



PROPERTY DETAIL

5 High Ridge Park

Stamford, CT | Stamford

www.highridgeofficeinapark.com/

CONTACT

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BUILDING DESCRIPTION

Building Five, the last to be built in 1975. Recently renovated the building boasts a new façade, a newly designed fitness center, new bathrooms and a brand new lobby and conference center. It provides a multitude of layout options including full floor, full building and multi-tenant configurations



Available Space	Size SF	Rent/Price	Term	Available	Lease Type	Status
-1 / BS1&4	6,672	\$28 psf	5 - 10 Yrs.	Immediate	Direct	
-1 / BS-3a	3,078	\$28 psf	5 - 10 Yrs.	Arranged	Direct	
1 / Part 1st/Suite 102	3,101	\$33 psf	5 - 10 Yrs.	Immediate	Direct	
2 / Part 2nd/Suite 207	1,893	\$33 psf		Immediate	Direct	
2 / Suite 203	4,243	Upon Request		Immediate	Sublease	

SPECIFICATIONS

Property	Type: Existing Office Class: B Tenancy: Multi-tenant
Lot	Size: 6 acres
Building	Size: 106,550 sf Year Built: 1975 Renovated: 2006
Floors	No: 4 Size: 32,000 sf Ceiling Height: 8'6
Telecom	High Speed Internet Access; T-1; DSL
HVAC	Center core water-cooled units with electric resistance heaters; perimeter console heat pump units; electric boiler; 475 ton, 2 cell cooling tower; after hours HVAC available
Electric	6 Watts psf; back-up generator
Sprinkler	Partial
Passenger Elevators	2 Passenger; 2,500 lbs.; ADA compliant Access: 24/7



Tenants	Marquardt & Roche; Protegrity USA, Inc.; High Ridge Brands Co.
Amenities	Attractive landscaped grounds. Brand new lobby. 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