



PROPERTY DETAIL

290 Harbor Drive

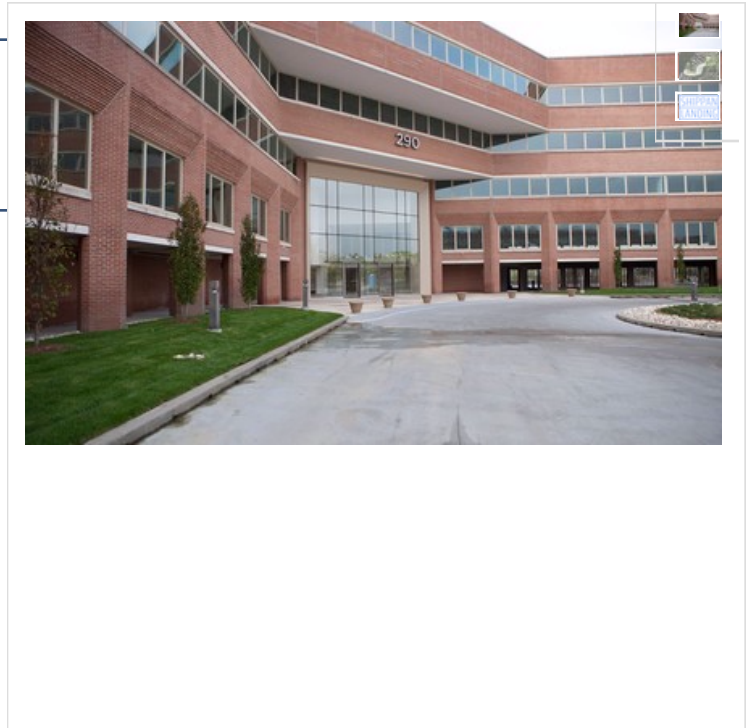
Stamford, CT | Stamford

www.shippanlanding.com

CONTACT

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

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



Available Space	Size SF	Rent/Price	Term	Available	Lease Type	Status
Plaza	7,202	Upon Request	Long Term	Immediate	Direct	
2 / 200	46,738	Upon Request		Immediate	Direct	
3 / 300	47,325	Upon Request		Immediate	Direct	
4 / 400	45,800	Upon Request		Immediate	Direct	
5 / 500	45,508	Upon Request		Immediate	Direct	

SPECIFICATIONS

Property	Type: Existing Office Class: A
Lot	Size: 17 acres
Building	Size: 192,571 sf Year Built: 1981 Renovated: 2012/13
Floors	No: 5 Size: 46,000 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 3,000 amp service, 277/480 volt, three phase service supplied by CL&P. Tenants can be sub-metered for electric usage from a master meter.



Sprinkler	Full
Passenger Elevators	4
Freight Elevators	1
Amenities	Café. Conference facility. Exercise facility. On-site management. Picnic areas. Shuttle to train.
Owner	AG-GCS Shippan Landing Owner LLC
Manager	George Comfort & Sons, Inc
Leasing Agent	CBRE