



SPACE - DIRECT LEASE

# 1 High Ridge Park

Stamford, CT | Stamford

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

DETAIL

|             |              |
|-------------|--------------|
| Floor/Suite | 3 / 301      |
| Total SF    | 15,402       |
| Rent        | Upon Request |
| Available   | Immediate    |
| 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 1 is Stamford's brand new headquarters opportunity! Renovated from the ground up, Building 1 features new energy-efficient, floor-to-ceiling windows that provide an abundance of natural light. Building 1 also has a new entrance, facade, lobby and infrastructure, making it Stamford's ideal headquarters location.

MAJOR TENANTS

AIFS, Inc.; Hedgeye Risk Management, LLC

AMENITIES

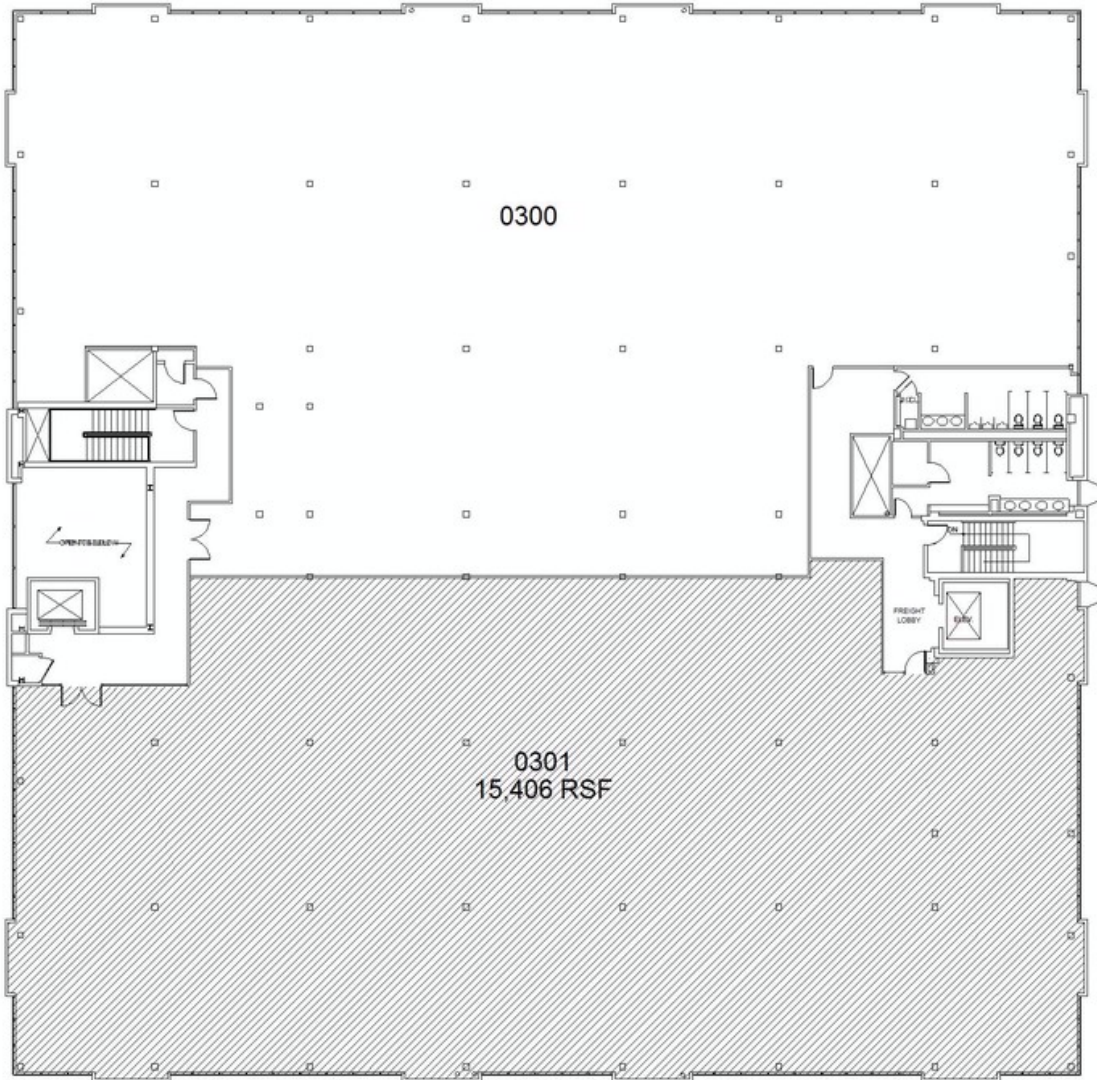
Atrium. Attractive landscaped grounds. Car detail facility. Close to hotels & business services. Express bus to train. New cafeteria. On-site management. Overnight mail (Fedex, Airborne, UPS, etc.). Picnic areas. Pond. Private corporate setting. Upgraded exercise facilities.

OTHER BUILDING INFO

**PARKING: TOTAL SPACES:** 263 Spaces **SPACES PER 1,000 SF:** 3 **Telecom:** High Speed Internet Access; T-1; DSL **HVAC:** Constant volume, variable temperature, low velocity system, electric resistance heat; chilled water lines for cooling. **Electric:** 120/208 Volts **AMPS:** 5,000. **Sprinkler:** Yes **Security / Lobby:** Tended Lobby **Passenger Elevators:** 2 Elevators, ADA Compliant **Building Area:** 96,107 sf **Number of Floors:** 3 **Floor Sizes:** 32,000sf **Ceiling Height:** 8'6" **Owner:** High Ridge Office Park, LLC **Manager:** George Comfort & Sons, Inc. **Year Built/Renovated:** Built: 1967 Renovated: 1977, 1989, 2000 & 2009 **Lot Size:** 6 acres **Tenancy:** Multi-tenant **Building Class:** A **Primary Type:** Office **Property Status:** Existing

LOCATION

High Ridge Park is conveniently situated off High Ridge Road (Route 137) just off Exit 35 on the Merritt Parkway (Route 15).



1 High Ridge Park

George Comfort & Sons, Inc.  
200 Madison Avenue New York, NY 10016



Floor 3

Prepared by PlanData Systems Corp  
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