



SPACE - DIRECT LEASE

290 Harbor Drive

Stamford, CT | Stamford

www.shippanlanding.com

DETAIL

| | |
|-------------|-----------------------|
| Floor/Suite | 4 / 400 |
| Total SF | 45,800 |
| Rent | Upon Request |
| Available | Immediate |
| Use | Office |
| Suite Notes | Premises is divisible |

CONTACT

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AMENITIES

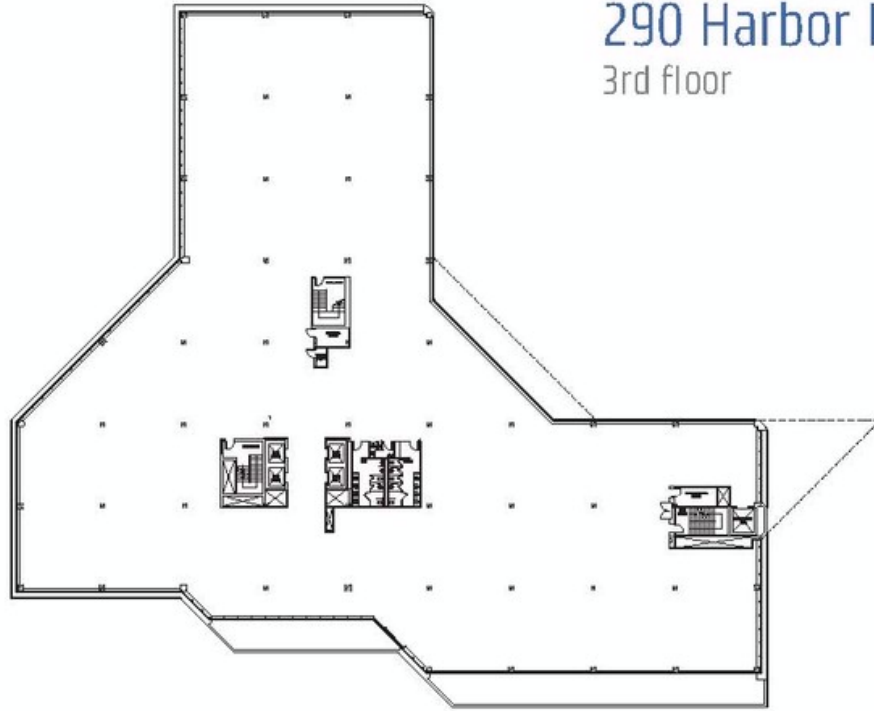
Café. Conference facility. Exercise facility. On-site management. Picnic areas. Shuttle to train.

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 **Year Built/Renovated:** Built: 1981 Renovated: 2012/13 **Lot Size:** 17 acres **Building Class:** A **Primary Type:** Office **Property Status:** Existing



290 Harbor Drive
3rd floor



45,800 RSF

For more information, please contact:



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