



SPACE - DIRECT LEASE

208 Harbor Drive

Stamford, CT | Stamford

www.shippanlanding.com

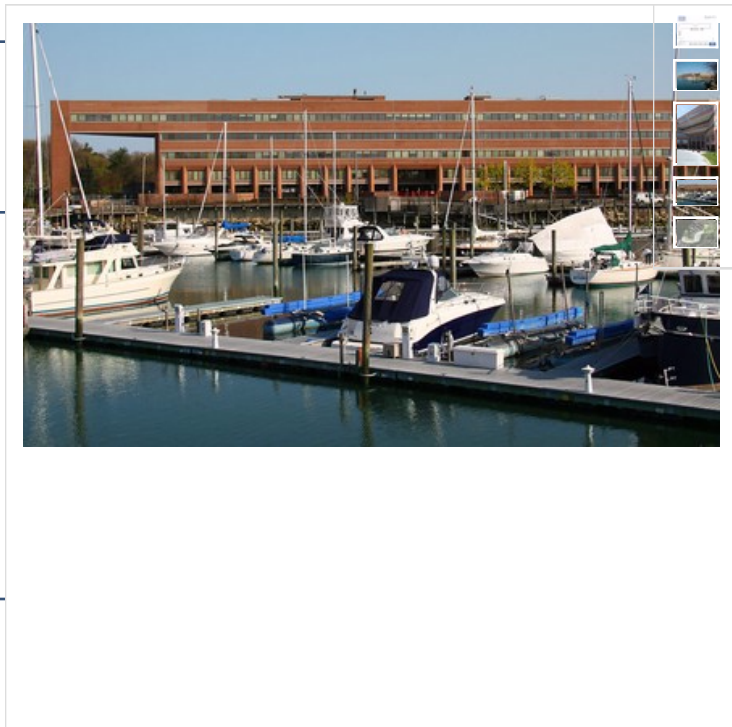
DETAIL

| | |
|--------------------|--|
| 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

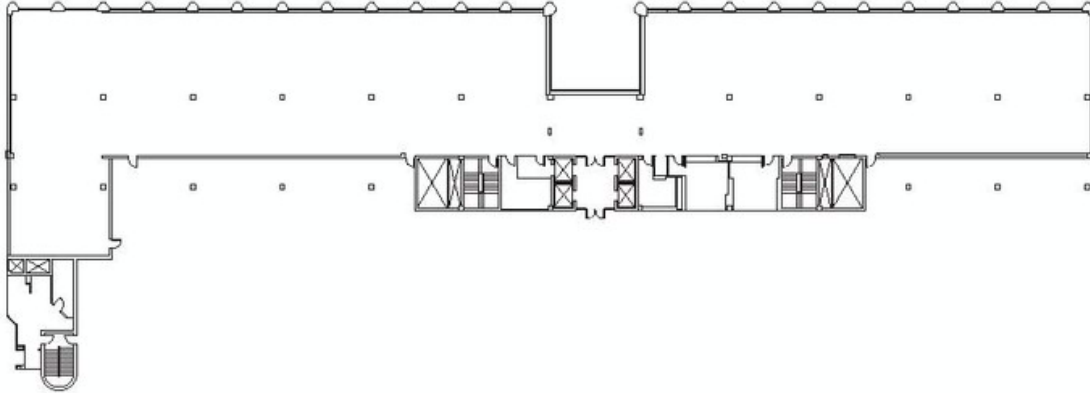


OTHER BUILDING INFO

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:



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

