



SPACE - DIRECT LEASE

## 2 High Ridge Park

Stamford, CT | Stamford

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

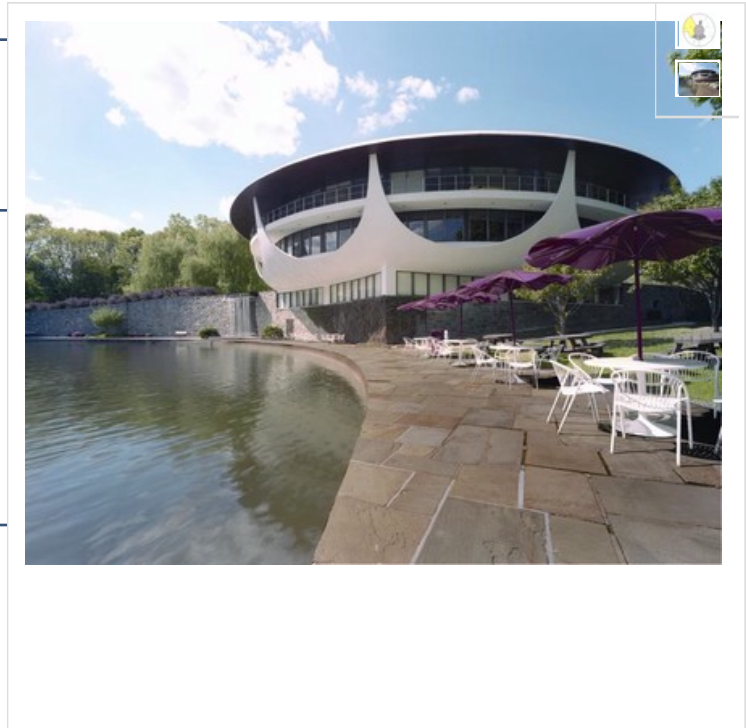
DETAIL

<b>Floor/Suite</b>	3 / Suite 305
<b>Total SF</b>	3,300 <b>Min:</b> 1,337 <b>Max Contiguous:</b> 3,300
<b>Rent</b>	Upon Request
<b>Available</b>	Immediate
<b>Use</b>	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. 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

