



SPACE - DIRECT LEASE

5 High Ridge Park

Stamford, CT | Stamford

www.highridgeofficeinapark.com/

DETAIL

| | |
|--------------------|-------------------------|
| Floor/Suite | -1 / BS1&4 |
| Total SF | 6,672 Min: 3,000 |
| Rent | \$27.50 psf |
| Electric | Plus Electric |
| Available | Immediate |
| Term | 5 - 10 Yrs. |
| Use | Office |

CONTACT

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

Andrew Joseph - Vice President
Phone 212-481-1122 Ext 2123



BUILDING DESCRIPTION

Building Five, the last to be built in 1975. Recently renovated the building boasts a new façade, a newly designed fitness center, new bathrooms and a brand new lobby and conference center. It provides a multitude of layout options including full floor, full building and multi-tenant configurations

MAJOR TENANTS

Marquardt & Roche; Protegrity USA, Inc.; High Ridge Brands Co.

AMENITIES

Attractive landscaped grounds. Brand new lobby. Car detail facility. Close to hotels & business services. Express bus to train. New cafeteria. On-site management. Overnight mail (Fedex, Airborne, UPS, etc.). Picnic areas. Pond. Private corporate setting. Upgraded bathrooms in 2002. Upgraded exercise facilities.

OTHER BUILDING INFO

Telecom: High Speed Internet Access; T-1; DSL **HVAC:** Center core water-cooled units with electric resistance heaters; perimeter console heat pump units; electric boiler; 475 ton, 2 cell cooling tower; after hours HVAC available **Electric:** 6 Watts psf; back-up generator **Sprinkler:** Partial **Passenger Elevators:** 2 Passenger; 2,500 lbs.; ADA compliant **Access:** 24/7 **Building Area:** 106,550 sf **Number of Floors:** 4 **Floor Sizes:** 32,000 sf **Ceiling Height:** 8'6" **Owner:** High Ridge Office Park, LLC
Manager: George Comfort & Sons, Inc. **Year Built/Renovated:** Built: 1975 Renovated: 2006 **Lot Size:** 6 acres **Tenancy:** Multi-tenant **Building Class:** B
Primary Type: Office **Property Status:** Existing

