



PROPERTY DETAIL

4 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

This four-story, 74,000 SF building will offer a new facade, lobby and common areas. Many spaces in this building enjoy fabulous pond views. 4 High Ridge Park provides a multitude of layout options including full floor, full building and multi-tenant configura

Parking: 3 spaces per 1,000 sf.



Available Space	Size SF	Rent/Price	Term	Available	Lease Type	Status
3 / Suite 304	3,237	\$35 psf	5 - 10 Years	Immediate	Direct	

SPECIFICATIONS

Property	Type: Existing Office Class: A Tenancy: Multi-tenant
Lot	Size: 5 acres
Building	Size: 74,010 sf Year Built: 1970 Renovated: 2007
Floors	No: 4 Size: 19,900 sf Ceiling Height: 8'6
Parking	Spaces per 1,000 sf: 3
Telecom	High Speed Internet Access; T-1; DSL
HVAC	Center Core and perimeter console heat pump units; 400 ton, 2-cell cooling tower; electric boiler; after hours HVAC available
Electric	6 Watts psf; no back-up generator
Sprinkler	Partial
Passenger Elevators	2,500 lbs.; ADA compliant Access: 24/7
Tenants	Bright Horizons Children's Center; World Courier Management, Inc.
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 bathrooms in 2002. Upgraded exercise facilities.
Owner	High Ridge Office Park, LLC



Manager | George Comfort & Sons, Inc.

Leasing Agent | Cushman & Wakefield