



PROPERTY DETAIL

## 6 High Ridge Park

Stamford, CT | Stamford

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

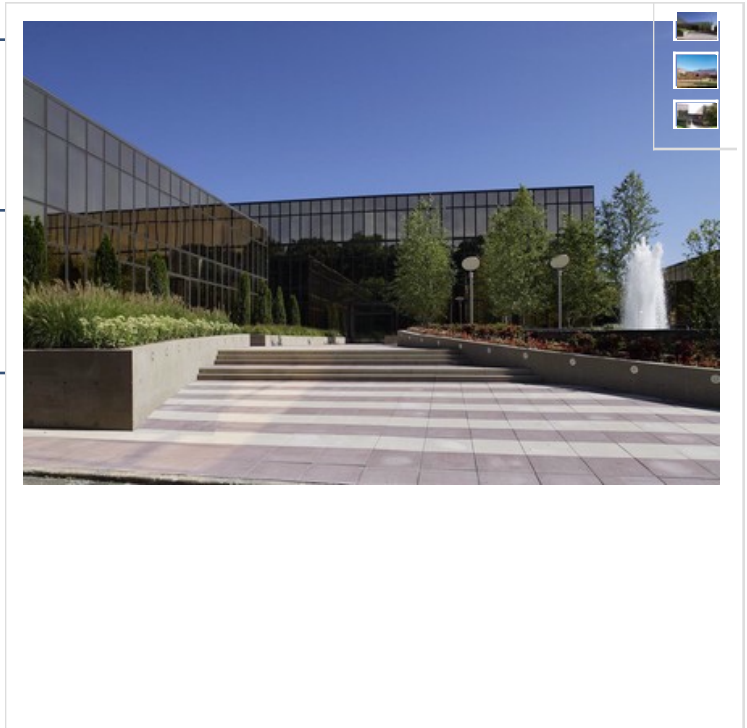
CONTACT

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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

<b>Property</b>	<b>Type:</b> Existing Office <b>Class:</b> A <b>Tenancy:</b> Multi-tenant
<b>Lot</b>	<b>Size:</b> 8 acres
<b>Building</b>	<b>Size:</b> 184,613 sf <b>Year Built:</b> 1973 <b>Renovated:</b> 1993-1994, 2002 & 2007
<b>Floors</b>	<b>No:</b> 3 <b>Size:</b> Bldg. A-29,400 sf.; Bldg. B-30,100 sf; Bldg. C-22,400 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>	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
<b>Electric</b>	6 Watts psf; back-up generator
<b>Sprinkler</b>	Full
<b>Security / Lobby</b>	Tended Lobby
<b>Passenger Elevators</b>	4 Passenger; 2,500 lbs. <b>Access:</b> 24/7
<b>Owner</b>	High Ridge Office Park, LLC
<b>Manager</b>	George Comfort & Sons, Inc.
<b>Leasing Agent</b>	Cushman & Wakefield

