



SPACE - DIRECT LEASE

208 Harbor Drive

Stamford, CT | Stamford

www.shippanlanding.com

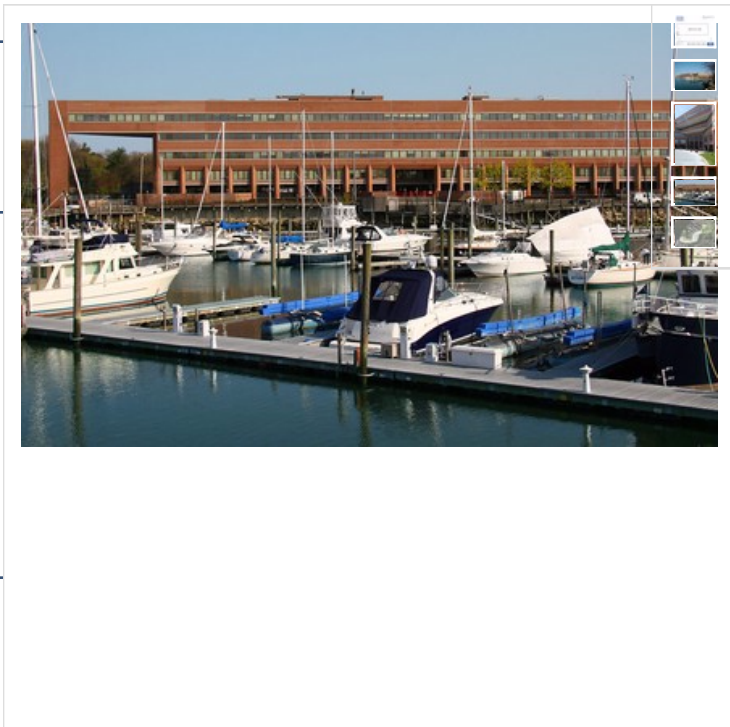
DETAIL

| | |
|-------------|-----------------------|
| 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
Phone 212-481-1122

Dana R. Pike - Senior Vice President
Phone 212-542-2116



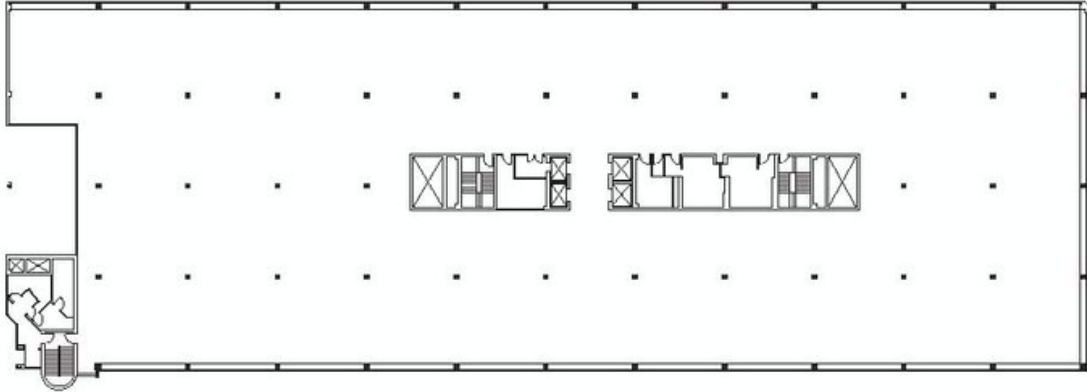
OTHER BUILDING INFO

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

3rd floor



52,879 RSF



For more information, please contact:



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