



PROPERTY DETAIL

## 290 Harbor Drive

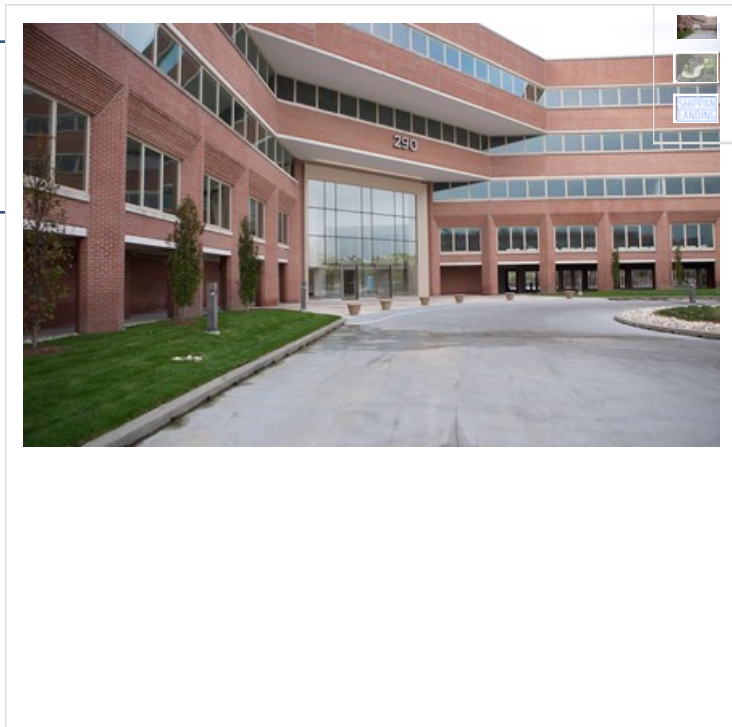
Stamford, CT | Stamford

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

CONTACT

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Available Space	Size SF	Rent/Price	Term	Available	Lease Type	Status
2 / Suite 200	19,602	Upon Request		Immediate	Direct	
4 / 400	45,800	Upon Request		Immediate	Direct	
5 / Suite 501	10,933	Upon Request		Immediate	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> 192,571 sf <b>Year Built:</b> 1981 <b>Renovated:</b> 2012/13
<b>Floors</b>	<b>No:</b> 5 <b>Size:</b> 46,000 <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 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.
<b>Electric</b>	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.
<b>Sprinkler</b>	Full
<b>Passenger Elevators</b>	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