



SPACE - DIRECT LEASE

208 Harbor Drive

Stamford, CT | Stamford

www.shippanlanding.com

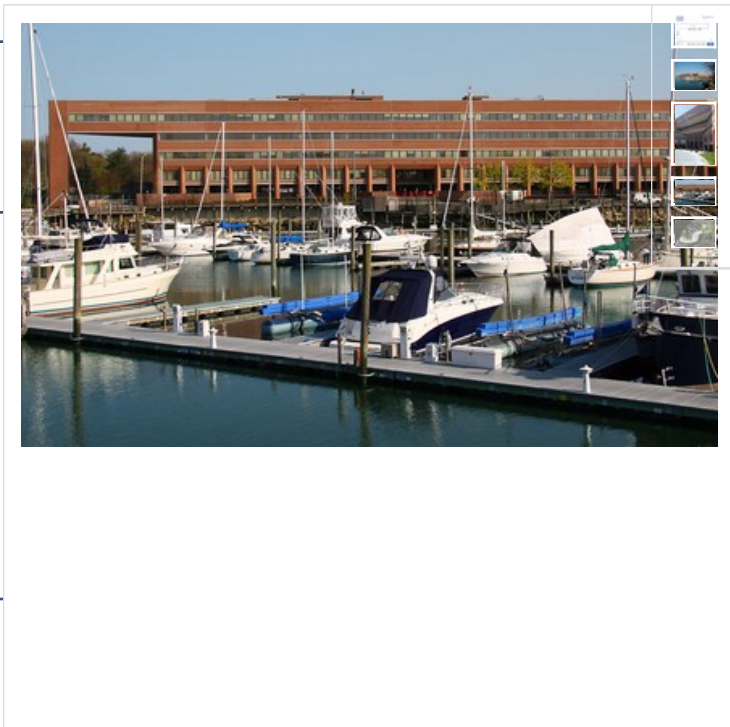
DETAIL

Floor/Suite	2 / 200
Total SF	23,435
Rent	Upon Request
Available	Immediate
Use	Office
Suite Notes	Premises is divisible Suite 200: 10,740 SF Suite 202: 3,676 SF Suite 204: 1,833 SF Suite 206: 3,552 SF

CONTACT

Peter S. Duncan - President and CEO
Phone 212-481-1122

Dana R. Pike - Senior Vice President
Phone 212-542-2116

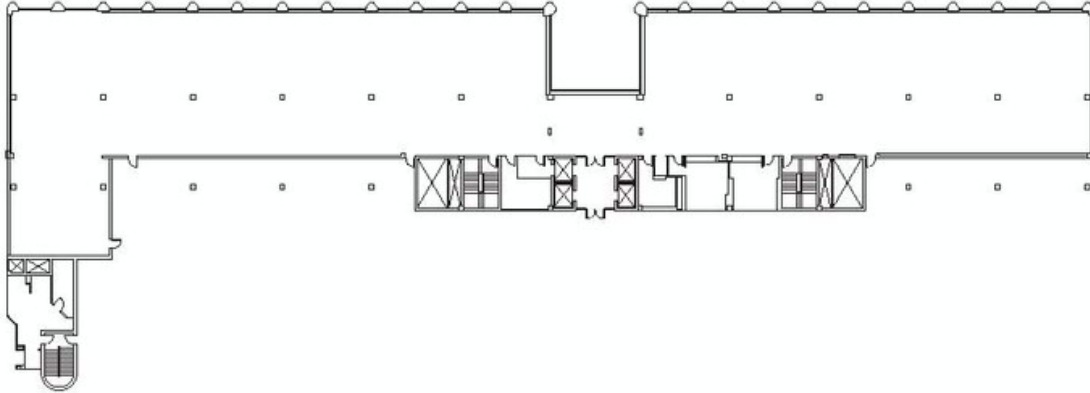


OTHER BUILDING INFO

PARKING: SPACES PER 1,000 SF: 3 **Telecom:** All floors have access to the building's fiber optics. Current providers include AT&T, Lightpath, Cogent and Level 3.
HVAC: The entire building is cooled with four self-contained roof top units manufactured by McQuay. **Electric:** 6 watts per sf demand load exclusive of base building air-conditioning. Electrical power consists of 2,500 amp service, 277/480 volt, three phase service supplied by CL&P. Larger tenants can be sub-metered for electric usage from a master meter. **Passenger Elevators: 4** **Building Area:** 184,997 sf **Number of Floors: 5** **Floor Sizes:** 52,879 **Ceiling Height:** 12' 0" **Owner:** AG-GCS Shippan Landing Owner LLC **Manager:** George Comfort & Sons, Inc **Year Built/Renovated:** Built: 1980 Renovated: 2012/13 **Lot Size:** 17 acres **Building Class:** A
Primary Type: Office **Property Status:** Existing



208 Harbor Drive
1st floor



23,435 RSF



For more information, please contact:



GEORGE COMFORT & SONS, INC
Commercial Real Estate Since 1919

Paul M. Jacobs
(203) 325 5320
paul.jacobs@cbre.com

David Block
(203) 325 5340
david.block@cbre.com

Colin Reilly
(203) 325 5390
colin.reilly@cbre.com

Dana Pike
(212) 542 2116
dpike@gomfort.com

