



PROPERTY DETAIL

208 Harbor Drive

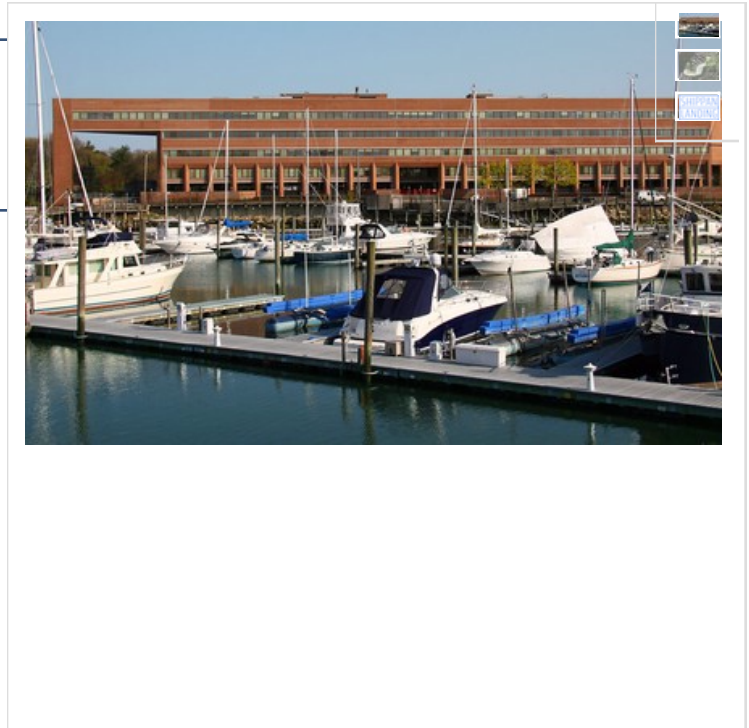
Stamford, CT | Stamford

www.shippanlanding.com

CONTACT

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Phone 212-542-2116



| 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 |



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