



PROPERTY DETAIL

3 High Ridge Park

Stamford, CT | Stamford

www.highridgeofficeinapark.com/

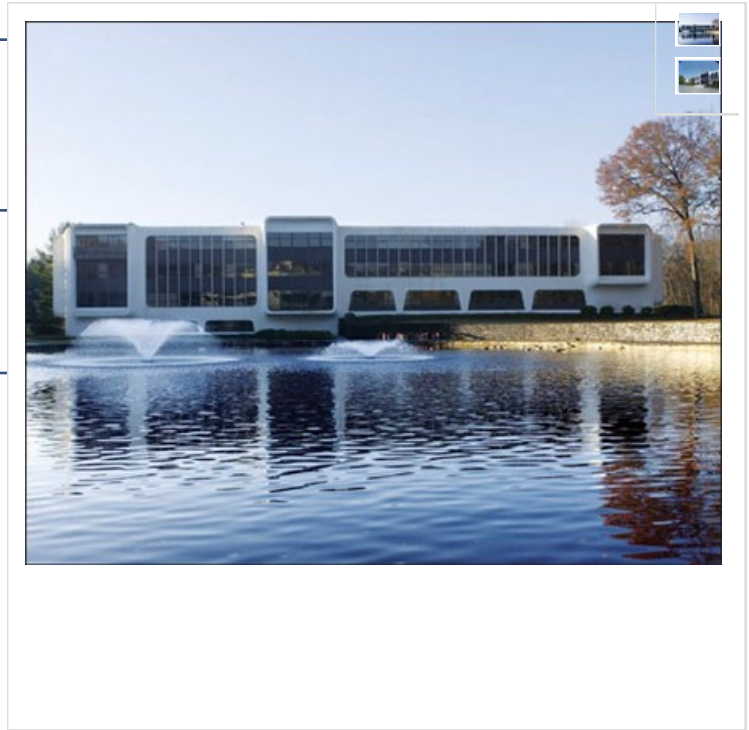
CONTACT

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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

| | |
|----------------------------|---|
| Property | Type: Existing Office Class: B Tenancy: Multi-tenant |
| Lot | Size: 5 acres |
| Building | Size: 99,815 sf Year Built: 1969 Renovated: 1980;1991-1993 |
| Floors | No: 4 Size: 26,300 sf Ceiling Height: 8'6 |
| Parking | Spaces per 1,000 sf: 3 |
| Telecom | High Speed Internet Access; T-1; DSL |
| HVAC | Interior Core and Perimeter heat pump system (replaced 1993), 420 ton 2 Cell Cooling Tower |
| Electric | 120/208 & 227/480 volts AMPS: 2,000 . |
| Sprinkler | Yes |
| Security / Lobby | Tended Lobby |
| Passenger Elevators | 2,500 lbs.;ADA compliant Access: 24/7 |
| Amenities | 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