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## NEWS: REAL ESTATE

Jul 14, 2011 - 5:58 AM



### Holly Pond Plaza in Stamford to undergo improvement

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By Faros Properties

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**WELCOME**  
to the NEW Stamford

The commercial real estate investment team of Faros Properties, LLC and Gould and Company recently announced the launch of an extensive multi-million dollar renovation project and leasing and marketing initiative at Holly Pond Plaza located at 1281 East Main Street, a Stamford office property comprised of approximately 70,000 square feet (sf).

Faros and Gould purchased the property last year and is committed to re-positioning Holly Pond Plaza as a high quality office building. The capital improvement program has commenced and the property owner has named Cushman & Wakefield as exclusive leasing agent.

The interior improvements, which are led by Mark Van Summern from Perkins Eastman, includes new design elements for the entry way, main lobby, common corridors, elevator cabs, restrooms, security system and a new signage program. **On the exterior, the building entrance way will feature a new façade, canopy, signage, parking garage upgrades and landscaping by Eric Rains Landscape Architecture.** The capital improvements will be completed by year-end.

"The acquisition of Holly Pond Plaza was an exceptional investment opportunity which allowed us to purchase a quality asset in a high demand submarket with one of the lowest vacancy rates in Fairfield County," said Alexander Leventhal, managing partner of Faros Properties. "We are extremely pleased with the progress to date and are confident that the property will be fully leased upon completion of the renovation work."

The property, which features soaring water views of Holly Pond, has available full floors and smaller office spaces. Availabilities include the entire third and fourth floors, and the majority of space on the first and second floors. Many of the offices offer panoramic water views, and monument signage or building naming rights are available for a significantly sized tenant.

Gregory V. Frisoli, senior director, and Adam Klimek, associate director, of Cushman & Wakefield, serve as the property's exclusive leasing agent. The team has initiated an aggressive leasing and marketing initiative targeted at large and small tenants.

"The renovation of Holly Pond Plaza is proceeding on schedule and will provide tenants superb space opportunities in the competitive Stamford real estate market," said Mr. Frisoli. "Holly Pond Plaza features incredible water views, aggressive economics and new office space build outs. Also, the entire building is backed up by an emergency generator. We are already attracting a significant amount of interest from a number of tenants in the market."

"We look forward to working with Cushman & Wakefield as we reposition this asset, and



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