



SPACE - DIRECT LEASE

## 4 High Ridge Park

Stamford, CT | Stamford

[www.highridgeofficeinapark.com/](http://www.highridgeofficeinapark.com/)

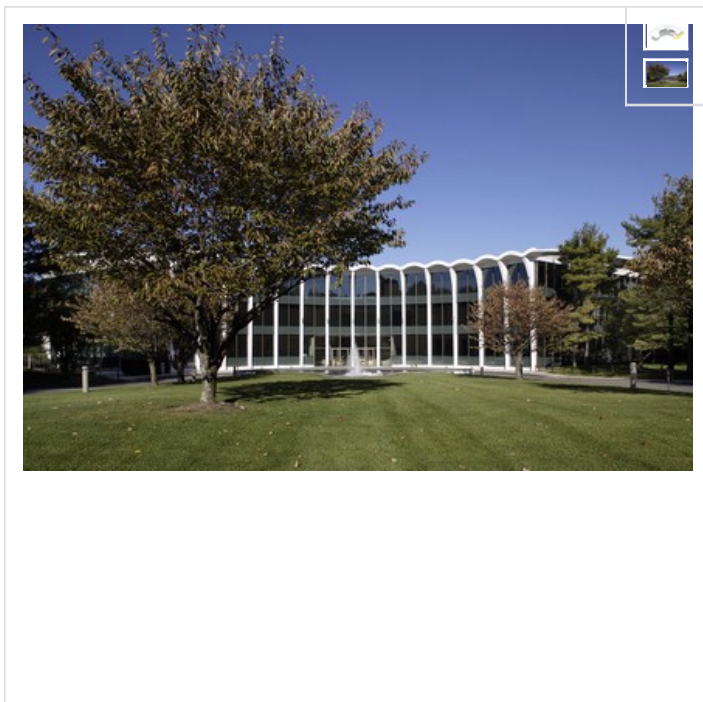
DETAIL

Floor/Suite	-1 / BS 002
Total SF	1,165
Rent	\$26.50 psf
Electric	Plus Electric
Available	Immediate
Term	5 - 10 Years
Use	Office

CONTACT

**Peter S. Duncan** - President and CEO  
Phone 212-481-1122

**Jodi Gutierrez** - Property Manager  
Phone 203-322-0325 | Mobile 347-234-2819



BUILDING DESCRIPTION

This four-story, 74,000 SF building will offer a new facade, lobby and common areas. Many spaces in this building enjoy fabulous pond views. 4 High Ridge Park provides a multitude of layout options including full floor, full building and multi-tenant configura

Parking: 3 spaces per 1,000 sf.

MAJOR TENANTS

Synapse Group; Miltenberg & Samton; Spectrum Asset Management

AMENITIES

Attractive landscaped grounds. Car detail facility. Close to hotels & business services. Express bus to train. New cafeteria. On-site management. Overnight mail (Fedex, Airborne, UPS, etc.). Picnic areas. Pond. Private corporate setting. Upgraded bathrooms in 2002. Upgraded exercise facilities.

OTHER BUILDING INFO

**PARKING: SPACES PER 1,000 SF:** 3 **Telecom:** High Speed Internet Access; T-1; DSL **HVAC:** Center Core and perimeter console heat pump units; 400 ton, 2-cell cooling tower; electric boiler; after hours HVAC available **Electric:** 6 Watts psf; no back-up generator **Sprinkler:** Partial **Passenger Elevators:** 2,500 lbs.; ADA compliant **Access:** 24/7 **Building Area:** 74,010 sf **Number of Floors:** 4 **Floor Sizes:** 19,900 sf **Ceiling Height:** 8'6" **Owner:** High Ridge Office Park, LLC **Manager:** George Comfort & Sons, Inc. **Year Built/Renovated:** Built: 1970 Renovated: 2007 **Lot Size:** 5 acres **Tenancy:** Multi-tenant **Building Class:** A **Primary Type:** Office **Property Status:** Existing

