



SPACE - DIRECT LEASE

208 Harbor Drive

Stamford, CT | Stamford

www.shippanlanding.com

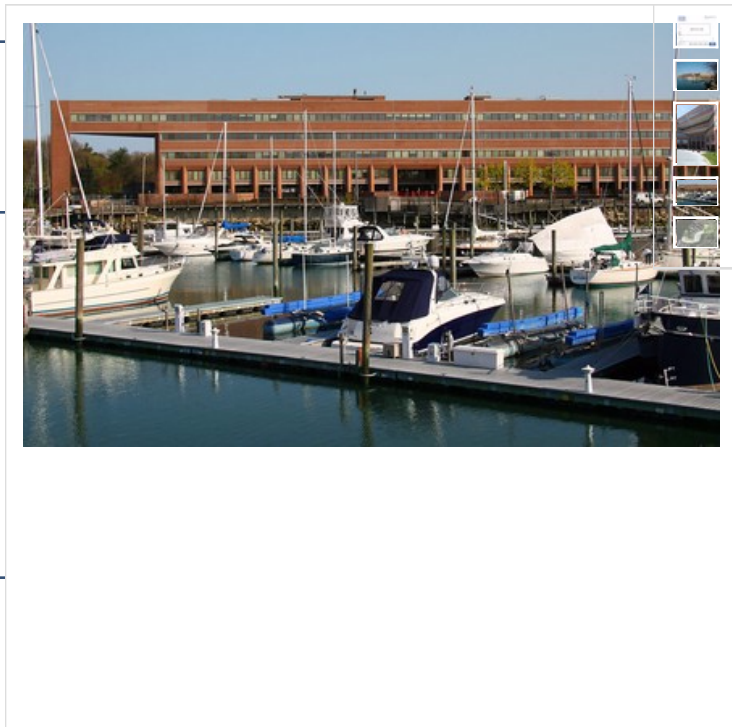
DETAIL

Floor/Suite	4 / 400
Total SF	52,879
Rent	Upon Request
Available	Immediate
Use	Office
Suite Notes	Premises is divisible

CONTACT

Peter S. Duncan - President and CEO
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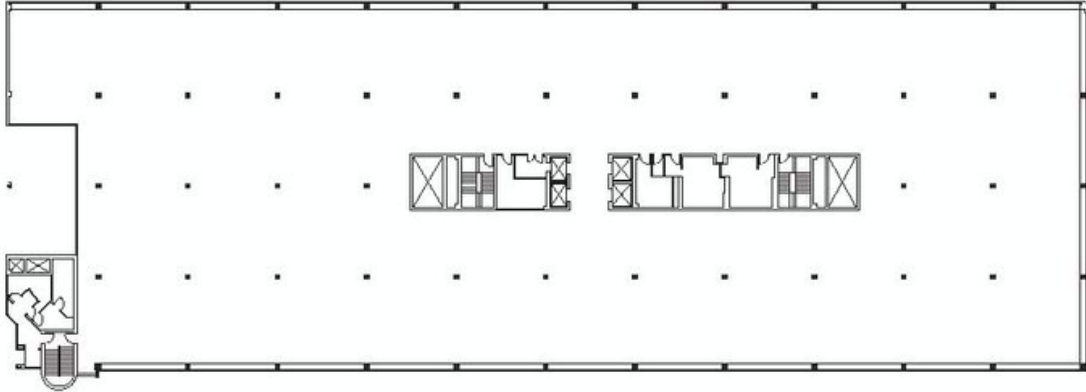


OTHER BUILDING INFO

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



208 Harbor Drive
3rd floor



52,879 RSF



For more information, please contact:



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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.