



PROPERTY DETAIL

# 181 Harbor Drive

Stamford, CT | Stamford

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

CONTACT

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

**Dana R. Pike** - Senior Vice President  
Phone 212-542-2116



**This Building is 100% Leased**

SPECIFICATIONS

<b>Property</b>	<b>Type:</b> Existing Office <b>Class:</b> A
<b>Lot</b>	<b>Size:</b> 17 acres
<b>Building</b>	<b>Size:</b> 91,040 sf <b>Year Built:</b> 1982 <b>Renovated:</b> 2012/13
<b>Floors</b>	<b>No:</b> 4 <b>Size:</b> 22,760 <b>Ceiling Height:</b> 12' 0
<b>Parking</b>	<b>Spaces per 1,000 sf:</b> 3
<b>Telecom</b>	All floors have access to the building's fiber optics. Current providers include AT&T, Lightpath, Cogent and Level 3.
<b>HVAC</b>	The building is heated and cooled by an energy efficient water source heat pump system. The newly installed (2013) closed loop system includes heating water pumps, condenser water pumps, cooling tower pumps, heat exchanger, boilers and cooling tower.
<b>Electric</b>	6 watts per sf demand load exclusive of base building air- conditioning. Electrical power consists of 1,600 amp service, 277/480 volt, three phase service supplied by CL&P. Larger tenants can be sub-metered for electric usage from a master meter.
<b>Sprinkler</b>	Yes
<b>Passenger Elevators</b>	2
<b>Owner</b>	AG-GCS Shippan Landing Owner LLC
<b>Manager</b>	George Comfort & Sons, Inc
<b>Leasing Agent</b>	CBRE

