



PROPERTY DETAIL

181 Harbor Drive

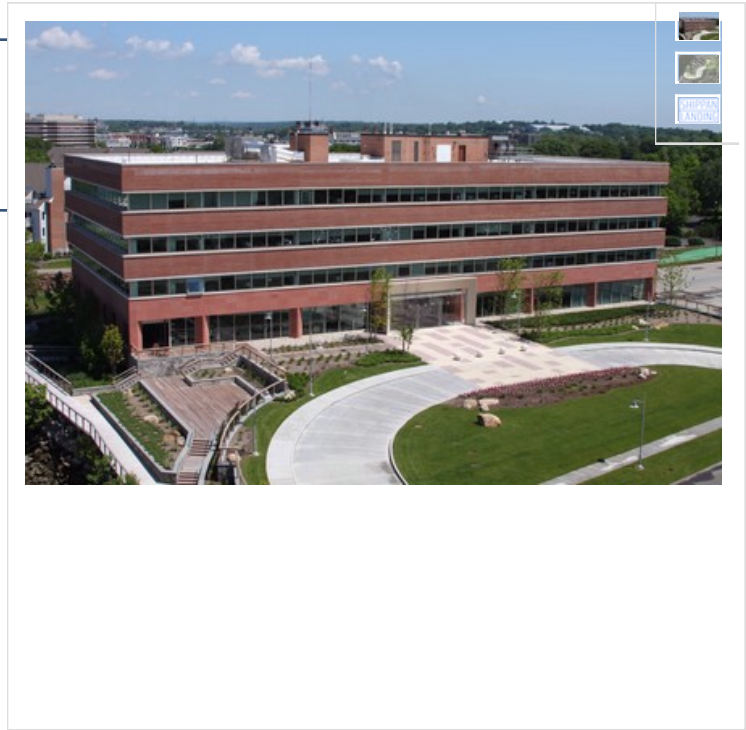
Stamford, CT | Stamford

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

Property	Type: Existing Office Class: A
Lot	Size: 17 acres
Building	Size: 91,040 sf Year Built: 1982 Renovated: 2012/13
Floors	No: 4 Size: 22,760 Ceiling Height: 12' 0
Parking	Spaces per 1,000 sf: 3
Telecom	All floors have access to the building's fiber optics. Current providers include AT&T, Lightpath, Cogent and Level 3.
HVAC	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.
Electric	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.
Sprinkler	Yes
Passenger Elevators	2
Owner	AG-GCS Shippan Landing Owner LLC
Manager	George Comfort & Sons, Inc
Leasing Agent	CBRE

