



PROPERTY DETAIL

4 High Ridge Park

Stamford, CT | Stamford

www.highridgeofficeinapark.com/

CONTACT

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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