



PROPERTY DETAIL

208 Harbor Drive

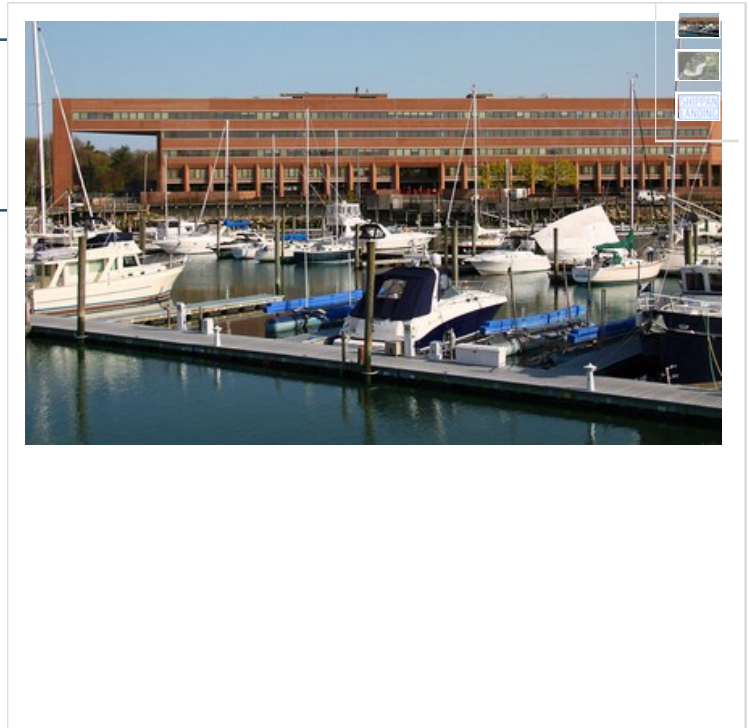
Stamford, CT | Stamford

www.shippanlanding.com

CONTACT

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Available Space	Size SF	Rent/Price	Term	Available	Lease Type	Status
2 / Suite 200	5,853	Upon Request		Immediate	Direct	
2 / Suite 204	5,306	Upon Request		Immediate	Direct	
3 / 300	52,879	Upon Request		Immediate	Direct	
4 / 400	52,879	Upon Request		Immediate	Direct	
5 / 500	55,784	Upon Request		Arranged	Direct	

SPECIFICATIONS

Property	Type: Existing Office Class: A
Lot	Size: 17 acres
Building	Size: 184,997 sf Year Built: 1980 Renovated: 2012/13
Floors	No: 5 Size: 52,879 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 entire building is cooled with four self-contained roof top units manufactured by McQuay.
Electric	6 watts per sf demand load exclusive of base building air- conditioning. Electrical power consists of 2,500 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.
Passenger Elevators	4



Owner	AG-GCS Shippan Landing Owner LLC
Manager	George Comfort & Sons, Inc
Leasing Agent	CBRE