



SPACE - DIRECT LEASE

## 5 High Ridge Park

Stamford, CT | Stamford

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

### DETAIL

<b>Floor/Suite</b>	1 / Part 1st/Suite 102
<b>Total SF</b>	3,101
<b>Rent</b>	\$33.00 psf
<b>Electric</b>	Plus Electric
<b>Available</b>	Immediate
<b>Term</b>	5 - 10 Yrs.
<b>Use</b>	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

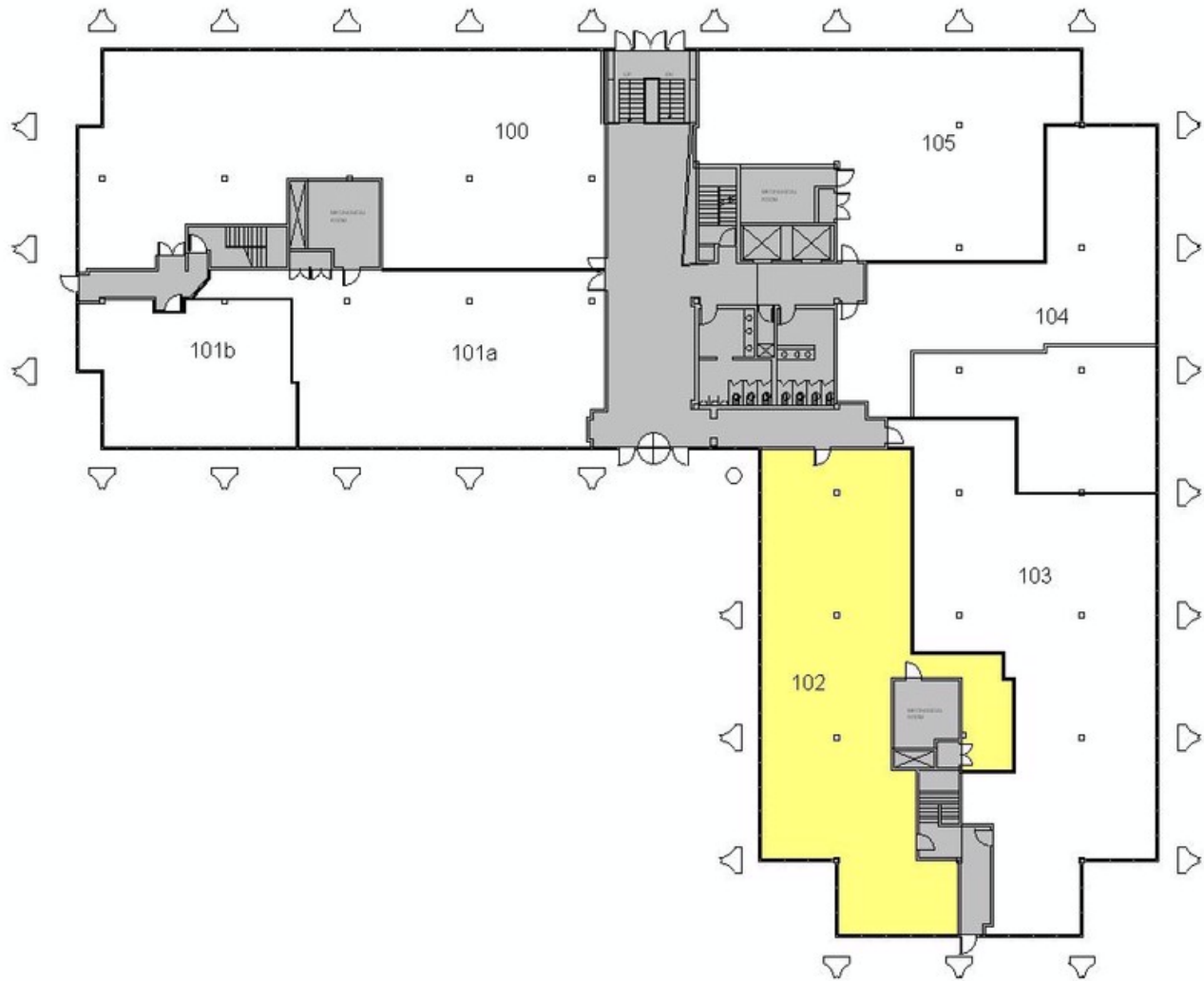
Marquardt & Roche; Protegrity USA, Inc.; High Ridge Brands Co.

### 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



DISCLAIMER: One full commission in accordance with our rate schedule will be paid, when received by us, to a cooperating broker who consummates a lease executed by both landlord and tenant and exchanged and which has been approved or consummates a sublease executed by both the Sublessor and Sublessee and exchanged and has been approved and has received Landlord's consent. All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms and conditions, prior sale, lease, sublease or financing, or withdrawal without notice.