



SPACE - DIRECT LEASE

208 Harbor Drive

Stamford, CT | Stamford

www.shippanlanding.com

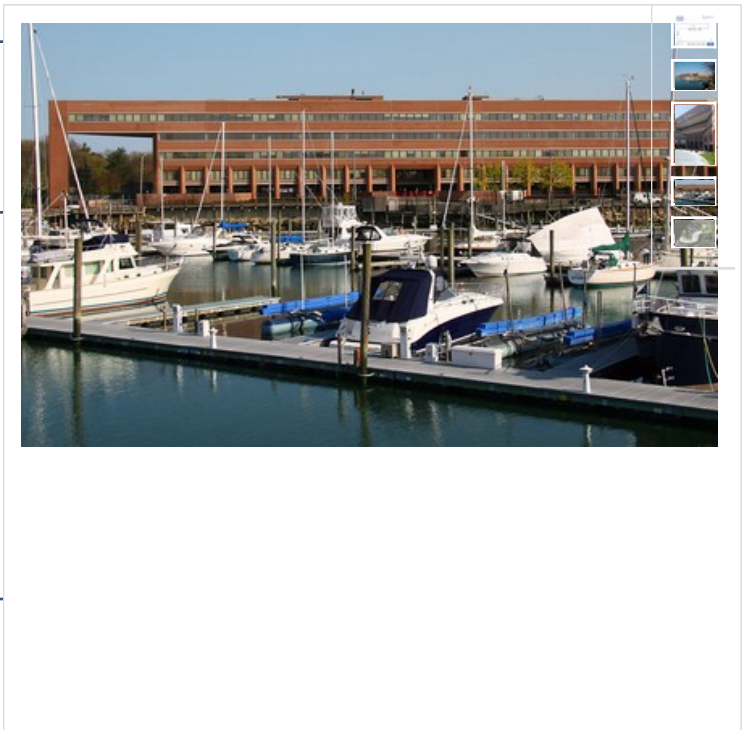
DETAIL

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
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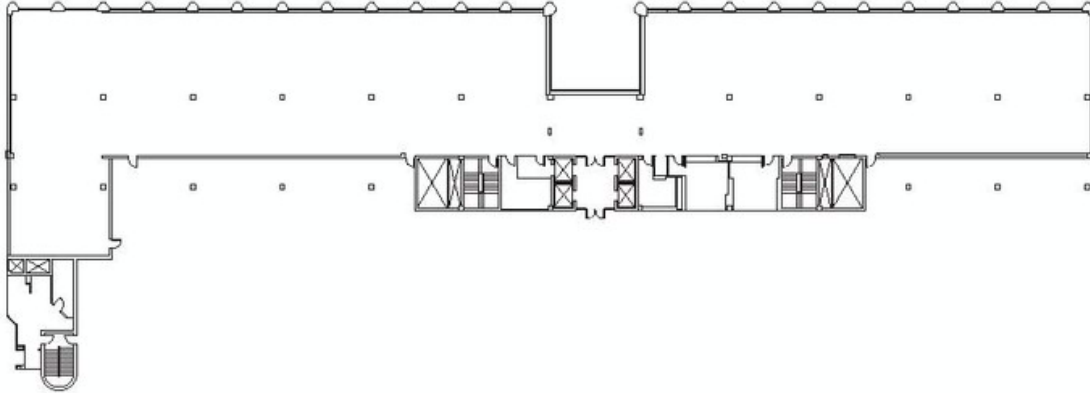
OTHER BUILDING INFO

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**

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.



208 Harbor Drive
1st floor



23,435 RSF



For more information, please contact:



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