SPACE - DIRECT LEASE

4 High Ridge Park

Stamford, CT | Stamford

www.highridgeofficeinapark.com/

DETAIL

Floor/Suite 3 / Suite 304

Total SF 3,237

Rent \$35.00 psf

Electric Plus Electric

Available Immediate

Term 5 - 10 Years

Office

CONTACT

Peter S. Duncan - President and CEO

Phone 212-481-1122

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

Use

BUILDING DESCRIPTION

This four-story, 74,000 SF building will offer a new facade, lobby and common areas. Many spaces in this building enjoy fabulous pond views. 4 High Ridge Park provides a multitude of layout options including full floor, full building and multi-tenant configura

Parking: 3 spaces per 1,000 sf.

MAJOR TENANTS

Bright Horizons Children's Center; World Courier Management, Inc.

AMENITIES

Attractive landscaped grounds. 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

PARKING: SPACES PER 1,000 SF: 3 Telecom: High Speed Internet Access; T-1; DSL HVAC: Center Core and perimeter console heat pump units; 400 ton, 2-cell cooling tower; electric boiler; after hours HVAC available Electric: 6 Watts psf; no back-up generator compliant Access: 24/7 Building Area: 74,010 sf Manager: George Comfort & Sons, Inc. Year Built/Renovated: Built: 1970 Renovated: 2007 Lot Size: 5 acres Tenancy: Multi-tenant Building Class: A Primary Type: Office Property Status: Existing



