



PROPERTY DETAIL

2 High Ridge Park

Stamford, CT | Stamford

www.highridgeofficeinapark.com/

CONTACT

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

Andrew Joseph - Vice President
Phone 212-481-1122 Ext 2123

BUILDING DESCRIPTION

Architecturally unique, Building 2 has a distinctive round appearance. The exterior of the building is surrounded by a pool with fountains and backs onto a pond. The top floor exterior office spaces offer private outdoor balconies.

The lobby level boasts an atrium with pool and waterfall all set under a beautiful domed skylight.



Available Space	Size SF	Rent/Price	Term	Available	Lease Type	Status
3 / Suite 305	3,300	Upon Request		Immediate	Direct	

SPECIFICATIONS

Property	Type: Existing Office Class: A Tenancy: Multi-tenant
Lot	Size: 2 acres
Building	Size: 30,817 sf Year Built: 1967 Renovated: 1989, 2002 & 2006
Floors	No: 3 Size: 12,500 sf Ceiling Height: 8'6
Parking	Spaces per 1,000 sf: 3
Telecom	High Speed Internet Access, T-1, DSL
HVAC	Constant volume, variable temperature hot/cold deck system; oil/hot water coils/chilled water piping; After hours HVAC available
Electric	6 Watts PSF; no back-up generator
Sprinkler	Full
Passenger Elevators	1 Passenger, 2,000 lb., ADA Renovated in 2002 Access: 24/7
Tenants	Walker Digital Management; Spectrum Asset Management
Amenities	Atrium. Attractive landscaped grounds. Brand new lobby. Car detail facility. Close to hotels & business services. Express bus to train. New cafeteria. New plaza landscaping being designed and implemented. On-site management. Overnight mail (Fedex, Airborne, UPS, etc.). Picnic areas. Pond. Private corporate setting. Upgraded bathrooms in 2002. Upgraded exercise facilities.



Owner	High Ridge Office Park, LLC
Manager	George Comfort & Sons, Inc.
Leasing Agent	Cushman & Wakefield