



SPACE - DIRECT LEASE

## 4 High Ridge Park

Stamford, CT | Stamford

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

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

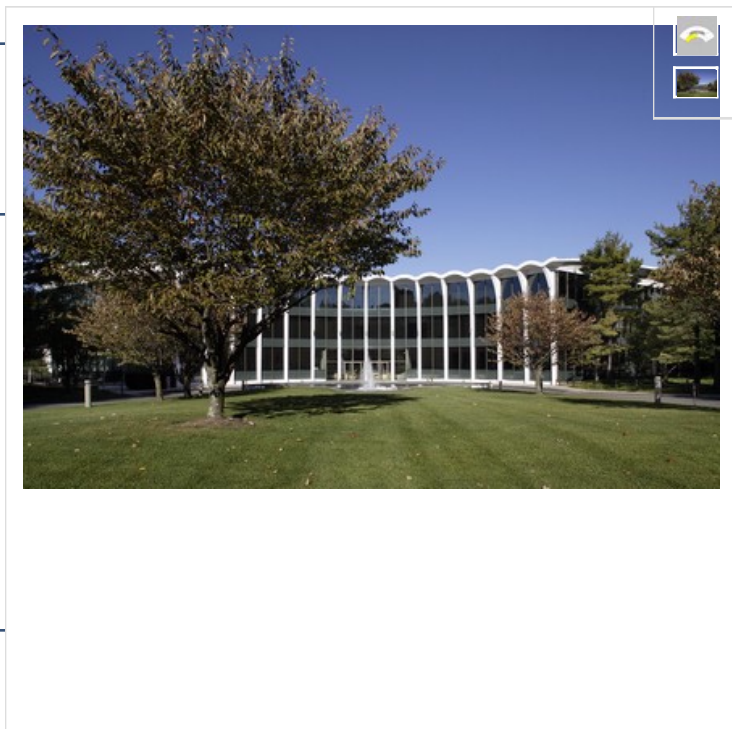
Bright Horizons Children's Center; World Courier Management, Inc.

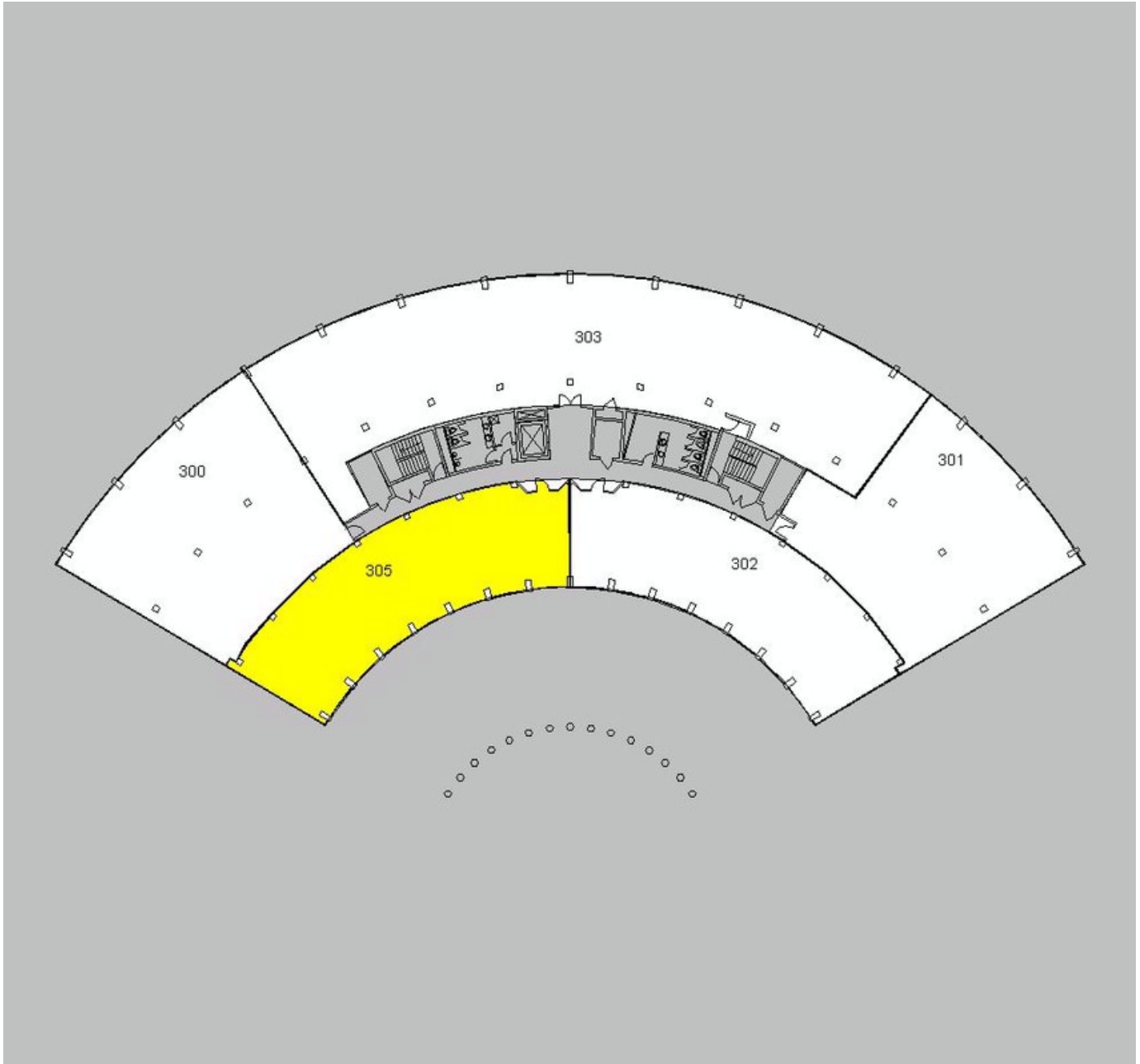
### AMENITIES

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 **Sprinkler:** Partial **Passenger Elevators:** 2,500 lbs.; ADA compliant **Access:** 24/7 **Building Area:** 74,010 sf **Number of Floors:** 4 **Floor Sizes:** 19,900 sf **Ceiling Height:** 8'6" **Owner:** High Ridge Office Park, LLC **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





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.