



PROPERTY DETAIL

3 High Ridge Park

Stamford, CT | Stamford

www.highridgeofficeinapark.com/

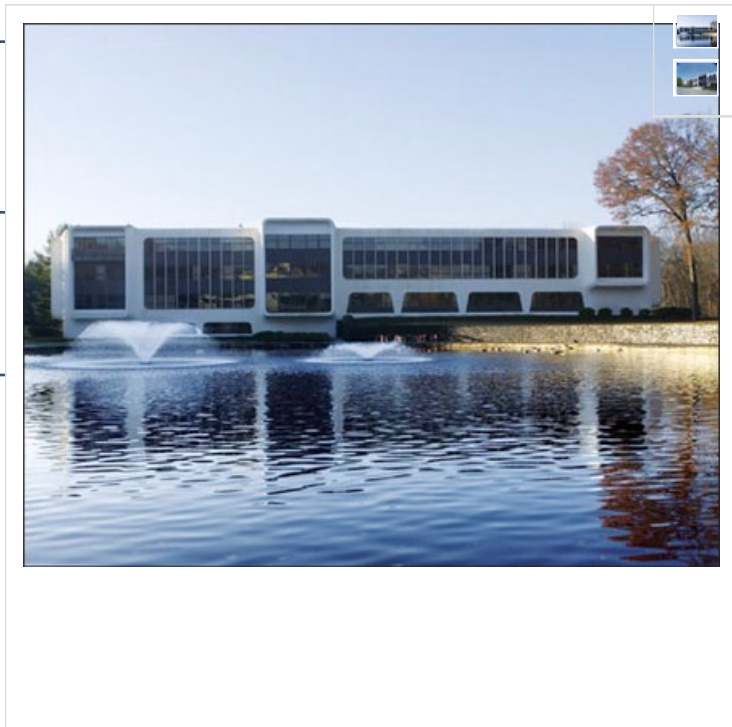
CONTACT

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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