



MCLEVY SQUARE

125 YEARS IN THE MAKING

EST. 1892 | *Recrafted* 2017

 **Forstone**

Welcome to McLevy Square



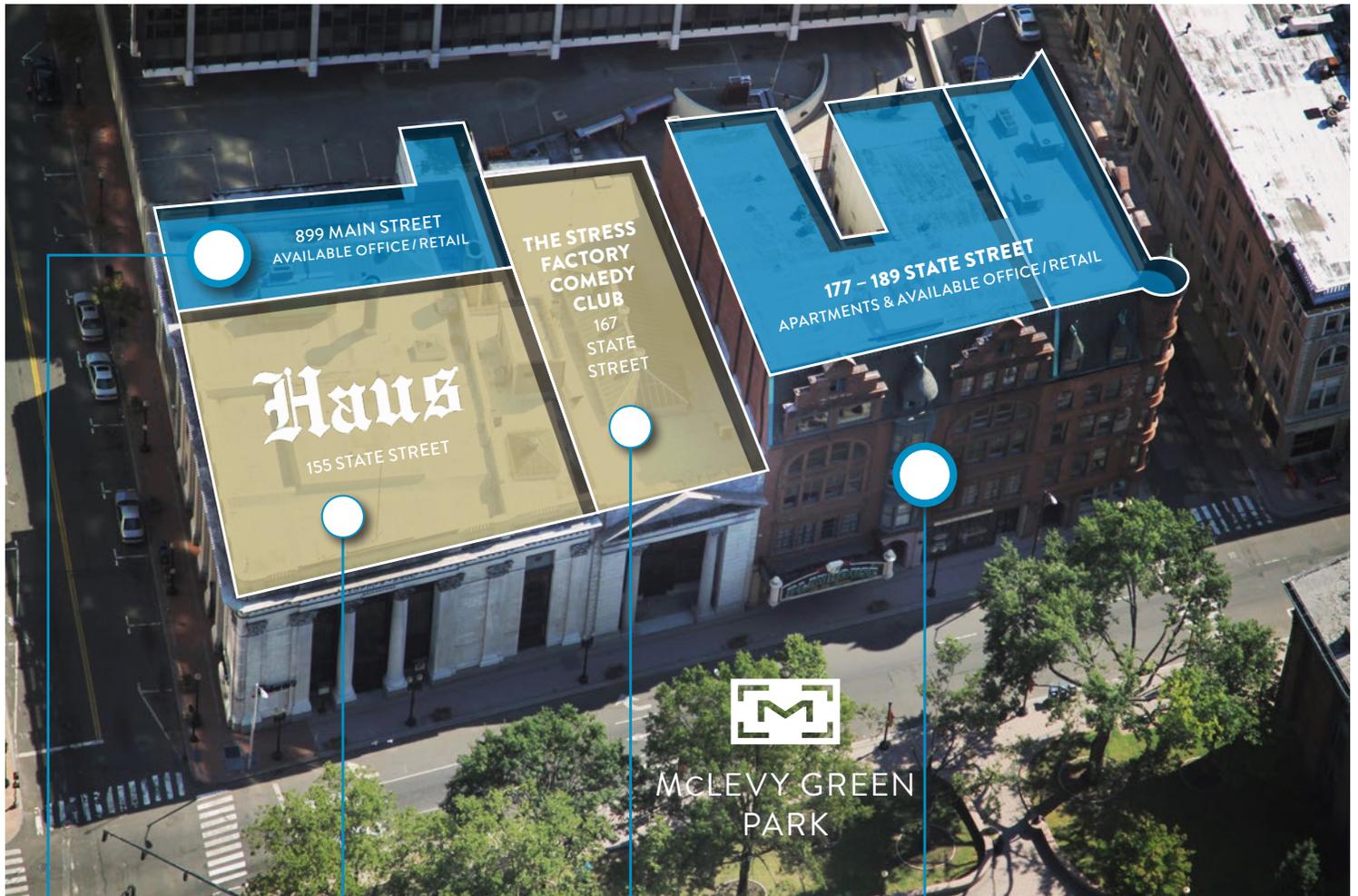
MCLEVY SQUARE

125 YEARS IN THE MAKING

EST. 1892 / *Recrafted* 2017

Directly in the heart of downtown rests a row of historic buildings overlooking McLevy Green that have been transformed into a premier mixed-use facility featuring entertainment venues (Haus and The Stress Factory Comedy Club), unique ground level office/retail space, and 32 new residential apartment units. McLevy Square is surrounded by the Bridgeport Train Station, People's United Bank headquarters, Webster Bank Arena, and Housatonic Community College.

These buildings contain incredibly unique features that include cathedral ceilings, stained glass skylights, and decorative architectural details. Their one of a kind design and urban park-front setting has already helped attract key tenants who add regional draw and bring the masses to Downtown.



899 MAIN STREET
Retail/Office Space
2,450 SF AVAILABLE

155 STATE STREET
Haus
German Beer Hall
and Restaurant

167 STATE STREET
The Stress Factory
Comedy Club

177 - 189 STATE STREET
RETAIL/OFFICE SPACE
1,836 - 3,000 SF AVAILABLE
Upper Floors: McLevy Square Apartments

YOUNG, HIP, URBAN And Destined For Greatness



899 MAIN STREET 2,450 SF OF COMMERCIAL SPACE

The new 899 Main is a one-of-a-kind commercial space featuring 33' cathedral-style ceilings and decorative architectural features. The new main entrance to the space is located directly across from the People's United Bank Headquarters, which is occupied by over 1,000 employees.

AVAILABLE OFFICE / RETAIL



155 STATE STREET HAUS - GERMAN BEER HALL

The former historic bank hall was transformed into a unique and highly popular German beer hall.

HAUSBRIDGEPORT.COM



167 STATE STREET THE STRESS FACTORY COMEDY CLUB

The well-known, New Jersey-based club "The Stress Factory" reactivated this historic theater into a premier entertainment venue featuring top comedic performances along with food and beverage services.

BRIDGEPORT.STRESSFACTORY.COM

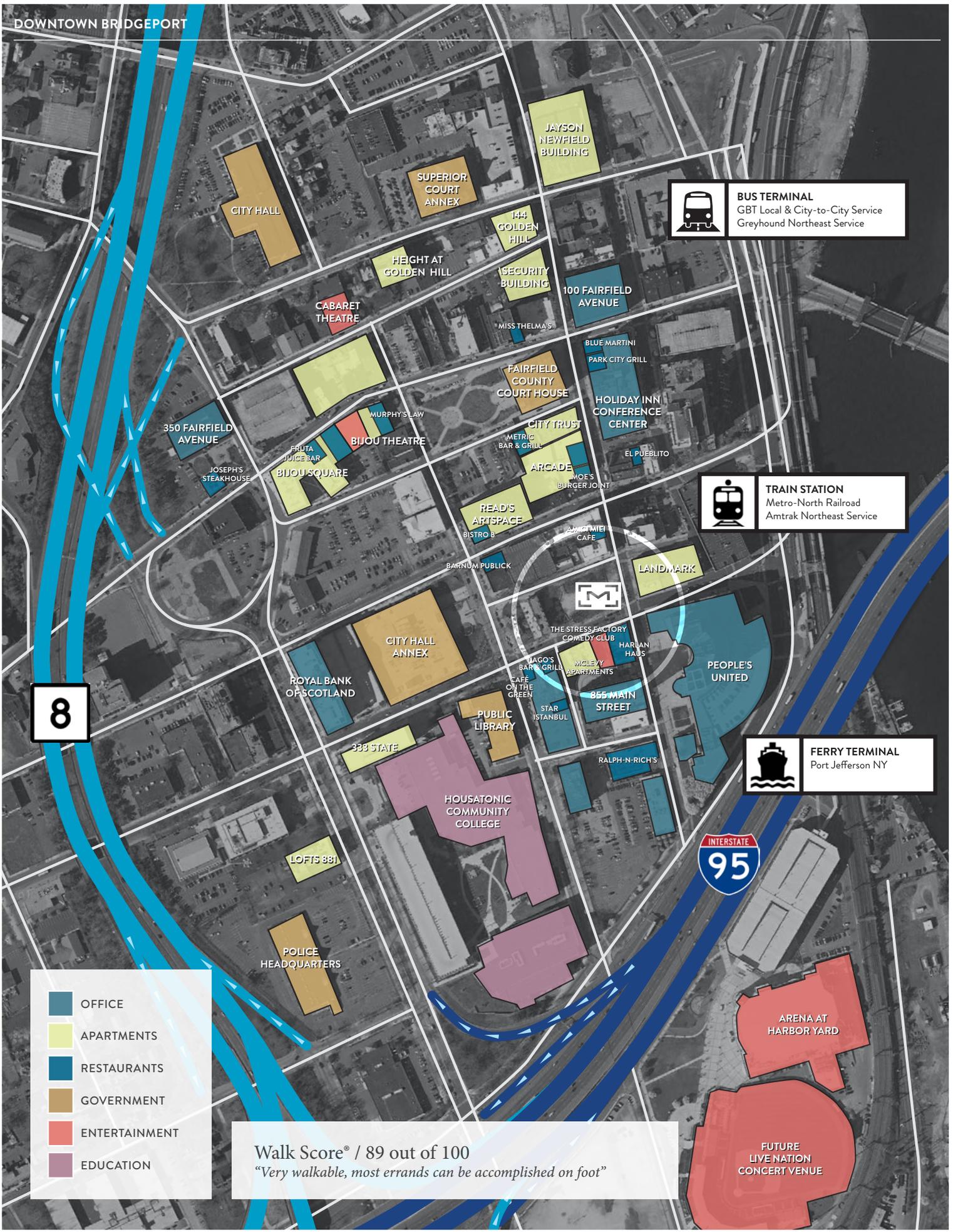


177 - 189 STATE STREET COMMERCIAL SPACE & RESIDENTIAL APARTMENTS

The ground floors of these historic buildings offer unique commercial retail/office spaces overlooking McLevy Green. The floors above were converted into 32 brand new loft-style apartments which are available for lease.

AVAILABLE OFFICE / RETAIL

APARTMENTS / MCLEVYBPT.COM



 **BUS TERMINAL**
 GBT Local & City-to-City Service
 Greyhound Northeast Service

 **TRAIN STATION**
 Metro-North Railroad
 Amtrak Northeast Service

 **FERRY TERMINAL**
 Port Jefferson NY

8

INTERSTATE 95

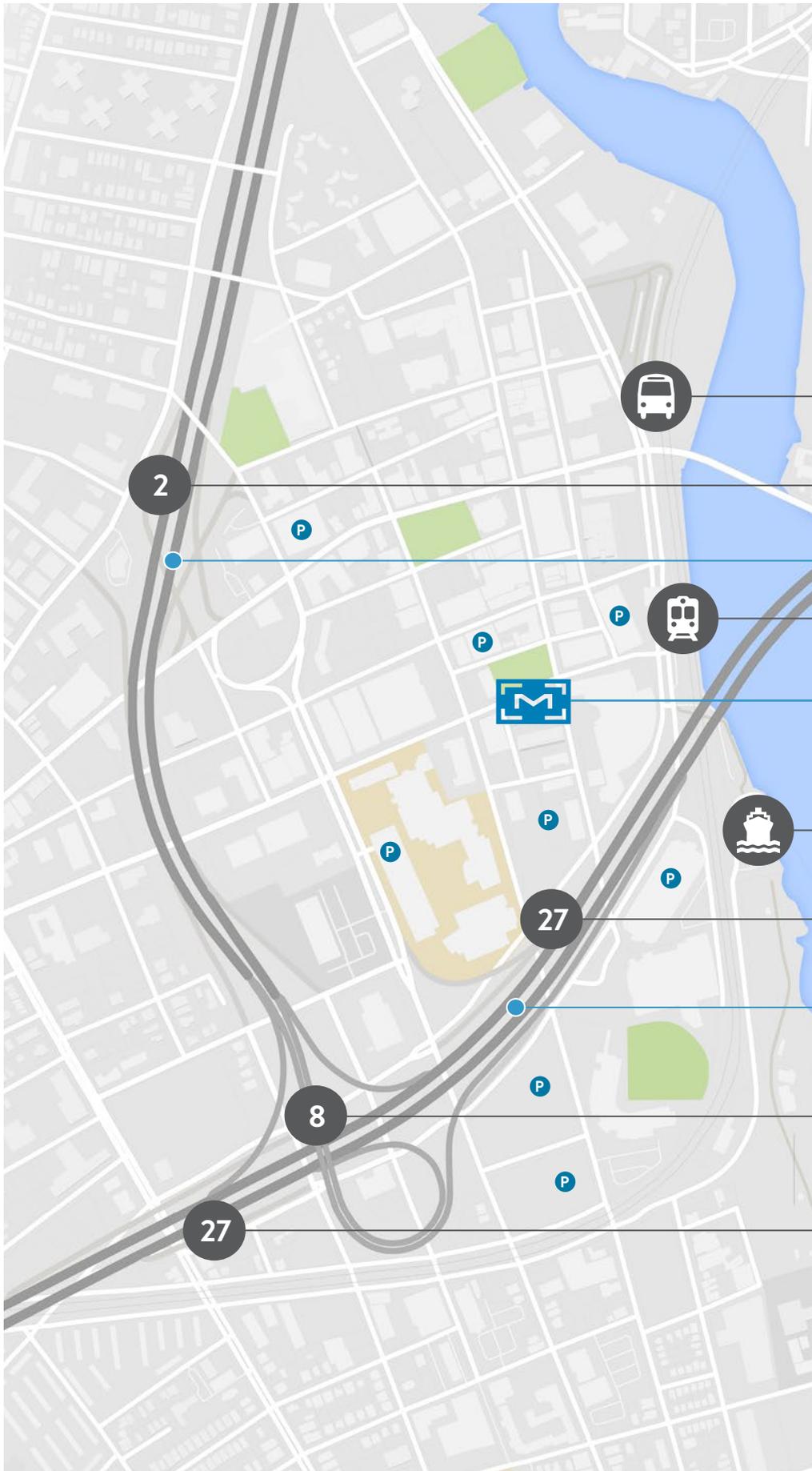
-  OFFICE
-  APARTMENTS
-  RESTAURANTS
-  GOVERNMENT
-  ENTERTAINMENT
-  EDUCATION

Walk Score® / 89 out of 100
"Very walkable, most errands can be accomplished on foot"

ARENA AT HARBOR YARD

FUTURE LIVE NATION CONCERT VENUE

SURROUNDED BY ALL MAJOR HIGHWAYS, BUSES & RAIL SYSTEMS



Bridgeport Transit Center & Bus Terminal

Route 8/25 Exit 2

Route 8/25 Averages 88,000 VPD

Metro North Railroad & Amtrak Station
New Haven Line - 40.4 million annual users

MCLEVY SQUARE

Port Jefferson Ferry Terminal

I-95 South Exits 27 & 27A

I-95 Averages 161,000 VPD

I-95 / Route 8/25 Connector

I-95 North Exit 27

P Municipality Parking Garages & Lots
Metered on-street parking available throughout the downtown

A GROWING CITYSCAPE On The Rise

STEELPOINTE

2.8 Million SF of Waterfront Retail and Residential Apartments

948 MAIN STREET

Planned Redevelopment of 40,000 SF historic bank property

CITY TRUST

Historic Building Conversion to 118 Apartments & Retail Space

SECURITY BUILDING

Historic Building Conversion to Apartments, Artist Lofts & Retail Space

JAYSON-NEWFIELD BUILDING

In Progress: Historic Building Conversion to 104 Apartments and Retail Space

779 MAIN STREET

21,000 SF Commercial Redevelopment

THE ARCADE

Historic Conversion 23 Apartments & 64,000 SF of Commercial Space

LANDMARK

Conversion of Historic Bank Building to 25,000 SF Office Space & 30 Apartments

855 MAIN STREET

Redesigned Common Areas, Lobby & Energy Efficiency Program

MCLEVY SQUARE

Historic Buildings Converted to Apartments, Restaurant & Retail Space

HOUSATONIC COMMUNITY COLLEGE

170,000 SF Expansion

333 STATE STREET

Conversion to 65 Apartments

READ'S ARTSPACE

Department Store Converted to 61 Artists Lofts, Gallery & Retail Space

BIJOU SQUARE

Historic Office, Retail, Residential Apartments & Theater

LAFAYETTE SQUARE

Renovated Lobby & Common Areas, Energy Efficiency Program

LOFT 881

Conversion to 38 Apartments & Retail Space

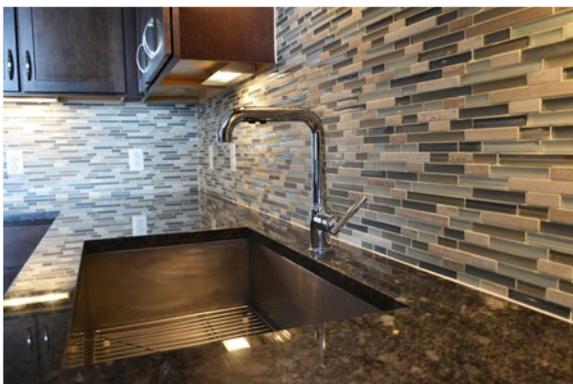
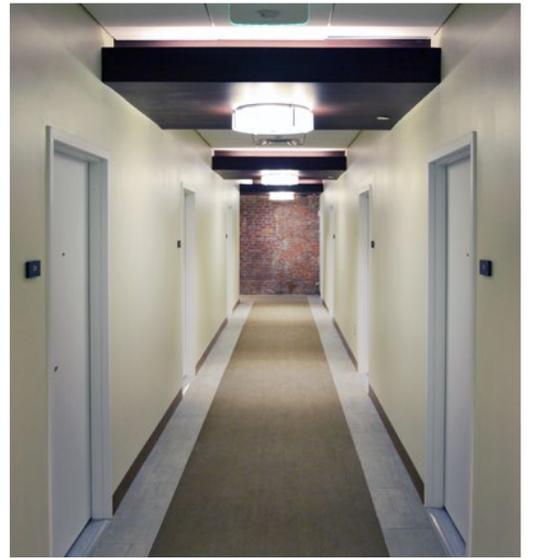
Landmark / Mechanics & Farmers Bank

A 50,000 square foot historic bank building located in the heart of downtown Bridgeport. The long-vacant site was purchased in 2009 and underwent a full scale historic rehabilitation project from 2013-2014, including environmental remediation, all new high-efficiency building systems, exterior repairs and replacements, and gut renovations of the interior.

This adaptive reuse project has transformed Mechanics & Farmers into a 100% leased mixed-use facility featuring commercial office space and 30 loft-style apartment units, 80% of which are classified as affordable.

For more information, please visit LandmarkBPT.com







899 Main Street

2,450 SF OF COMMERCIAL SPACE

FEATURES

- › Showcase space ideal for creative office or retail uses
- › Part of the McLevy Square redevelopment project in the heart of downtown
- › Prominent architecture with a 33' high cathedral style ceiling and large windows along Main Street
- › One block from the Bridgeport Transportation Center (MTA, Amtrak, local & regional buses) & Port Jefferson Ferry
- › Easy access to I-95 & Route 8

AVAILABILITY

Office/Retail Space: 2,450 SF (street level)

Please inquire for details and pricing

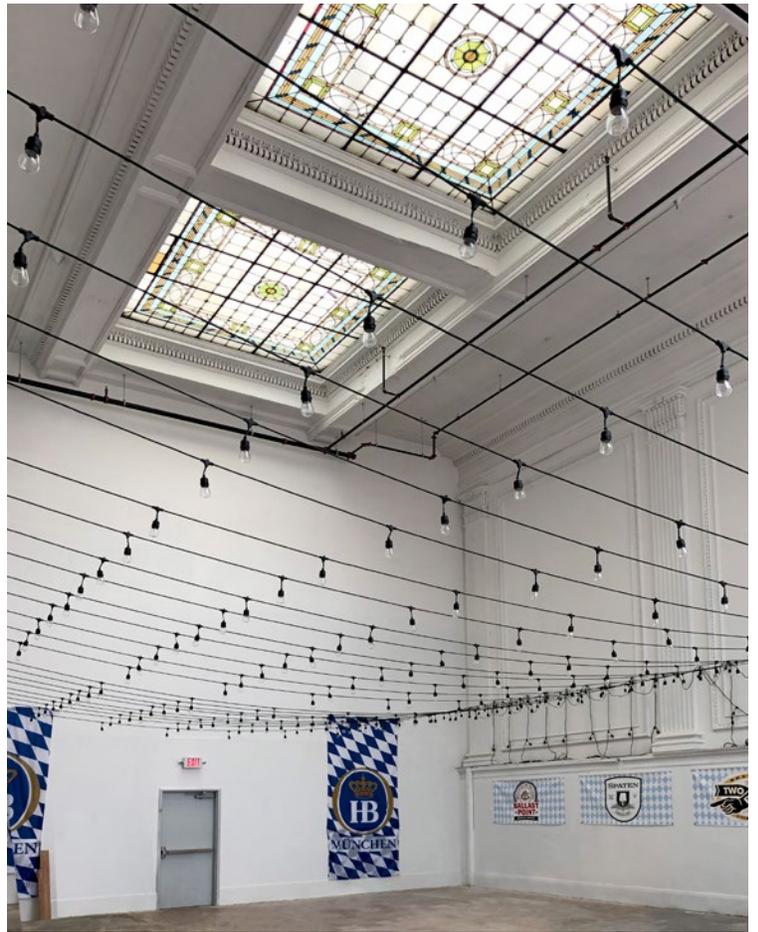
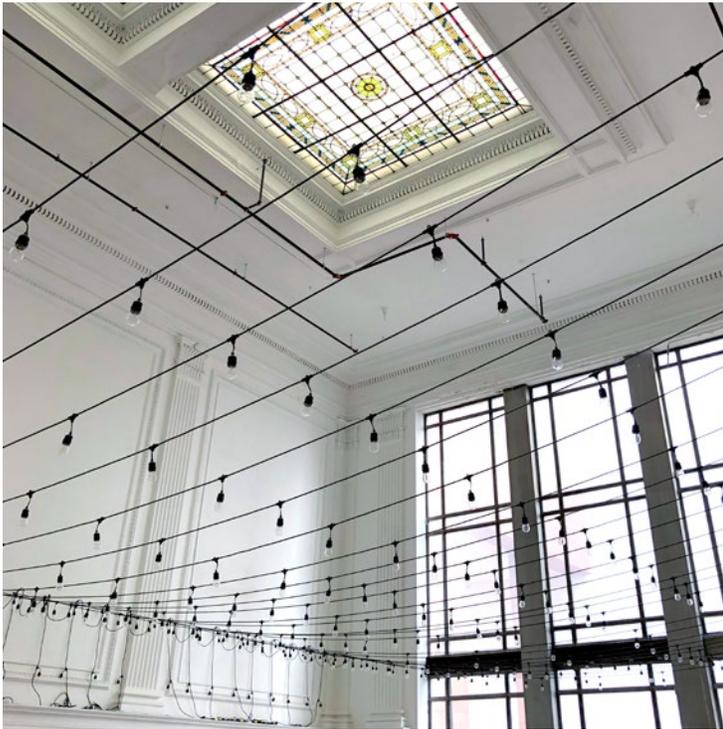
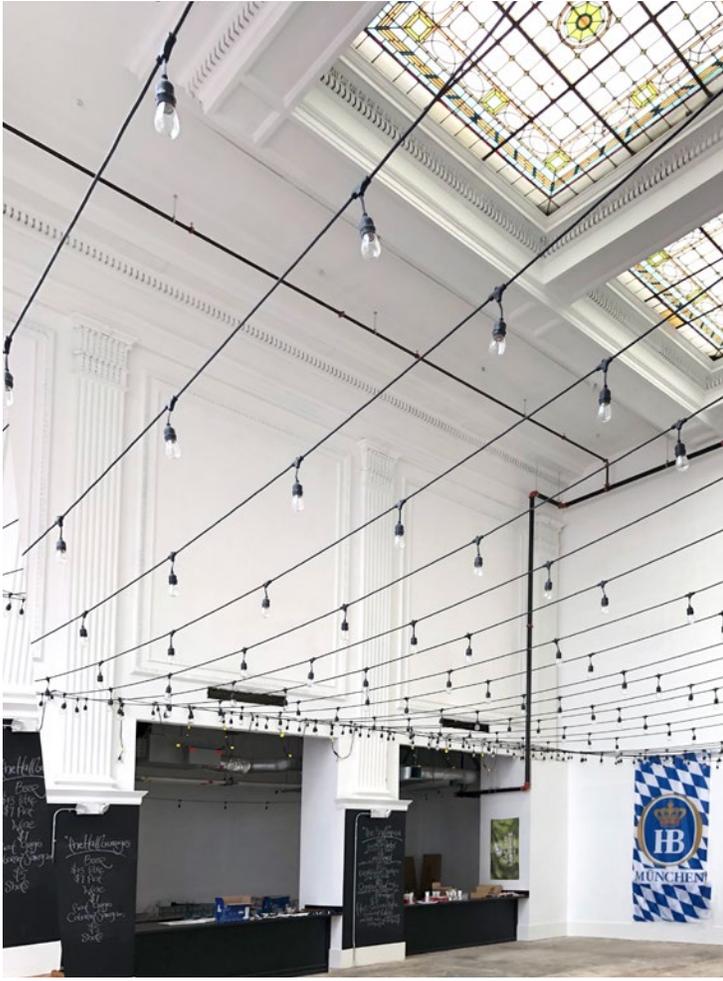
FOR ADDITIONAL INFORMATION PLEASE CONTACT

SCOTT RAASCH *Director of Business Development*
T.203.286.5813 / sraasch@forstonecapital.com

899 Main Street

2,450 SF OF COMMERCIAL SPACE







177 State Street

1,538 SF OF COMMERCIAL SPACE

FEATURES

- › Prominent office/retail space fronting McLevy Green
- › Part of the McLevy Square redevelopment project in the heart of downtown
- › Highly visible location with large windows along State Street
- › Two blocks from the Bridgeport Transportation Center (MTA, Amtrak, local & regional buses) and Port Jefferson Ferry
- › Easy access to I-95 & Route 8

AVAILABILITY

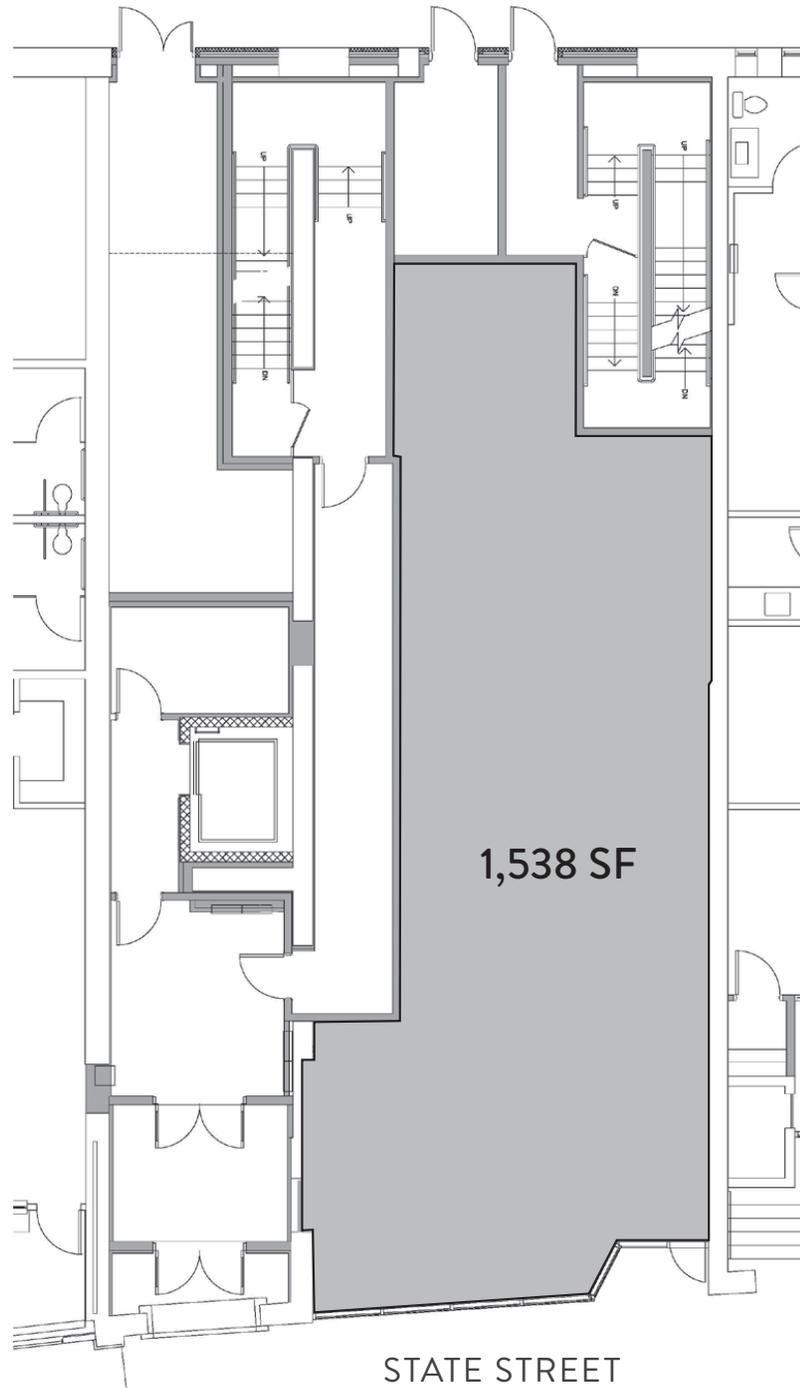
Office/Retail Space: 1,538 SF
Please inquire for details and pricing

FOR ADDITIONAL INFORMATION PLEASE CONTACT

SCOTT RAASCH *Director of Business Development*
T.203.286.5813 / sraasch@forstonecapital.com

177 State Street

1,538 SF OF COMMERCIAL SPACE





189 State Street

1,836 SF OF COMMERCIAL SPACE

FEATURES

- › Corner retail/office space fronting McLevy Green
- › Part of the McLevy Square redevelopment project in the heart of downtown
- › Highly visible location with windows along both State Street & Markle Court
- › Two blocks from the Bridgeport Transportation Center (MTA, Amtrak, local & regional buses) and Port Jefferson Ferry
- › Easy access to I-95 & Route 8
- › Additional lower level space with direct access available

AVAILABILITY

Office/Retail Space: 1,836 SF (street level)
Additional Lower Level: 1,200 SF (optional)
Please inquire for details and pricing

FOR ADDITIONAL INFORMATION PLEASE CONTACT

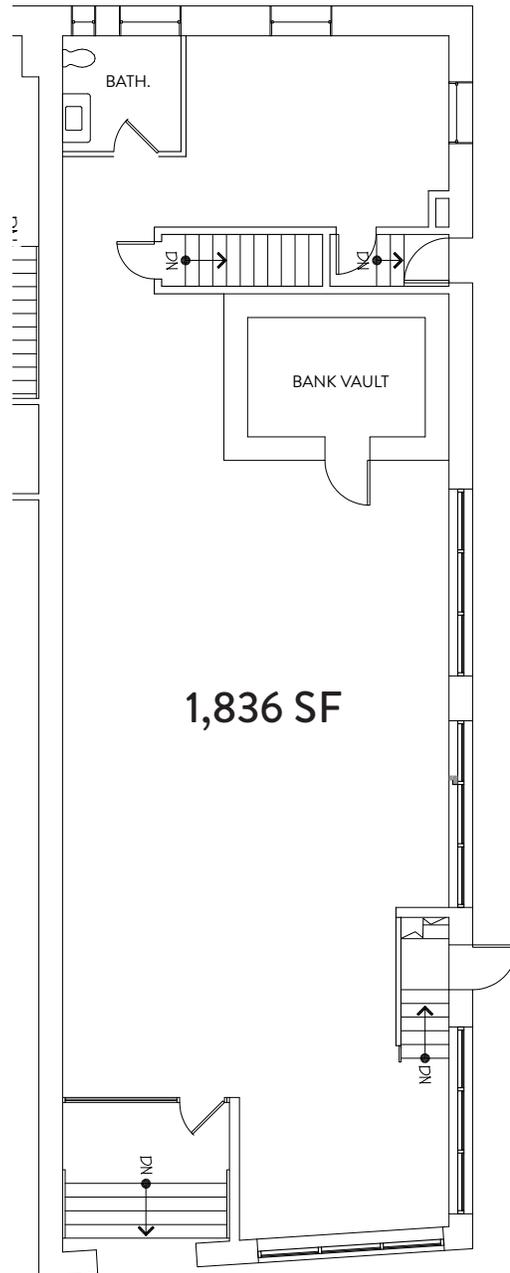
SCOTT RAASCH *Director of Business Development*
T.203.286.5813 / sraasch@forstonecapital.com



Forstone Capital disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this document and service. In no event shall Forstone Capital be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

189 State Street

1,836 SF OF COMMERCIAL SPACE



MARKLE COURT

STATE STREET



Forstone Capital disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this document and service. In no event shall Forstone Capital be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.





ADDITIONAL INFORMATION

Information about our company and the services we provide is available online at www.forstonecapital.com

SCOTT RAASCH *Director of Business Development*
T.203.286.5813 / sraasch@forstonecapital.com

Forstone Capital disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this document and service. In no event shall Forstone Capital be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.