



SPACE - SUBLEASE

1 High Ridge Park

Stamford, CT | Stamford

www.highridgeofficeinapark.com/

DETAIL

Floor/Suite	2 / Suite 200
Total SF	18,664
Rent	Upon Request
Available	Immediate
Use	Office

CONTACT

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

Andrew Joseph - Vice President
Phone 212-481-1122 Ext 2123



BUILDING DESCRIPTION

Building 1 is Stamford's brand new headquarters opportunity! Renovated from the ground up, Building 1 features new energy-efficient, floor-to-ceiling windows that provide an abundance of natural light. Building 1 also has a new entrance, facade, lobby and infrastructure, making it Stamford's ideal headquarters location.

MAJOR TENANTS

AIFS, Inc.; Hedgeye Risk Management, LLC

AMENITIES

Atrium. Attractive landscaped grounds. Car detail facility. Close to hotels & business services. Express bus to train. New cafeteria. On-site management. Overnight mail (Fedex, Airborne, UPS, etc.). Picnic areas. Pond. Private corporate setting. Upgraded exercise facilities.

OTHER BUILDING INFO

PARKING: TOTAL SPACES: 263 Spaces **SPACES PER 1,000 SF:** 3 **Telecom:** High Speed Internet Access; T-1; DSL **HVAC:** Constant volume, variable temperature, low velocity system, electric resistance heat; chilled water lines for cooling. **Electric:** 120/208 Volts **AMPS:** 5,000. **Sprinkler:** Yes **Security / Lobby:** Tended Lobby **Passenger Elevators:** 2 Elevators, ADA Compliant **Building Area:** 96,107 sf **Number of Floors:** 3 **Floor Sizes:** 32,000sf **Ceiling Height:** 8'6" **Owner:** High Ridge Office Park, LLC **Manager:** George Comfort & Sons, Inc. **Year Built/Renovated:** Built: 1967 Renovated: 1977, 1989, 2000 & 2009 **Lot Size:** 6 acres **Tenancy:** Multi-tenant **Building Class:** A **Primary Type:** Office **Property Status:** Existing

LOCATION

High Ridge Park is conveniently situated off High Ridge Road (Route 137) just off Exit 35 on the Merritt Parkway (Route 15).

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.