

1055 WASHINGTON BOULEVARD

The Nexus of Value *and Stability*

STAMFORD, CONNECTICUT

CBRE

RPW GROUP

THE 1055 WASHINGTON BOULEVARD DIFFERENCE

Experience
exceptional value in
thoughtfully designed
spaces, assured by
enduring ownership





RECENTLY REFRESHED SPACES
offering outstanding value, with direct access
to outdoor terraces and private balconies

**BRAND NEW MULTIPURPOSE
CONFERENCE FACILITY**
state-of-the-art space that offers
various flexible configuration options
to meet your business needs

EXPANSIVE WINDOW-LINE
providing abundant natural light

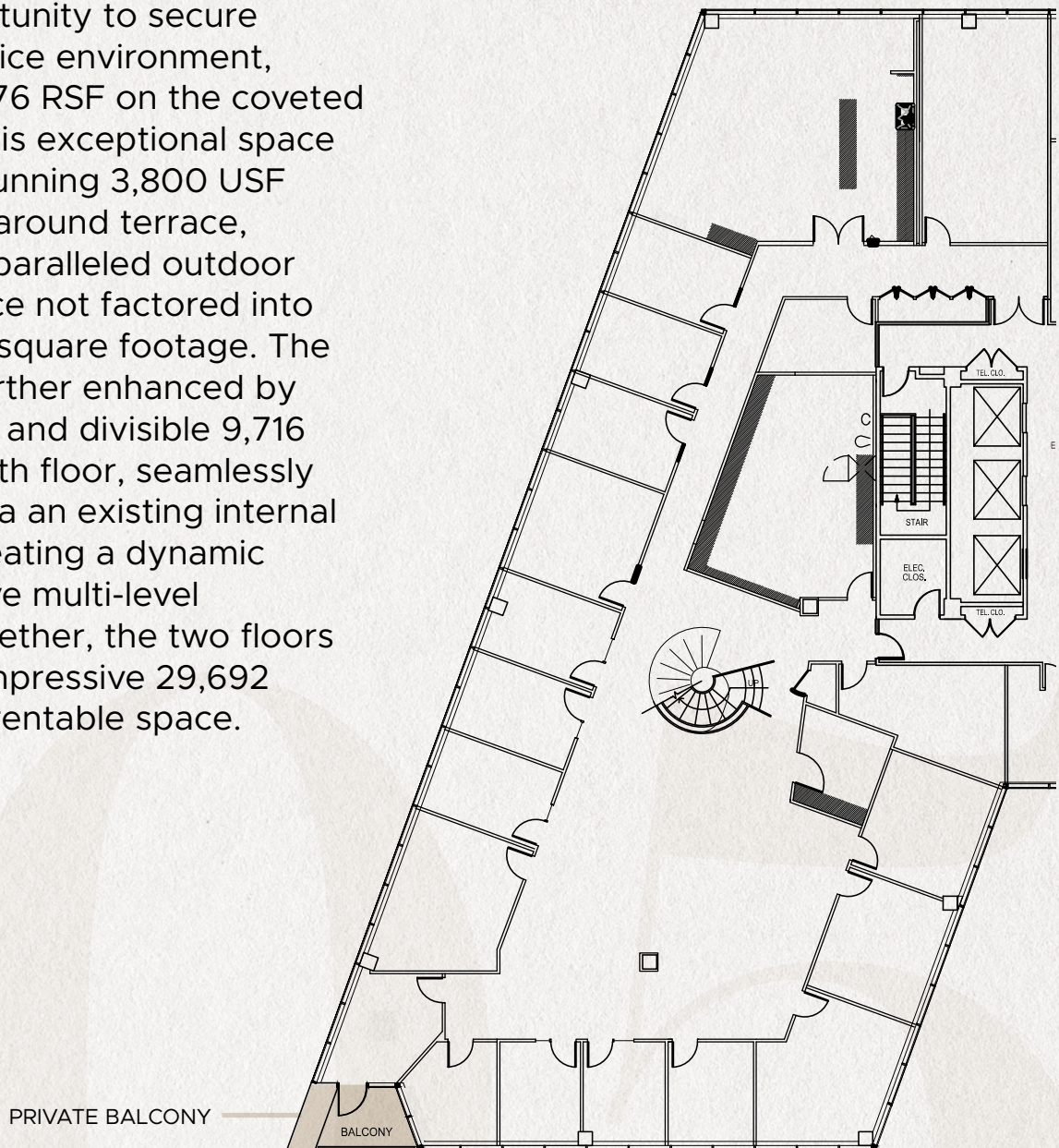
AN AMAZING STAMFORD LOCATION
boasting superior walkability and
extensive transit options with close
proximity to Stamford Train Station

**SWEEPING VIEWS OF
DOWNTOWN STAMFORD**
and Mill River Park

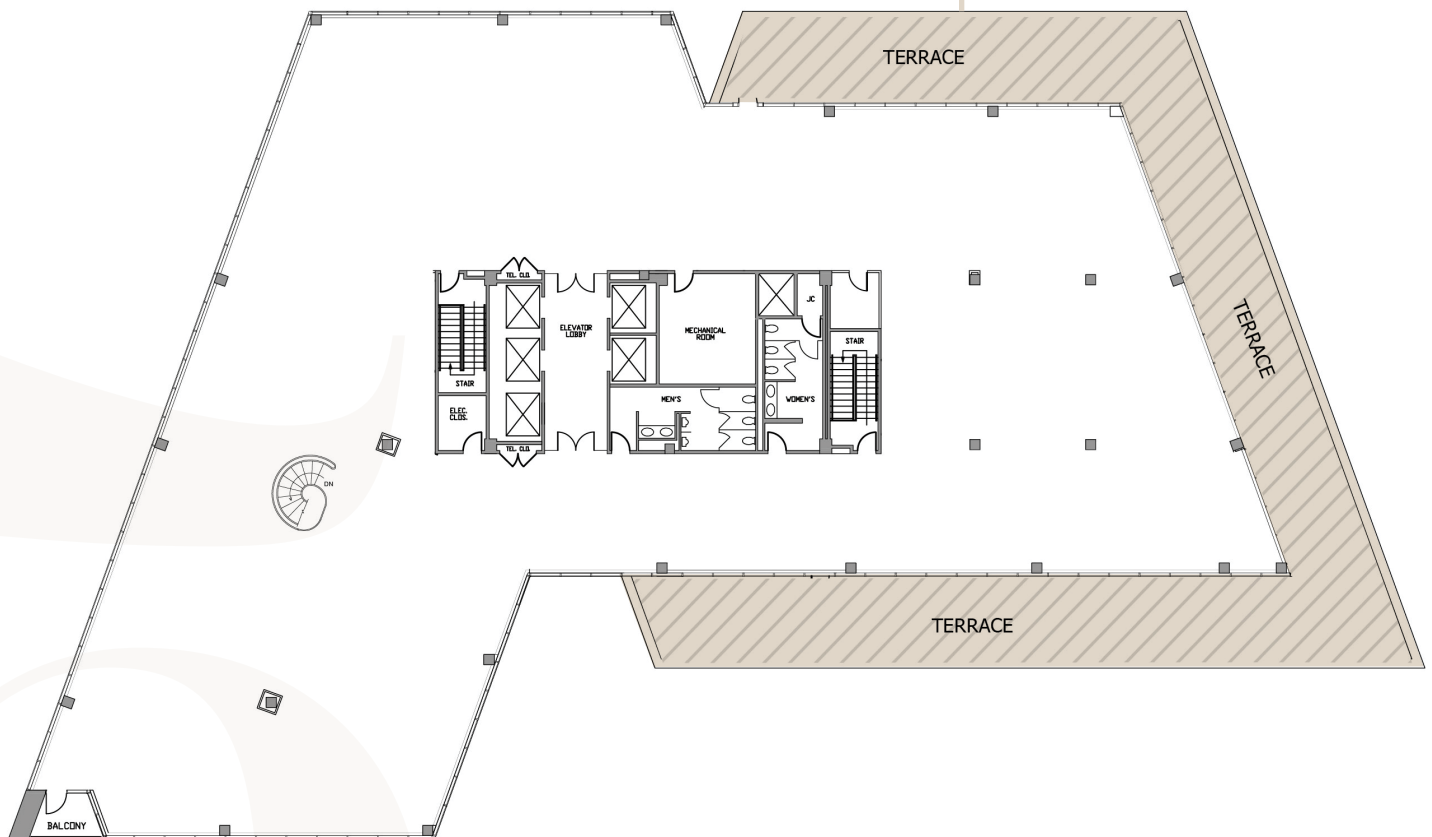
9TH + 10TH FLOORS

Exclusive Top-Floor Office Suite with Private Wraparound Terrace

A rare opportunity to secure a premier office environment, offering 19,976 RSF on the coveted 10th floor. This exceptional space includes a stunning 3,800 USF private wraparound terrace, providing unparalleled outdoor amenity space not factored into the rentable square footage. The offering is further enhanced by an additional and divisible 9,716 RSF on the 9th floor, seamlessly connected via an existing internal staircase, creating a dynamic and expansive multi-level tenancy. Together, the two floors provide an impressive 29,692 RSF of total rentable space.



9TH FLOOR
9,716 RSF



10TH FLOOR
19,976 RSF + 3,800 USF PRIVATE TERRACE

9TH & 10TH FLOOR COMBINED: 29,692 RSF

5TH FLOOR

Premier Office Space with Flexible Demising Options

SPEC SUITES
RANGING FROM
3,633 RSF- 4,805 RSF

A prime 12,925 RSF opportunity awaits on the 5th floor, featuring a well-appointed, built-out suite available as a complete standalone space, or adaptable for customization into smaller units to precisely match your business needs. Boasting a direct entrance from the elevator lobby, this move-in ready office offers convenience and a professional first impression. Ownership has prepared a proposed demise and spec suite program, providing exceptional flexibility for businesses seeking tailored space solutions. Furniture availability and possession arrangements can be customized to suit your specific needs, making this a highly adaptable and desirable office opportunity.

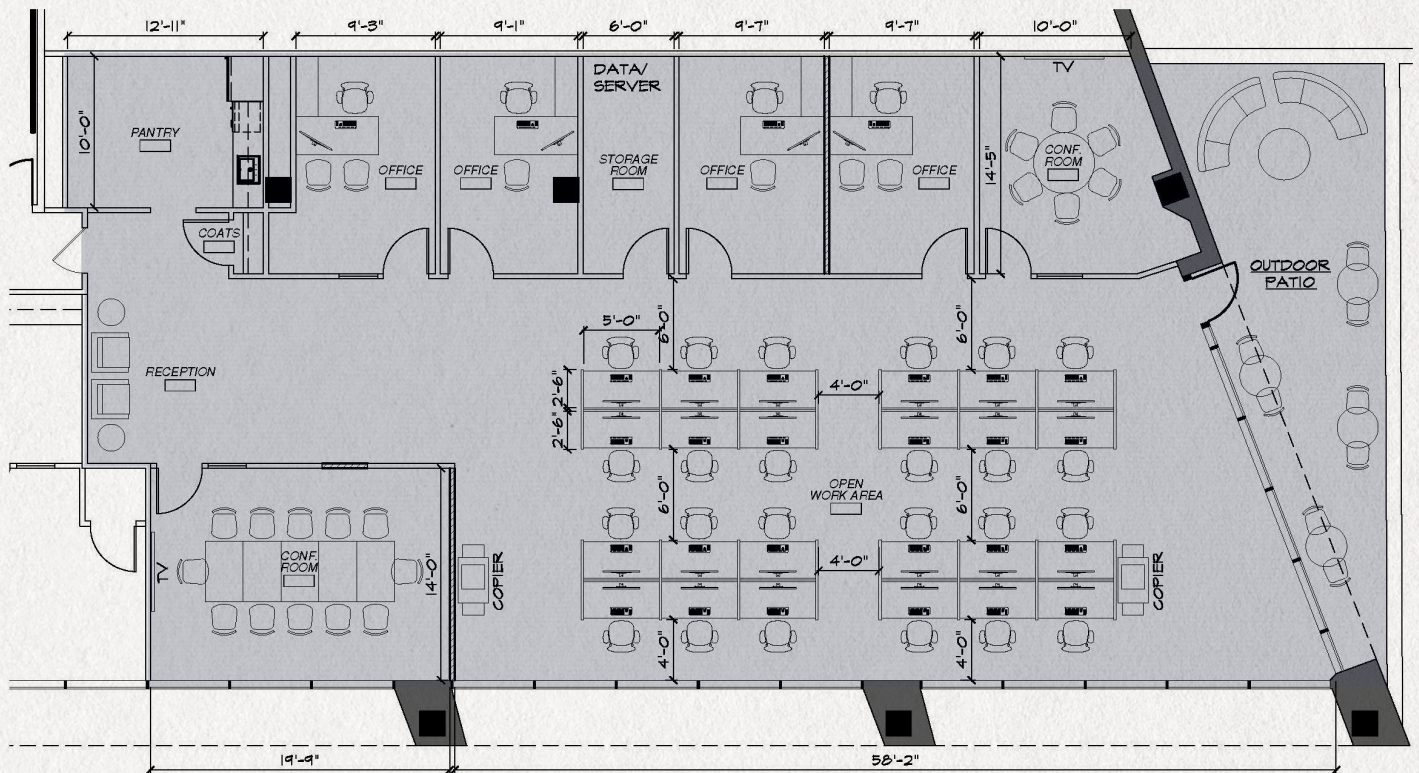


5TH FLOOR, FULL SPACE
12,925 RSF

PARTIAL 3RD FLOOR

Testfit of a Dynamic Workspace with Exclusive Terrace Access

Discover an exceptional office solution on the partial 3rd floor, offering 4,281 RSF designed for modern productivity. This inviting space will feature an open layout, complemented by four private offices and two dedicated conference rooms for meetings and collaborations. A convenient pantry will enhance employee comfort, while the standout amenity is direct access to a private outdoor terrace, providing a unique and refreshing extension to your workspace.

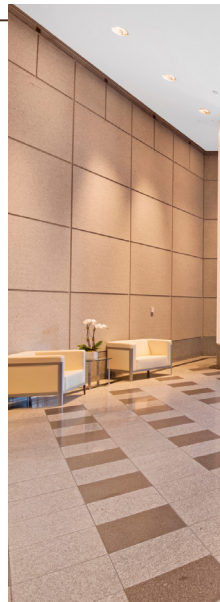


3RD FLOOR, ANTICIPATED SPEC SUITE
4,281 RSF

THE 1055 WASHINGTON BOULEVARD AMENITIES

Building Amenities

At 1055 Washington Boulevard, ownership is committed to continually elevating the tenant experience through ongoing renovations and upgrades, ensuring a top-tier array of amenities. This dedication provides tenants with modern, thoughtfully designed options within the building and seamless access to the vibrant surrounding Stamford area, offering unparalleled choices for an exceptional work-life balance, superior walkability, and excellent transit connections.





12-MINUTE WALK TO TRAIN

A quick walk to Stamford Train Station

STEPS FROM MILL RIVER PARK

Immediate park proximity

RENOVATED ATRIUM LOBBY

Modern lobby with collaborative and break-out areas

OUTDOOR TERRACES & BALCONIES

Fresh-air spaces available throughout the building, and including private terraces

CONCIERGE & ON-SITE MANAGEMENT

Daily support for smooth operations

ON-SITE CAFÉ

Convenient food and coffee

SECURED PARKING

Dedicated visitor parking and electric car charging stations

UPDATED COMMON AREAS

Recently refreshed common areas and amenities

STATE-OF-THE-ART CONFERENCE FACILITY

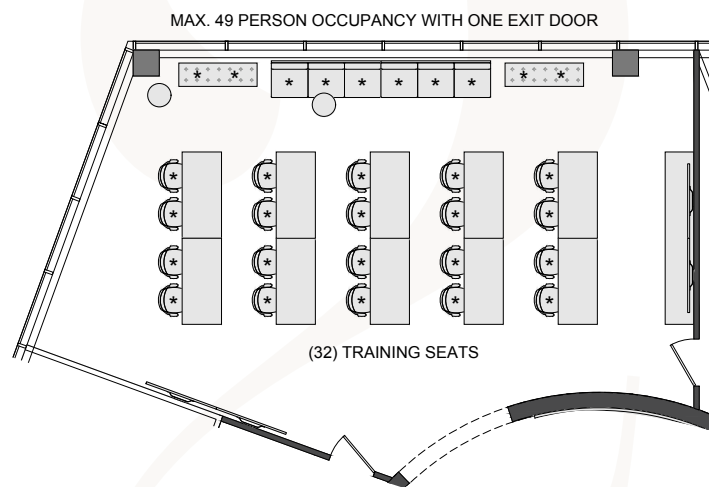
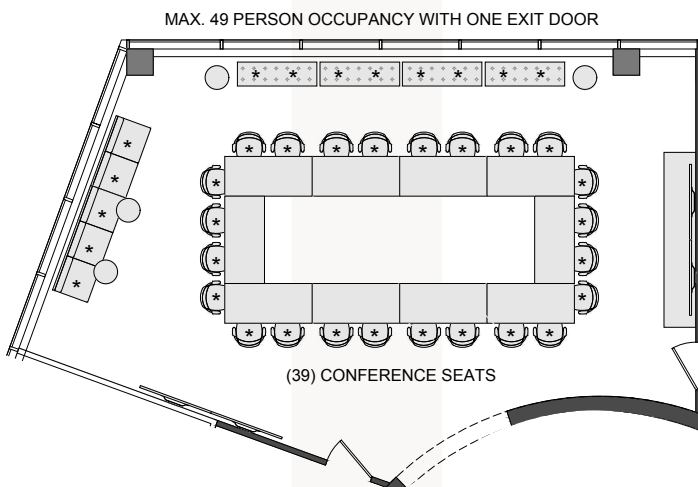
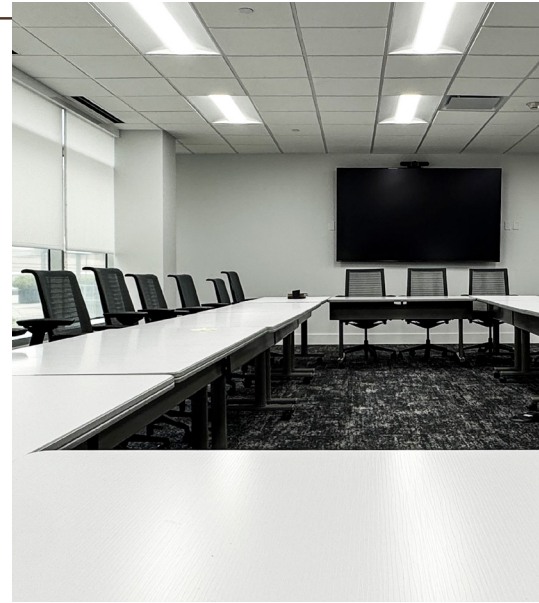
Flexible meeting space



COMMUNITY SPACES

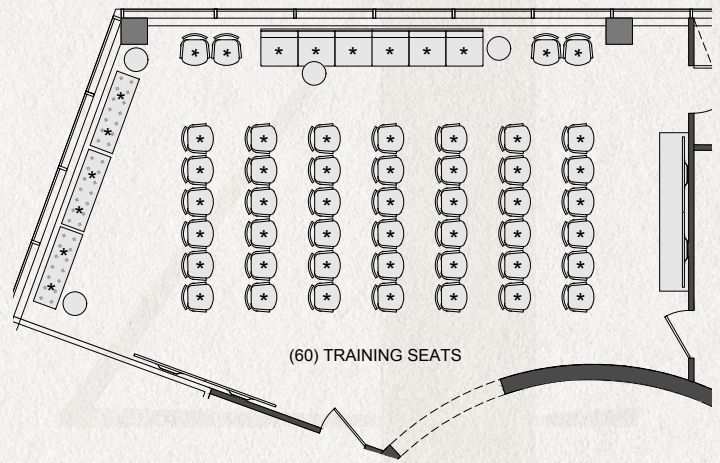
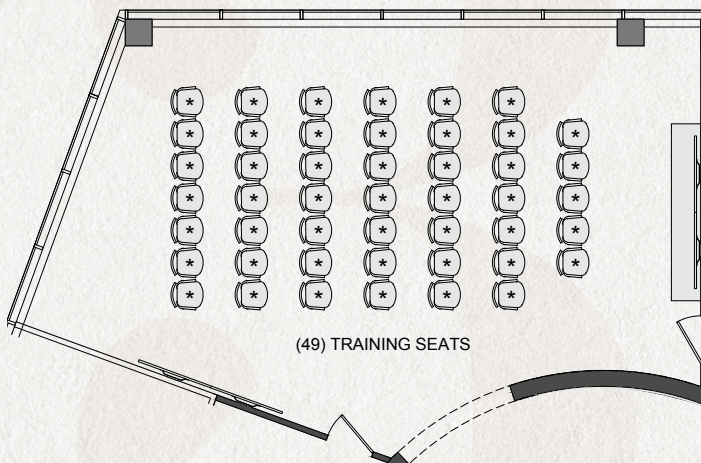
A Conference Room of Possibility

Discover the latest enhancement at 1055 Washington Boulevard: a newly completed, state-of-the-art multipurpose conference facility designed to cater to diverse professional needs. Located on the 4th floor, this brand-new amenity offers unparalleled flexibility with four distinct setup configurations and a capacity of 60 people, ensuring the perfect environment for any client requirement, from intimate meetings to large-scale presentations. It is also seamlessly connected to the outdoor common area terrace.





MAX. 49 PERSON OCCUPANCY WITH ONE EXIT DOOR



THE LOCATION

Stamford Excellence

This prime location delivers inherent value to your business, with an array of choices for commuters, including easy access to I-95, Route 1, the Merritt Parkway, and the Stamford Transportation Center with Metro-North and Amtrak service. Directly across from Stamford's 28-acre Mill River Park, a \$60M redevelopment featuring a carousel, skating rink, walking trails, summer music concerts, holiday events, and fitness classes further enhances the overall value proposition. Beyond transit and nature, 1055 Washington Blvd. offers access to a diverse array of dining experiences and convenient shopping throughout downtown Stamford, all within easy walking distance.



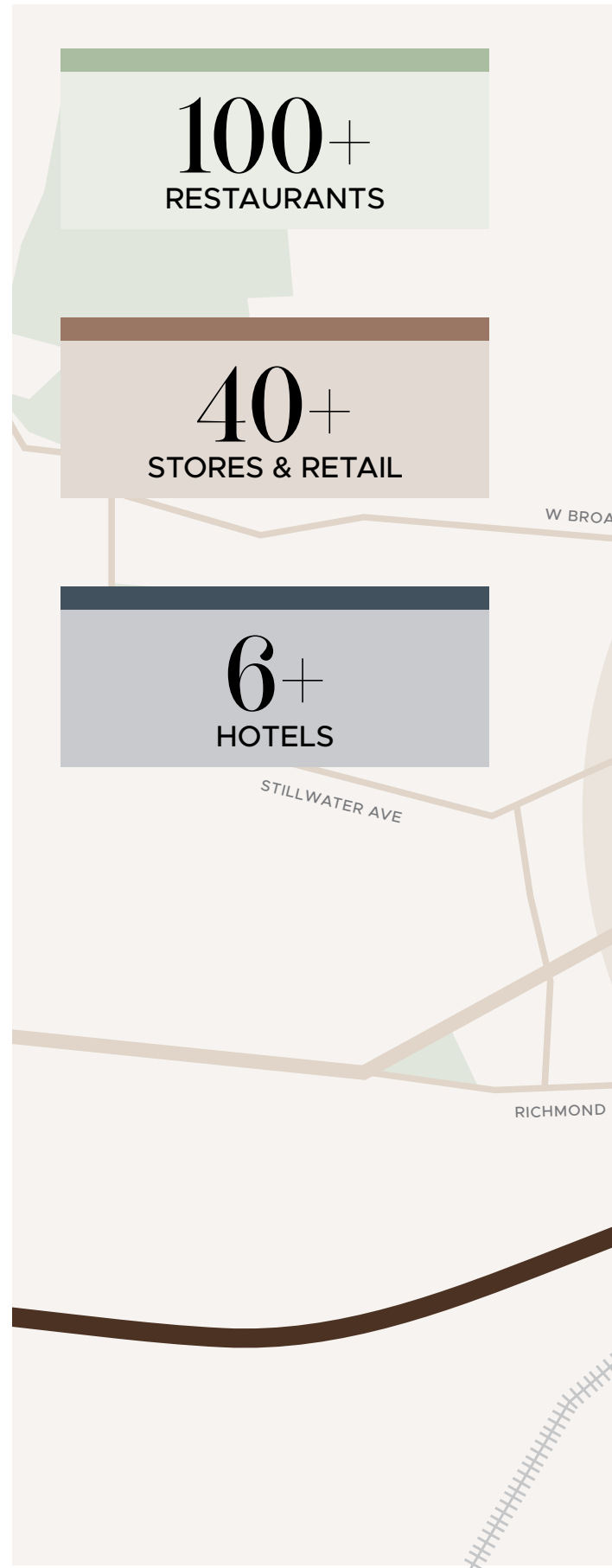
96
WALK SCORE
Walker's Paradise



74
TRANSIT SCORE
Excellent Transit



75
BIKE SCORE
Very Bikeable





ABOUT RPW GROUP

RPW Group, Inc., established in 1980 by Robert P. Weisz, has evolved into a leading manager of commercial properties throughout the New York tristate area.

A steadfast commitment to integrity and exceptional customer service forms the cornerstone of RPW's operations. As a multi-generational family business, RPW understands that each strategic decision profoundly shapes its esteemed name and reputation. This deeply ingrained philosophy means that at RPW, a verbal agreement carries the same weight and trust as a signed contract. The company's reputation for unwavering integrity is further fortified by a culture that prioritizes outstanding service, ensuring every team member is personally invested in delivering a superior customer experience. This dual-pronged corporate approach is directly reflected in RPW's consistently high renewal rates and remarkably low vacancy rates.

RPW recognizes that its sustained success is inextricably linked to the vitality and well-being of the communities it serves. Consequently, the organization wholeheartedly embraces its responsibility to give back. Whether through active participation on the boards of various non-profit organizations, hosting impactful charity functions and fundraisers, or dedicating valuable time and resources to worthy causes, RPW Group proudly and actively supports its communities. RPW Group has been an owner and developer of commercial property in the New York tristate area since 1979.





TRESSER BLVD



STAMFORD STATION

EDWARD A. CONNELL HERITAGE PARK

1055 WASHINGTON BOULEVARD

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