



PROPERTY DETAIL

## 4 High Ridge Park

Stamford, CT | Stamford

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

<b>Property</b>	<b>Type:</b> Existing Office <b>Class:</b> A <b>Tenancy:</b> Multi-tenant
<b>Lot</b>	<b>Size:</b> 5 acres
<b>Building</b>	<b>Size:</b> 74,010 sf <b>Year Built:</b> 1970 <b>Renovated:</b> 2007
<b>Floors</b>	<b>No:</b> 4 <b>Size:</b> 19,900 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>	Center Core and perimeter console heat pump units; 400 ton, 2-cell cooling tower; electric boiler; after hours HVAC available
<b>Electric</b>	6 Watts psf; no back-up generator
<b>Sprinkler</b>	Partial
<b>Passenger Elevators</b>	2,500 lbs.; ADA compliant <b>Access:</b> 24/7
<b>Tenants</b>	Bright Horizons Children's Center; World Courier Management, Inc.
<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 bathrooms in 2002. Upgraded exercise facilities.
<b>Owner</b>	High Ridge Office Park, LLC



Manager | George Comfort & Sons, Inc.

Leasing Agent | Cushman & Wakefield