



PROPERTY DETAIL

## 5 High Ridge Park

Stamford, CT | Stamford

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

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

<b>Property</b>	<b>Type:</b> Existing Office <b>Class:</b> B <b>Tenancy:</b> Multi-tenant
<b>Lot</b>	<b>Size:</b> 6 acres
<b>Building</b>	<b>Size:</b> 106,550 sf <b>Year Built:</b> 1975 <b>Renovated:</b> 2006
<b>Floors</b>	<b>No:</b> 4 <b>Size:</b> 32,000 sf <b>Ceiling Height:</b> 8'6
<b>Telecom</b>	High Speed Internet Access; T-1; DSL
<b>HVAC</b>	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
<b>Electric</b>	6 Watts psf; back-up generator
<b>Sprinkler</b>	Partial
<b>Passenger Elevators</b>	2 Passenger; 2,500 lbs.; ADA compliant <b>Access:</b> 24/7



<b>Tenants</b>	Marquardt & Roche; Protegrity USA, Inc.; High Ridge Brands Co.
<b>Amenities</b>	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.
<b>Owner</b>	High Ridge Office Park, LLC
<b>Manager</b>	George Comfort & Sons, Inc.
<b>Leasing Agent</b>	Cushman & Wakefield