



PROPERTY DETAIL

## 208 Harbor Drive

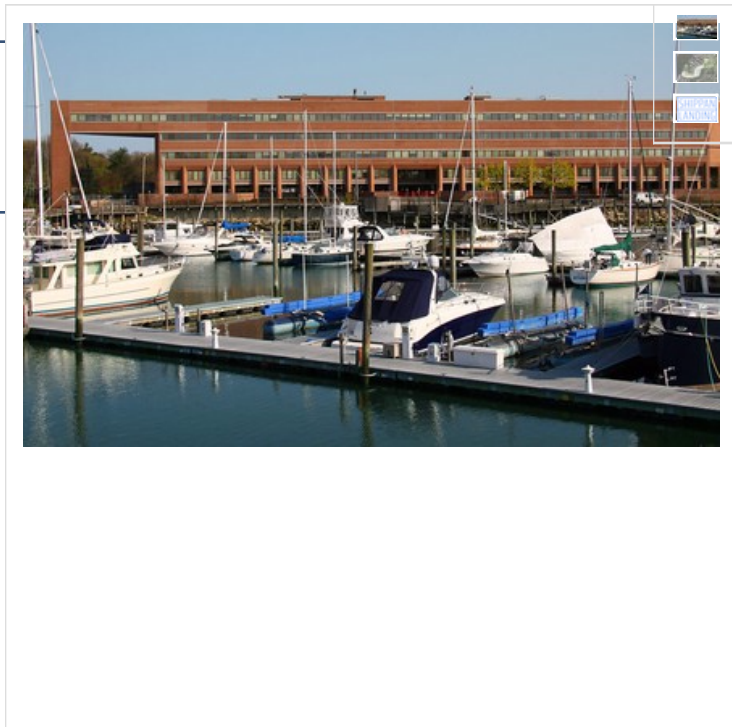
Stamford, CT | Stamford

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

CONTACT

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Available Space	Size SF	Rent/Price	Term	Available	Lease Type	Status
<a href="#">2 / 200</a>	23,435	Upon Request		Immediate	Direct	
<a href="#">3 / 300</a>	52,879	Upon Request		Immediate	Direct	
<a href="#">4 / 400</a>	52,879	Upon Request		Immediate	Direct	
<a href="#">5 / 500</a>	55,784	Upon Request		Arranged	Direct	

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> 184,997 sf <b>Year Built:</b> 1980 <b>Renovated:</b> 2012/13
<b>Floors</b>	<b>No:</b> 5 <b>Size:</b> 52,879 <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 entire building is cooled with four self-contained roof top units manufactured by McQuay.
<b>Electric</b>	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.
<b>Passenger Elevators</b>	4
<b>Owner</b>	AG-GCS Shippan Landing Owner LLC



Manager | George Comfort & Sons, Inc

Leasing Agent | CBRE