



PROPERTY DETAIL

# 1 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

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
<a href="#">2 / Suite 200</a>	18,664	Upon Request		Immediate	Sublease	
<a href="#">3 / 301</a>	15,402	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> 6 acres
<b>Building</b>	<b>Size:</b> 96,107 sf <b>Year Built:</b> 1967 <b>Renovated:</b> 1977, 1989, 2000 & 2009
<b>Floors</b>	<b>No:</b> 3 <b>Size:</b> 32,000sf <b>Ceiling Height:</b> 8'6"
<b>Parking</b>	<b>Total Spaces:</b> 263 Spaces <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, low velocity system, electric resistance heat; chilled water lines for cooling.
<b>Electric</b>	120/208 Volts <b>AMPS:</b> 5,000.
<b>Sprinkler</b>	Yes
<b>Security / Lobby</b>	Tended Lobby
<b>Passenger Elevators</b>	2 Elevators, ADA Compliant
<b>Tenants</b>	AIFS, Inc.; Hedgeye Risk Management, LLC



<b>Amenities</b>	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.
<b>Owner</b>	High Ridge Office Park, LLC
<b>Manager</b>	George Comfort & Sons, Inc.
<b>Leasing Agent</b>	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).