

CBRE wraps up best deal in Fairfield

CBRE's New York Institutional Group was honored with Meritage and ClearRock Properties with the 2011 Sale of the Year award for Fairfield County presented by NAIOP at its annual gala.

The award was presented to the team led by Jeffrey Dunne with Steven Bardsley and David Gavin of CBRE and Justin Nonemaker of Meritage Properties for their work on the sale of One Dock Street in Stamford, Connecticut.

One Dock Street was the first significant office sale in the Stamford market since 2008. Dunne's team rep-

resented the seller, One Dock LP, and procured the buyer, Dock Street Holdings LLC, a joint venture between Meritage Properties and ClearRock Properties.

One Dock Street is an 86,000 s/f post-and-beam office building with frontage on the new four-lane Stamford Urban Transitway.

Situated at the gateway to the master-planned 80-acre Harbor Point redevelopment, One Dock Street's location will directly benefit from the



JEFFREY
DUNNE

residential and retail amenities being developed as part of the project. While 87% leased at the time of sale with a Stamford CBD availability of over 22%, CBRE was able to demonstrate to potential buyers through analysis of train-centric locations the likelihood of future lease-up and increased NOI.

"Having this transaction recognized as the speaks volumes on both our team and client dedication," said Dunne. "We want to thank NAIOP for this terrific award."