



PROPERTY DETAIL

1 High Ridge Park

Stamford, CT | Stamford

www.highridgeofficeinapark.com/

CONTACT

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BUILDING DESCRIPTION

Building 1 is Stamford's brand new headquarters opportunity! Renovated from the ground up, Building 1 features new energy-efficient, floor-to-ceiling windows that provide an abundance of natural light. Building 1 also has a new entrance, facade, lobby and infrastructure, making it Stamford's ideal headquarters location.



Available Space	Size SF	Rent/Price	Term	Available	Lease Type	Status
2 / Suite 200	18,664	Upon Request		Immediate	Sublease	
3 / 301	15,402	Upon Request		Immediate	Direct	

SPECIFICATIONS

Property	Type: Existing Office Class: A Tenancy: Multi-tenant
Lot	Size: 6 acres
Building	Size: 96,107 sf Year Built: 1967 Renovated: 1977, 1989, 2000 & 2009
Floors	No: 3 Size: 32,000sf Ceiling Height: 8'6"
Parking	Total Spaces: 263 Spaces Spaces per 1,000 sf: 3
Telecom	High Speed Internet Access; T-1; DSL
HVAC	Constant volume, variable temperature, low velocity system, electric resistance heat; chilled water lines for cooling.
Electric	120/208 Volts AMPS: 5,000.
Sprinkler	Yes
Security / Lobby	Tended Lobby
Passenger Elevators	2 Elevators, ADA Compliant
Tenants	AIFS, Inc.; Hedgeye Risk Management, LLC



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

Location & Directions

High Ridge Park is conveniently situated off High Ridge Road (Route 137) just off Exit 35 on the Merritt Parkway (Route 15).