



SPACE - DIRECT LEASE

## 2 High Ridge Park

Stamford, CT | Stamford

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

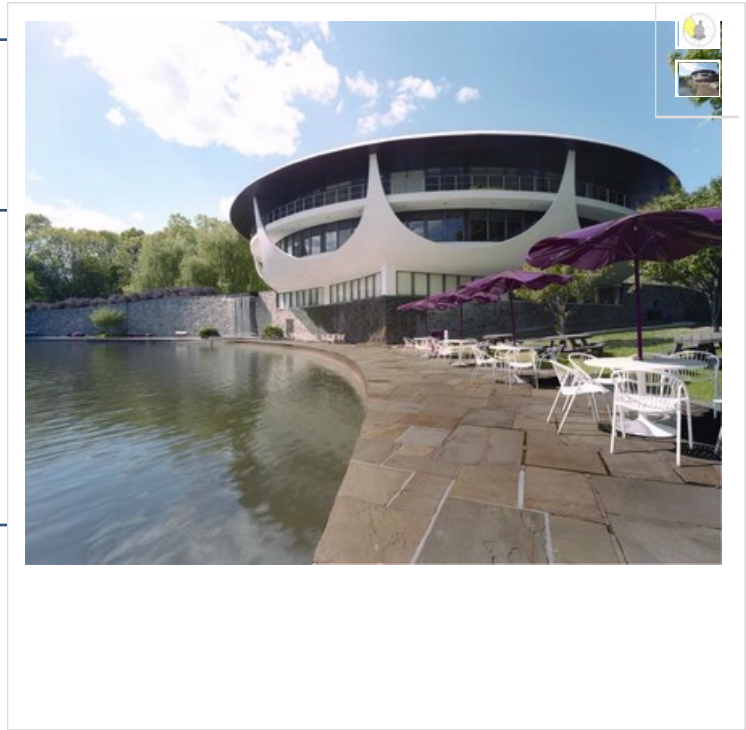
DETAIL

<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

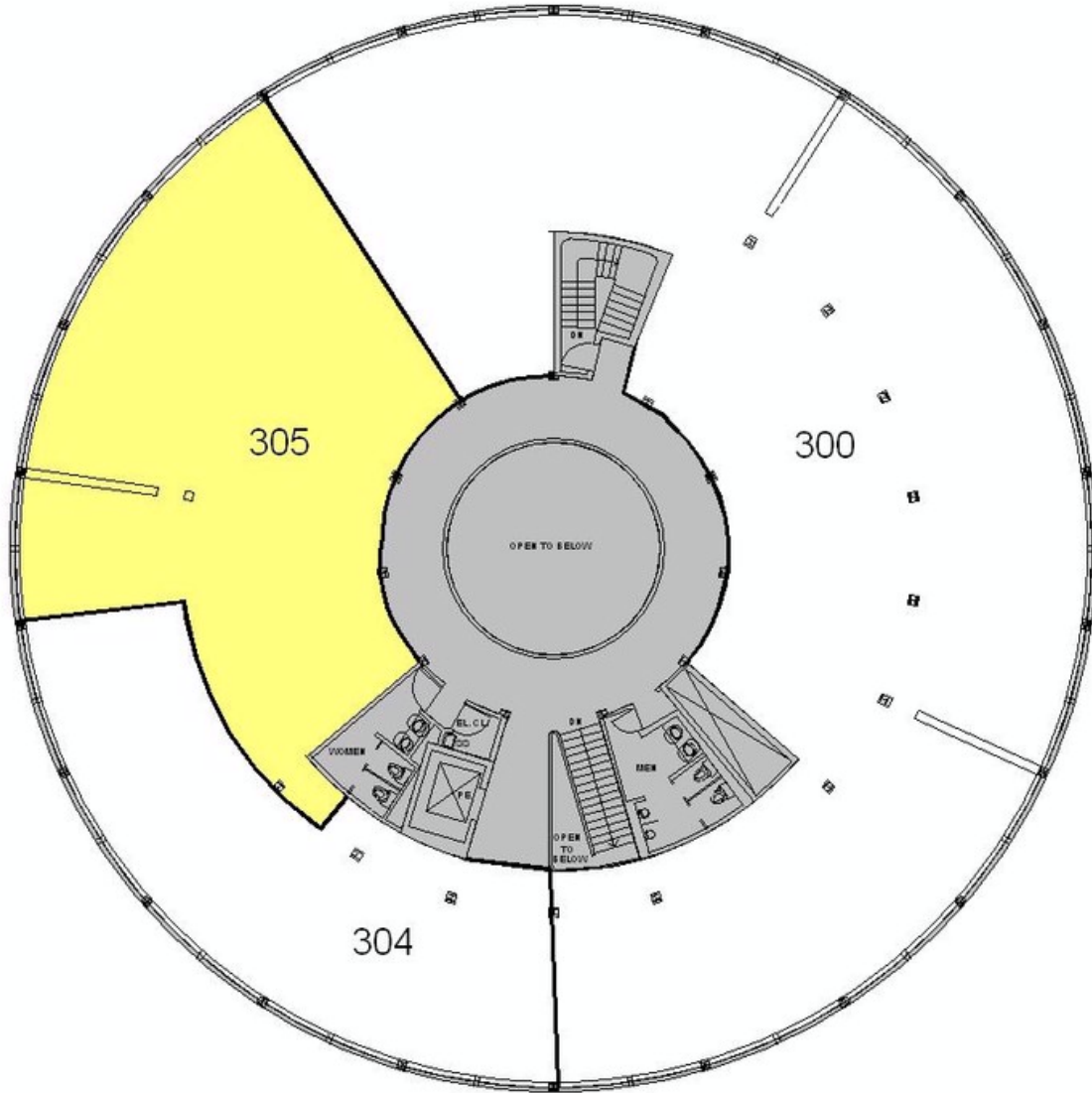
Walker Digital Management; Spectrum Asset Management

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



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.