



PROPERTY DETAIL

1 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

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 |



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|----------------------|---|
| 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).