



PROPERTY DETAIL

## 3 High Ridge Park

Stamford, CT | Stamford

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

CONTACT

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BUILDING DESCRIPTION

3 High Ridge Park serves as the Corporate Headquarters for Citizens Communications Company, a telecommunications company providing wireline communications services to 2.5 million access lines in 24 states.



**This Building is 100% Leased**

SPECIFICATIONS

<b>Property</b>	<b>Type:</b> Existing Office <b>Class:</b> B <b>Tenancy:</b> Multi-tenant
<b>Lot</b>	<b>Size:</b> 5 acres
<b>Building</b>	<b>Size:</b> 99,815 sf <b>Year Built:</b> 1969 <b>Renovated:</b> 1980;1991-1993
<b>Floors</b>	<b>No:</b> 4 <b>Size:</b> 26,300 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>	Interior Core and Perimeter heat pump system (replaced 1993), 420 ton 2 Cell Cooling Tower
<b>Electric</b>	120/208 & 227/480 volts <b>AMPS:</b> 2,000 .
<b>Sprinkler</b>	Yes
<b>Security / Lobby</b>	Tended Lobby
<b>Passenger Elevators</b>	2,500 lbs.;ADA compliant <b>Access:</b> 24/7
<b>Amenities</b>	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.



Leasing Agent | Cushman & Wakefield