



YOUR NEXT STOP

THE ULTIMATE DESTINATION

THE
STATION
AT CLINTON



The Station at Clinton is the Ultimate Destination for business and innovation, state-of-the-art indoor sports and fitness facilities, and new residences. Did we mention an award-winning flagship craft brewery? The Station at Clinton is the new upcoming mixed-use development that will have something for everyone. A beautifully restored historic Art Deco building for office space that fits today's workplace. Abundant warehouse and flexible industrial space equipped with 8 indoor convenient loading docks. And brand new luxury residential apartments coming in 2021. The Station at Clinton will be the new "magnet" and place-to-be on the Connecticut coastline, bringing revolutionary change, economic vitality, and cultural energy to the area, Clinton and beyond.



THE SPORTSPLEX

An athlete's dream. A state-of-the-art sports complex that will keep the athlete in you occupied for hours. An indoor turf facility for soccer and other activities. Indoor basketball. Golf simulators with trackman technology. And, of course, the latest in strength and conditioning equipment. So dive right in: Athletes and recreational sports lovers, this is your special place.

FLEXSPACES

Built in 1929 at the peak of the art-deco period, the Pond's building stands majestically with its seven bay façade, poured concrete exterior and projecting entry pavilion. Step inside and the artistry continues – smooth, sleek contours contrast the art-deco exterior, blending the contemporary with the retro. Office space can be flexibly configured to meet any organization's needs. Employees will relish at the opportunity to work in such impressive space within such an exciting community.

THE STATION AT CLINTON



THE RESIDENCES

The residences at The Station at Clinton offer comfortable contemporary living at an affordable price. Available in studio, one and two-bedroom rental units, our residences are within walking distance of all the amenities The Station at Clinton has to offer – restaurants, a craft brewery, stores and sports and fitness activities complimented by the best in culture, entertainment and shopping. Set sail at one of Clinton's three nearby marinas or walk to comfort of the beach and soak in the resplendent beauty of Long Island Sound. What better way to live?

KINSMEN BREWING

Imagine this – an award-winning craft brewery at the center of it all right next door to a bevy of stores and restaurants, indoor golf, soccer and basketball facilities all within walking distance. A first-class experience of conviviality, kinship, good old fashioned fun, and—of course—great beer. The Station at Clinton has it all. Whether you're a resident in one of The Station at Clinton contemporary residences or an employee of one of our corporate tenants – or both! – you'll find The Station at Clinton offers the best blend of work, life and fun.

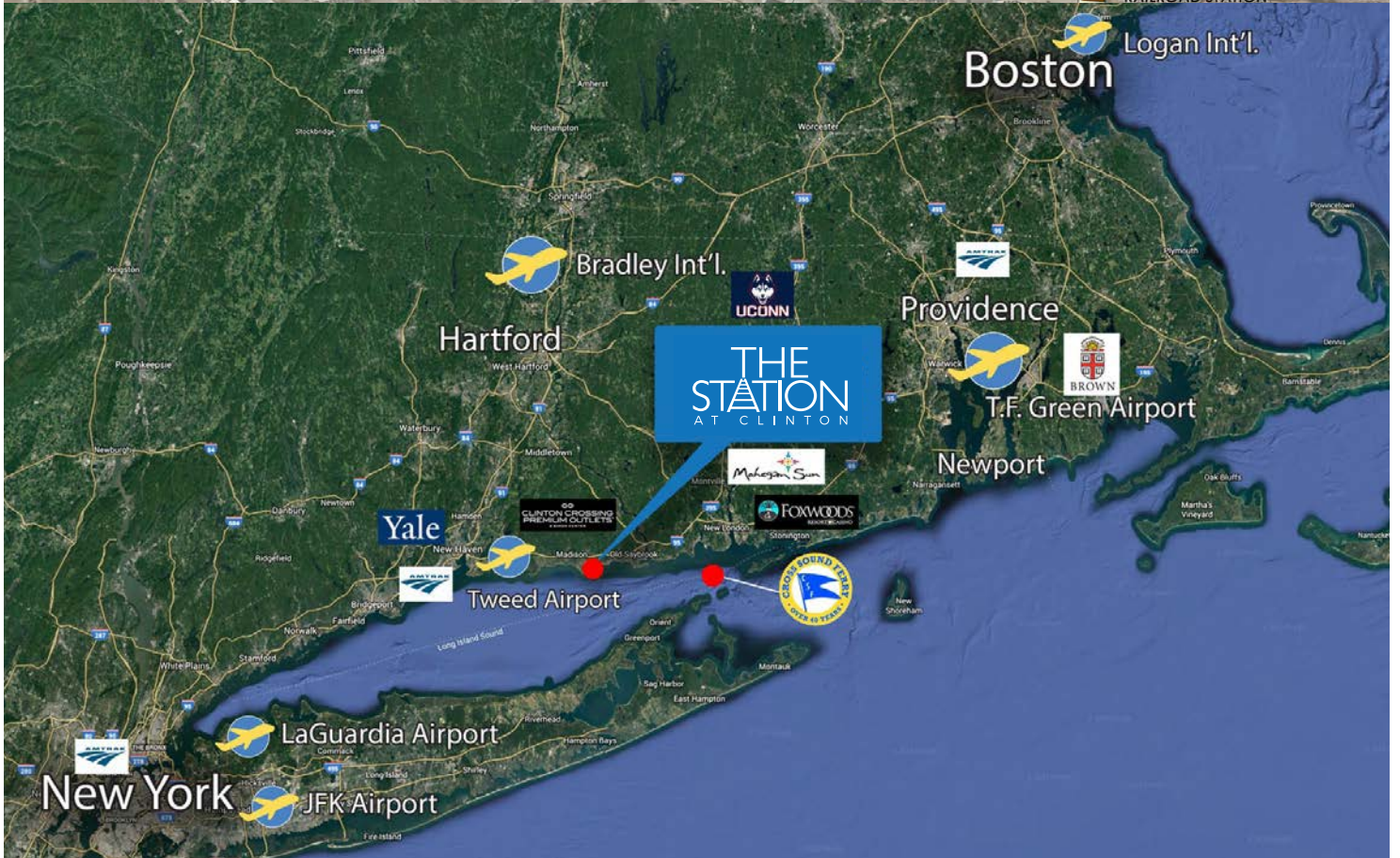
FLEX SPACES



THE STATION AT CLINTON

- ❑ **25** acre transit-oriented development
- ❑ **360,000** sq. ft. of innovation space
- ❑ **40,000** sq. ft. of office space
- ❑ **20** min. from New Haven
- ❑ **Halfway** between Boston & New York
- ❑ **Direct access** to I-95 & Acela corridor
- ❑ **Historic** premier coastline development

THE STATION AT CLINTON



Clinton, CT

\$88,000+ Average Household Income

Branford | North Branford | Guilford | Killingworth | Madison



825,000+
People Within 25 Miles



108,000+
ADDT I-95 & US-1 (Post Road)



853,309
Amtrak Boardings/Alightings
New Haven - New London



New Haven - Middlesex - New London County Demographics

1,287,086 Population

501,194 Households

110,588 Businesses

508,979 Employees

\$13,375 Retail Sales Per Capita





THE STATION AT CLINTON



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