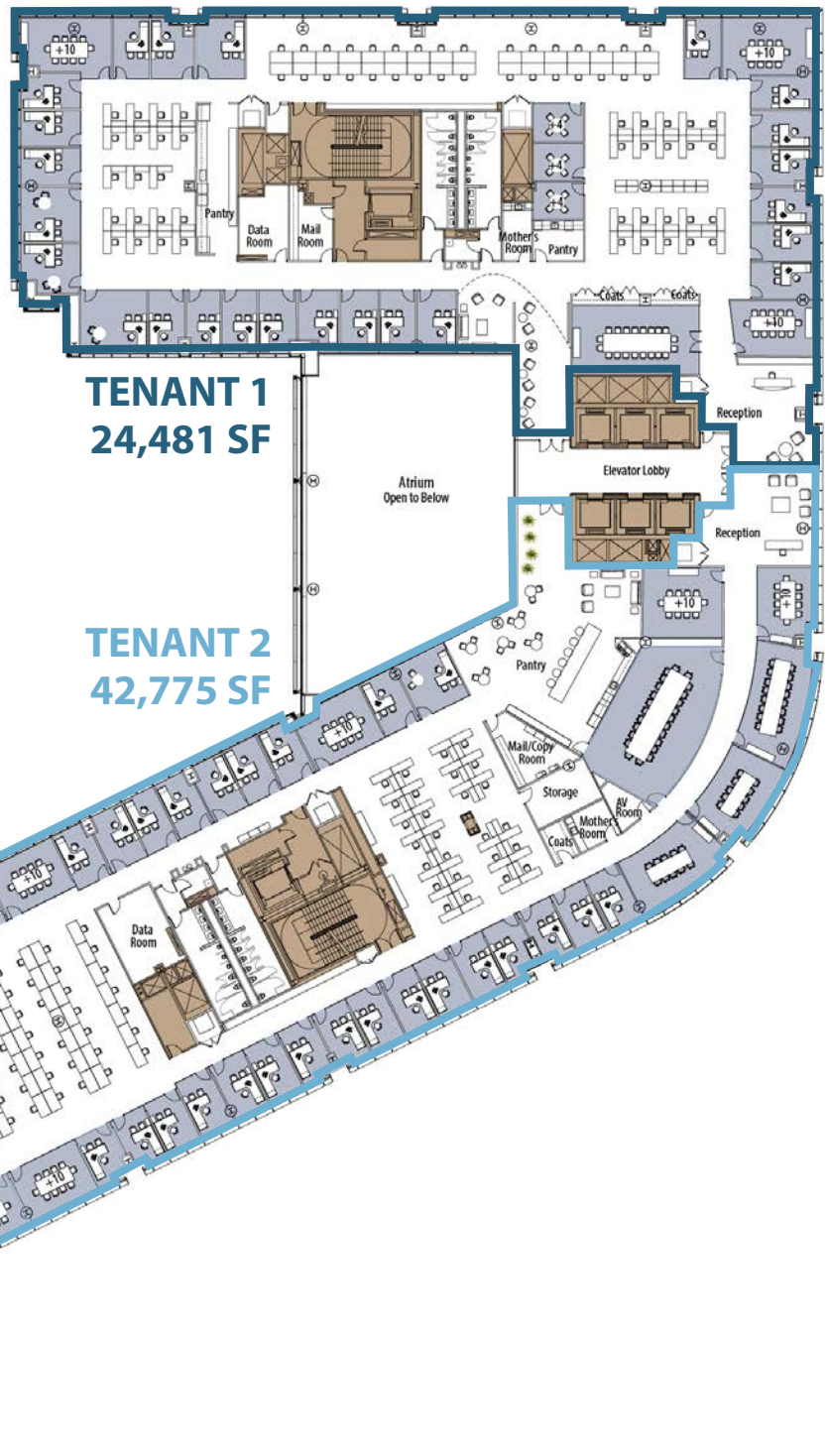
Offices	24
Stations	39
Trading	34
Reception	1
Total	98

Conf Rooms	4
Huddle rooms	3
Mother's Room	1
Mail room	1
Pantry	1
Storage	1
Data Room	1

TENANT 2

Offices	48
Stations	26
Trading	95
Reception	1
Total	170

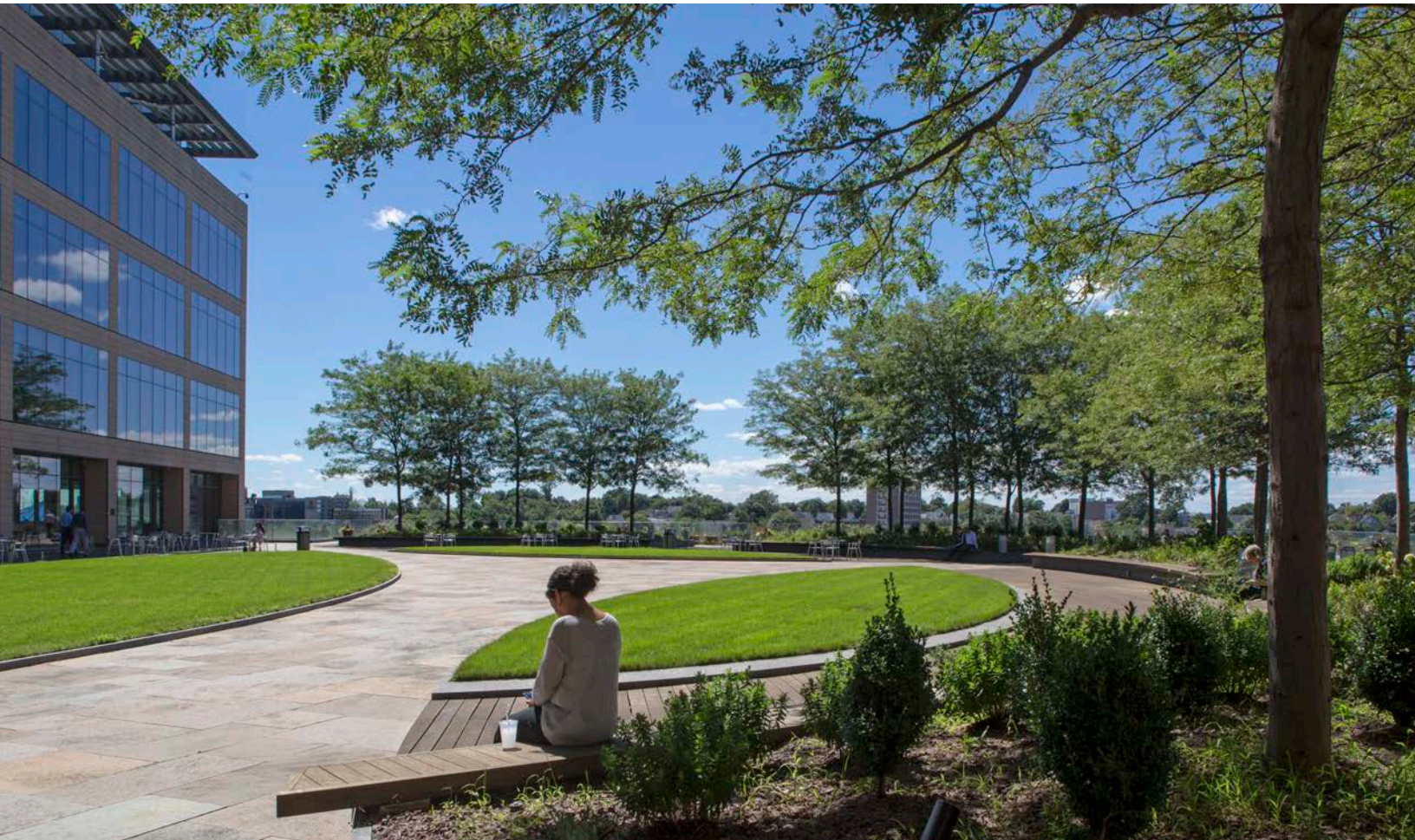
Conf Rooms	10
Huddle rooms	1
Mother's Room	2
Mail room	1
Pantry	2
Storage	1
Lounge	2
Av Room	1
Data Room	2



600

WASHINGTON BOULEVARD

STAMFORD, CONNECTICUT



For more information or to arrange a tour, please contact:

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