



SPACE - DIRECT LEASE

2 High Ridge Park

Stamford, CT | Stamford

www.highridgeofficeinapark.com/

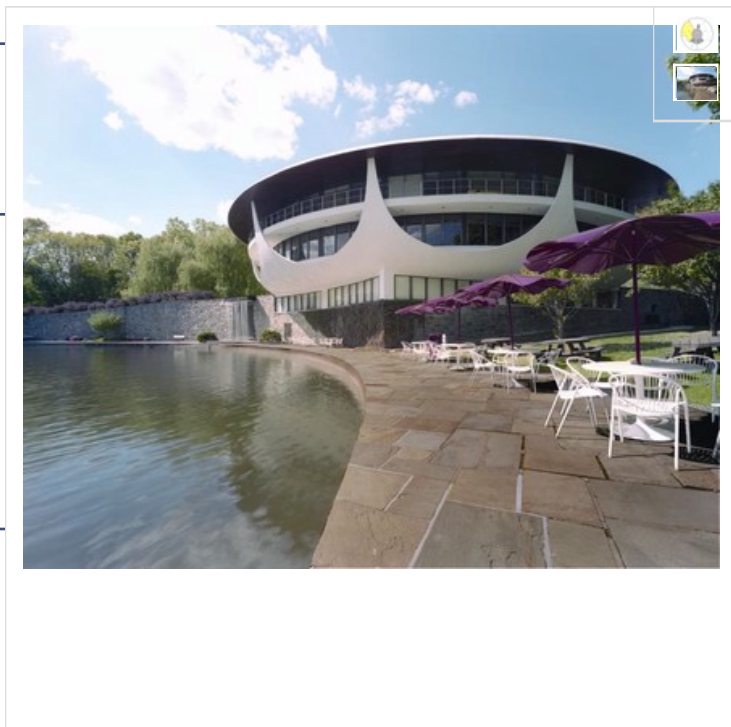
DETAIL

Floor/Suite	3 / Suite 305
Total SF	3,300 Min: 1,337 Max Contiguous: 3,300
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

Architecturally unique, Building 2 has a distinctive round appearance. The exterior of the building is surrounded by a pool with fountains and backs onto a pond. The top floor exterior office spaces offer private outdoor balconies.

The lobby level boasts an atrium with pool and waterfall all set under a beautiful domed skylight.

MAJOR TENANTS

Walker Digital Management; Spectrum Asset Management

AMENITIES

Atrium. Attractive landscaped grounds. Brand new lobby. Car detail facility. Close to hotels & business services. Express bus to train. New cafeteria. New plaza landscaping being designed and implemented. 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:** Constant volume, variable temperature hot/cold deck system; oil/hot water coils/chilled water piping; After hours HVAC available **Electric:** 6 Watts PSF; no back-up generator **Sprinkler:** Full **Passenger Elevators:** 1 Passenger, 2,000 lb., ADA Renovated in 2002 **Access:** 24/7 **Building Area:** 30,817 sf **Number of Floors:** 3 **Floor Sizes:** 12,500 sf **Ceiling Height:** 8'6" **Owner:** High Ridge Office Park, LLC **Manager:** George Comfort & Sons, Inc. **Year Built/Renovated:** Built: 1967 Renovated: 1989, 2002 & 2006 **Lot Size:** 2 acres **Tenancy:** Multi-tenant **Building Class:** A **Primary Type:** Office **Property Status:** Existing

