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

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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. Atractive 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 MVAC: 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 s Number of Floors: 3 Floor Sizes: 12,500 sf Ceiling Height: 8'6 Owner: High Ridge Office Passenger Elevators: 1 Passenger, 2,000 lb., ADA Renovated: Built: 1967 Renovated: 1989, 2002 & 2006 Lot Size: 2 acres Tenancy: Multi-tenant Property Status: Existing

