SPACE - DIRECT LEASE

290 Harbor Drive

Stamford, CT | Stamford

www.shippanlanding.com

DETAIL

Floor/Suite 2 / Suite 200

Total SF 19,602

> 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



AMENITIES

Café. Conference facility. Exercise facility. On-site management. Picnic areas. Shuttle to train.

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 building is heated and cooled by an energy efficient water source heat pump system. The newly installed (2013) closed loop system includes heating water pumps, condenser water pumps, cooling tower pumps, heat exchanger, boilers and cooling tower. Electric: 6 watts per sf demand load exclusive of base building air-conditioning. Electrical power consists of 3,000 amp service, 277/480 volt, three phase service supplied by CL&P. Tenants can be sub-metered for electric usage from a master meter. Sprinkler: Full Passenger Elevators: 4 Freight Elevators: 1 Building Area: 192,571 sf Number of Floors: 5 Floor Sizes: 46,000 Ceiling Height: 12' 0 Owner: AG-GCS Shippan Landing Owner LLC Manager: George Comfort & Sons, Inc Size: 17 acres Building Class: A Primary Type: Office Property Status: Existing

