



SPACE - DIRECT LEASE

## 208 Harbor Drive

Stamford, CT | Stamford

[www.shippanlanding.com](http://www.shippanlanding.com)

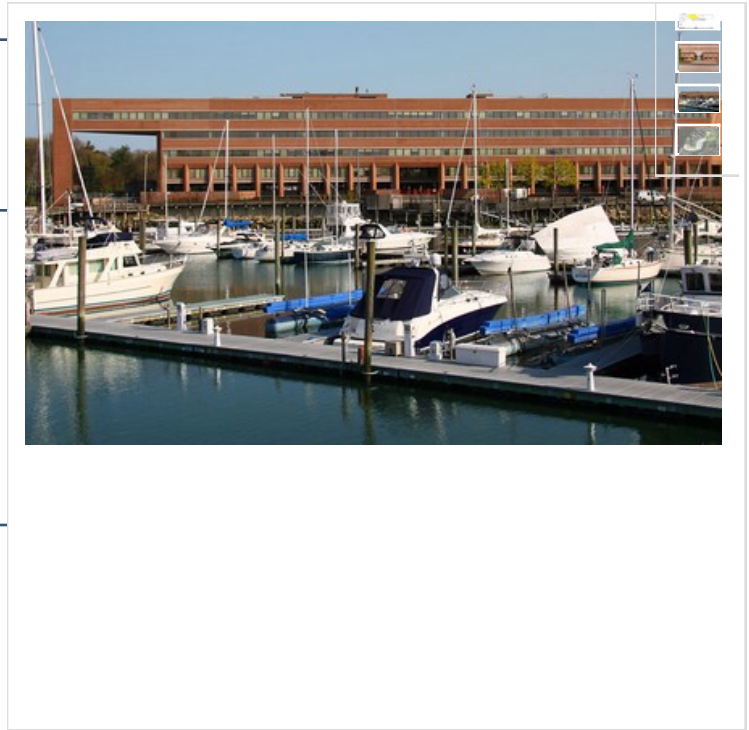
DETAIL

Floor/Suite	2 / Suite 204
Total SF	5,306
Rent	Upon Request
Available	Immediate
Use	Office

CONTACT

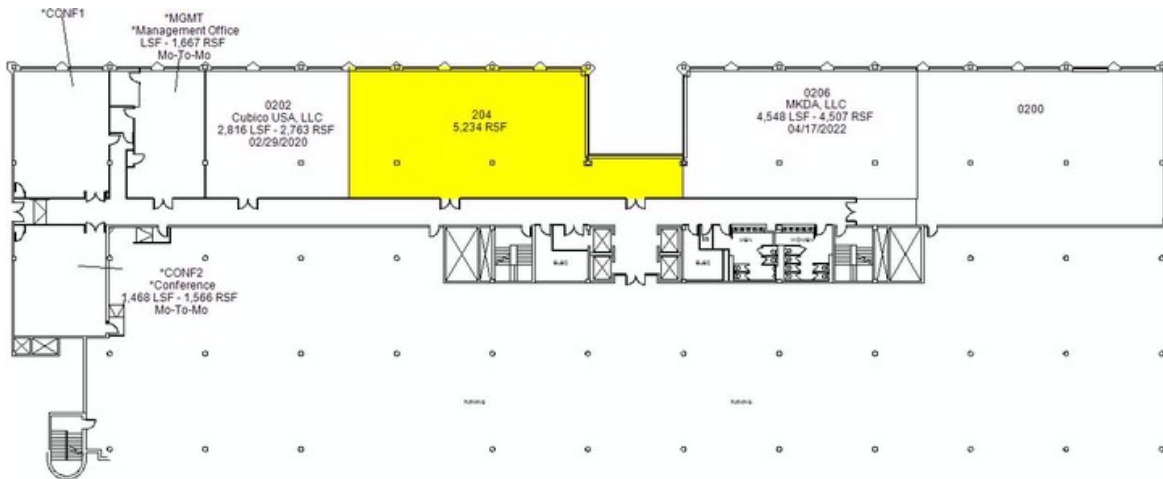
**Peter S. Duncan** - President and CEO  
Phone 212-481-1122

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



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 Shippan Landing

George Comfort & Sons, Inc.  
200 Madison Avenue New York, NY 10016



Floor 2

Prepared by PlanData Systems Corp  
February 23, 2018

0 8 16 24 32 40 48