



SPACE - DIRECT LEASE

## 208 Harbor Drive

Stamford, CT | Stamford

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

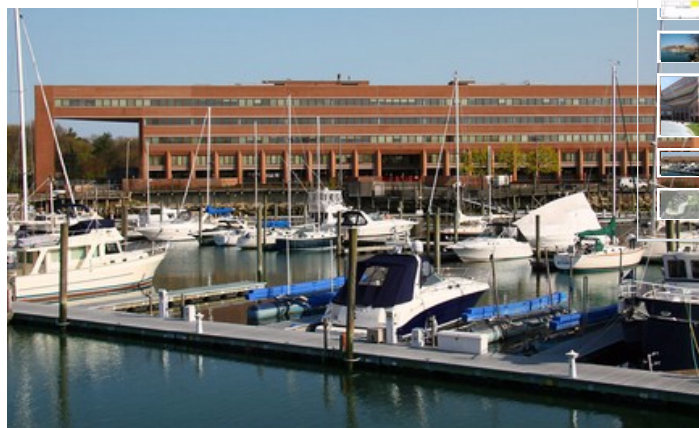
DETAIL

Floor/Suite	2 / Suite 200
Total SF	5,853
Rent	Upon Request
Available	Immediate
Use	Office

CONTACT

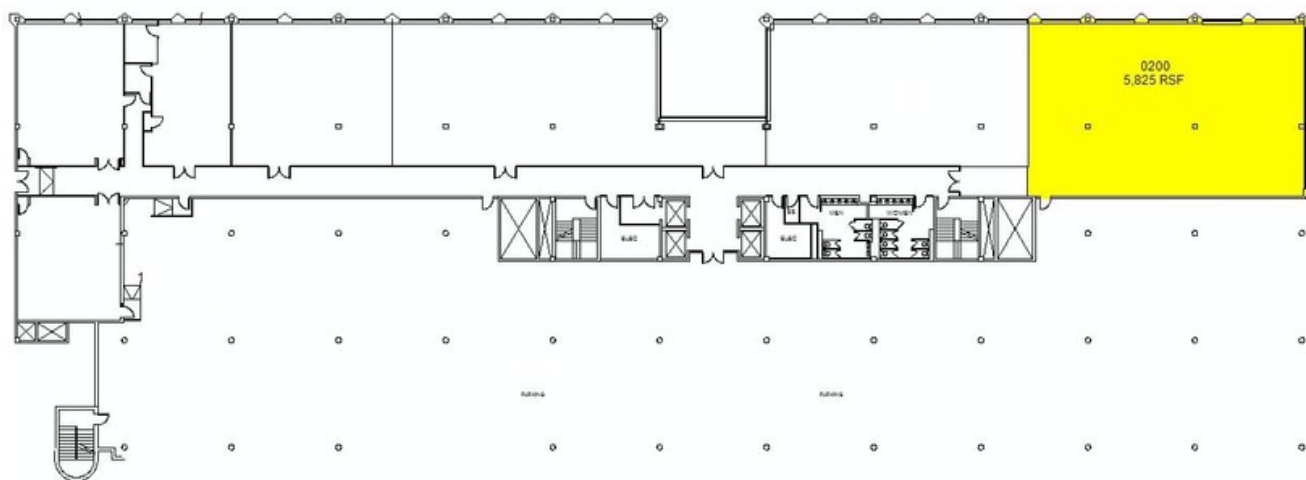
**Peter S. Duncan** - President and CEO  
Phone 212-481-1122

**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 Shippan Landing

George Comfort & Sons, Inc.  
200 Madison Avenue New York, NY 10016



Floor 2

Prepared by PlanData Systems Corp  
February 23, 2018

0 5 10 20 30 40 50

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.

