



PROPERTY DETAIL

6 High Ridge Park

Stamford, CT | Stamford

www.highridgeofficeinapark.com/

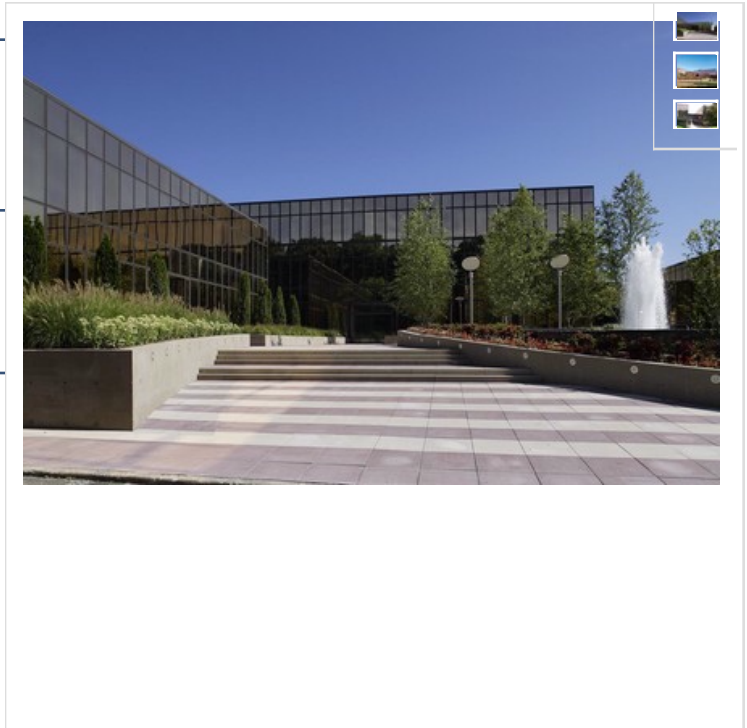
CONTACT

Peter S. Duncan - President and CEO
Phone 212-481-1122

Andrew Joseph - Vice President
Phone 212-481-1122 Ext 2123

BUILDING DESCRIPTION

6 High Ridge Park is comprised of three buildings totaling 183,000 SF. It will receive a new lobby, a newly-designed plaza and new, modern bathrooms and elevator cabs. It provides a multitude of layout options including full floor, full building and multi-tenant configurations. .



This Building is 100% Leased

SPECIFICATIONS

Property	Type: Existing Office Class: A Tenancy: Multi-tenant
Lot	Size: 8 acres
Building	Size: 184,613 sf Year Built: 1973 Renovated: 1993-1994, 2002 & 2007
Floors	No: 3 Size: Bldg. A-29,400 sf.; Bldg. B-30,100 sf; Bldg. C-22,400 sf Ceiling Height: 8'6"
Parking	Spaces per 1,000 sf: 3
Telecom	High Speed Internet Access; T-1; DSL
HVAC	VAV system; two 350 ton centrifugal chillers; 700 2 cell cooling tower; 23 air handlers with chilled water coils and electric resistance heaters for interior and perimeter areas; after hours HVAC available
Electric	6 Watts psf; back-up generator
Sprinkler	Full
Security / Lobby	Tended Lobby
Passenger Elevators	4 Passenger; 2,500 lbs. Access: 24/7
Owner	High Ridge Office Park, LLC
Manager	George Comfort & Sons, Inc.
Leasing Agent	Cushman & Wakefield

