



PROPERTY DETAIL

## 2 High Ridge Park

Stamford, CT | Stamford

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

<b>Property</b>	<b>Type:</b> Existing Office <b>Class:</b> A <b>Tenancy:</b> Multi-tenant
<b>Lot</b>	<b>Size:</b> 2 acres
<b>Building</b>	<b>Size:</b> 30,817 sf <b>Year Built:</b> 1967 <b>Renovated:</b> 1989, 2002 & 2006
<b>Floors</b>	<b>No:</b> 3 <b>Size:</b> 12,500 sf <b>Ceiling Height:</b> 8'6
<b>Parking</b>	<b>Spaces per 1,000 sf:</b> 3
<b>Telecom</b>	High Speed Internet Access, T-1, DSL
<b>HVAC</b>	Constant volume, variable temperature hot/cold deck system; oil/hot water coils/chilled water piping; After hours HVAC available
<b>Electric</b>	6 Watts PSF; no back-up generator
<b>Sprinkler</b>	Full
<b>Passenger Elevators</b>	1 Passenger, 2,000 lb., ADA Renovated in 2002 <b>Access:</b> 24/7
<b>Tenants</b>	Walker Digital Management; Spectrum Asset Management
<b>Amenities</b>	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