



SPACE - DIRECT LEASE

## 208 Harbor Drive

Stamford, CT | Stamford

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

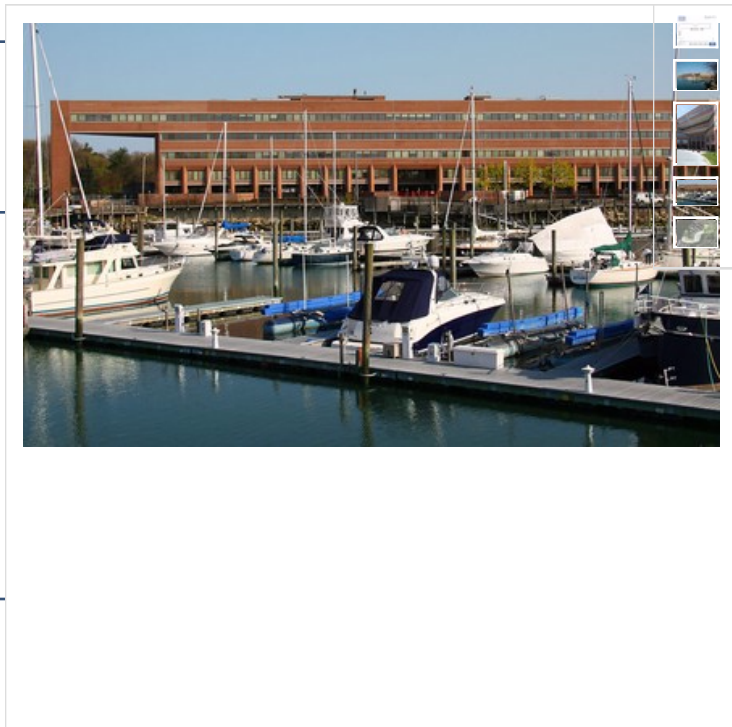
### DETAIL

<b>Floor/Suite</b>	2 / 200
<b>Total SF</b>	23,435
<b>Rent</b>	Upon Request
<b>Available</b>	Immediate
<b>Use</b>	Office
<b>Suite Notes</b>	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

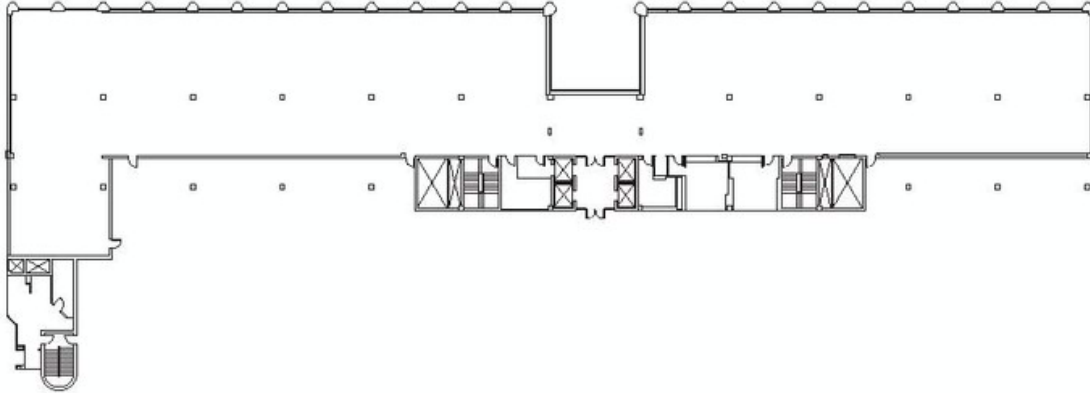


### OTHER BUILDING INFO

**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

