

River Plaza

Location

9 West Broad Street
Stamford, Connecticut

Building Size

201,285 SF
Nine Floors
Typical Floor 23,800 SF

Role

Acquisition
Property Owner
Construction
Repositioned
Property Management

Building Status

Sold in 2007

Overview

River Plaza, purchased in 1999, is a nine-story, 201,285-square-foot office building completed in 1982. The large floor plates make it suitable for both single and multiple tenant configurations. A major capital improvement program replaced the roof and HVAC systems and upgraded elevators, lobbies and restrooms. The cafeteria and cafeteria seating area were also renovated.

Building Features

The perimeter of this lift slab building features aluminum panels and 5-foot-by-5-foot glass panels that yield exceptional views of downtown Stamford, the University of Connecticut Stamford campus, Long Island Sound, the Mill River and Mill River Park. There is covered parking for approximately 2.5 spaces per 1,000 square feet of rentable space.

Investment

River Plaza was a distressed property when LDPG joined with partners to acquire it. The partners, who had provided financing, asked LDPG to apply its management and operational systems to the property that was repositioned and leased.

Owner and Developer

Louis Dreyfus Property Group, Apollo Real Estate Investment Fund, Broad and Hanrahan Louis Dreyfus Properties has developed, acquired and managed first-class office buildings in North America and Europe for over 35 years. Its portfolio consists primarily of high quality office buildings in central business districts and major urban locations, which have included New York City; Fairfield and Westchester Counties; Washington, DC; Miami; Chicago; Portland, Oregon; Montreal; Toronto; Paris and London.



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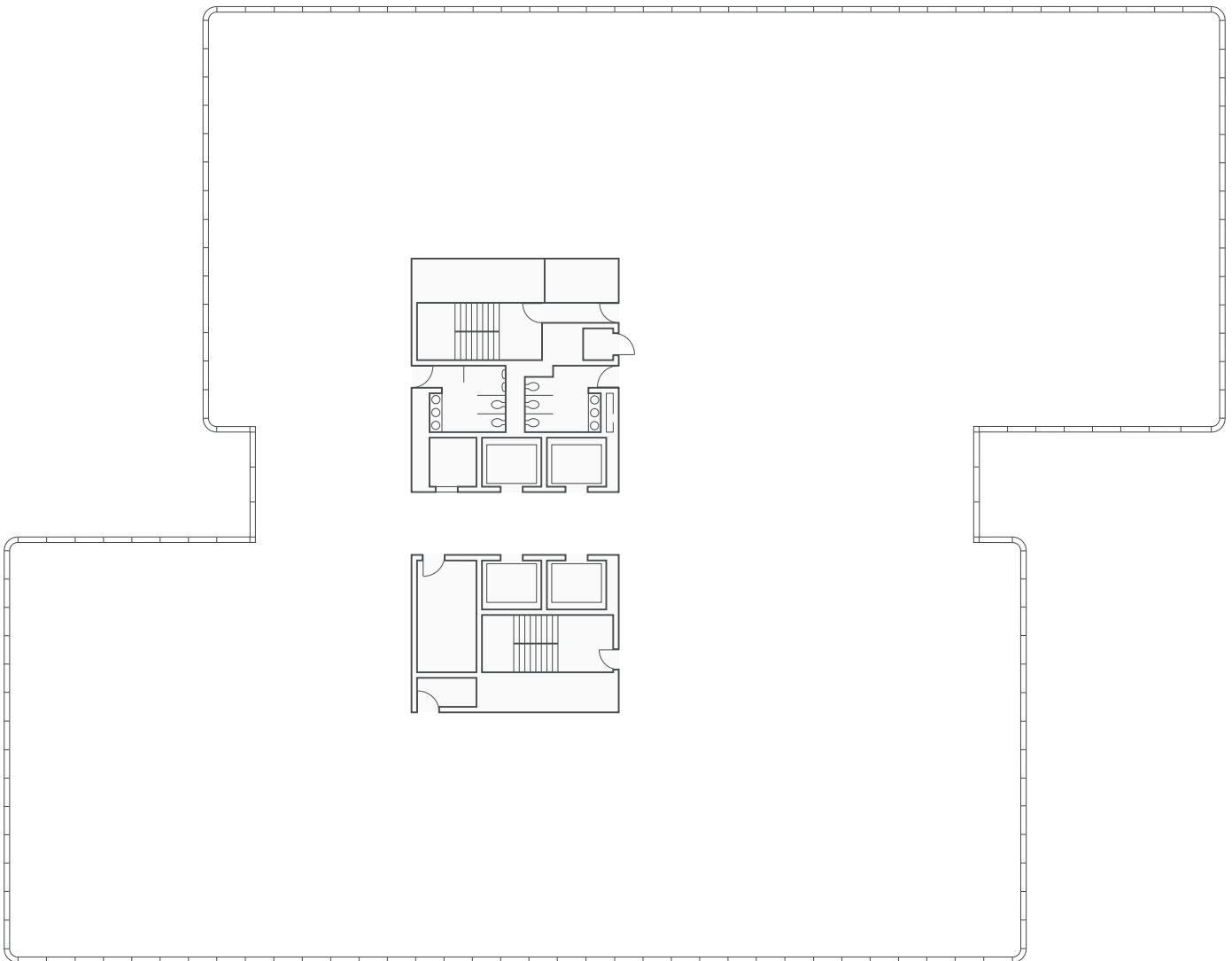
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