



High Ridge Office Park

BUILDING SPECIFICATIONS

LOCATION:	Located right off of Exit 35 on the Merritt Parkway in Stamford, CT.	HVAC HOURS:	Monday to Friday from 8:00 am to 6:00 pm, and 8:00 am to 1:00 pm on Saturdays. (After hours available at Tenant's request at a Standard Rate).
OWNER:	High Ridge Real Estate Owner, LLC	HEATING:	Six (6) package roof top units with economizer, variable frequency drives and variable air volume controls. There are VAV reheats in Tenant's spaces.
MANAGEMENT:	George Comfort & Sons, Inc.	COOLING:	Six (6) package roof top units with economizer, variable frequency drives and variable air volume controls.
ARCHITECT:	Victor Bisharat	SUPPLEMENTAL AIR:	Tenant owned.
YEAR BUILT:	1967	AWARDS:	Energy Star Rated (77), LEED Silver, Wired Platinum. High Ridge Park is a Regional TOBY Winner in the Mid-Rise Suburban Office Park Category.
RENOVATIONS:	1977, 1989, 2000, & 2009.	LOADING DOCK:	None, Delivery Ramp to Back-Door.
SECURITY/ACCESS:	24-Hour Access. Access Control System on front and rear doors with intercom system at back door. Security Guard on premises Monday to Friday from 4:00 pm to 12:00 am, and on Saturdays & Sundays from 2:00 pm to 2:00 am.	AMENITIES:	<ul style="list-style-type: none"> - Fitness Center w/ Sauna, Showers, and Locker Room - Full-Service Cafeteria w/ Delivery & Cater Services - Sushi Restaurant w/ Delivery & Cater Services - Picnic Area w/ Outdoor Seating - Shuttle to Stamford Train Station - On-Site Management - Bright Horizons Child Care On-Site - Dry Cleaning Pick-up & Delivery Service - New Landscaping and New Exterior Lighting - 40 Acre park-like setting w/ Pond.
BUILDING HOURS:	24/7	TRANSPORTATION:	Located right off Exit 35 of the Merritt Parkway. It is just minutes from Downtown Stamford. In addition to ample on-site parking with its own car-detailing service, the park is serviced by an express shuttle to the Stamford Transportation Center, which provides access to Metro-North and Amtrak.
HEIGHT:	3 Stories		
BUILDING SIZE:	96,107 SF		
FLOOR SIZES:	32,000 RSF		
SLAB TO CEILING:	12'0"		
COLUMN SPACING:	30' x 30'		
FLOOR LOAD:	50 lbs. PSF Live Load.		
ELEVATORS:	Front Elevator - New Traction 2,500 lbs. Passenger Elevator, Rear Elevator - Hydraulic Passenger Elevator with a 3,000 lbs. capacity (also used as the Freight Elevator).		
ELECTRIC:	5,000 amps.		
LIFE/SAFETY:	Fully Sprinklered.		
EMERGENCY POWER:	Area available for Tenant installed Generator.		
TELECOM/CABLE:	Lines and Fiber are owned by Frontier. Other providers can lease lines. Cablevision, Lightpath and Fibertech are also available to all Tenants.		





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OWNER:	High Ridge Real Estate Owner, LLC	HEATING:	Central chilled water plant supplies air-handlers hot water heat. Building system runs on oil. New boiler installed in 2017.
MANAGEMENT:	George Comfort & Sons, Inc.	COOLING:	Constant volume, variable temperatures hot/cold deck system; oil/hot water coils/chilled water piping. New cooling tower installed in 2016.
ARCHITECT:	Victor Bisharat	SUPPLEMENTAL AIR:	Tenant owned.
YEAR BUILT:	1968	AWARDS:	High Ridge Park is a Regional TOBY Winner in the Mid-Rise Suburban Office Park Category.
RENOVATIONS:	1989, 2002, & 2006.	LOADING DOCK:	None
SECURITY/ACCESS:	24-Hour Access. Access Control System on front and rear doors with intercom system at back door. Security Guard on premises Monday to Friday from 4:00 pm to 12:00 am, and on Saturdays & Sundays from 2:00 pm to 2:00 am.	AMENITIES:	<ul style="list-style-type: none"> - Fitness Center w/ Sauna, Showers, and Locker Room - Full-Service Cafeteria w/ Delivery & Cater Services - Sushi Restaurant w/ Delivery & Cater Services - Picnic Area w/ Outdoor Seating - Shuttle to Stamford Train Station - On-Site Management - Bright Horizons Child Care On-Site - Dry Cleaning Pick-up & Delivery Service - New Landscaping and New Exterior Lighting - 40 Acre park-like setting w/ Pond.
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HEIGHT:	3 Stories		
BUILDING SIZE:	32,037 SF		
FLOOR SIZES:	Floor 1: 7,395 RSF Floor 2: 11,276 RSF Floor 3: 13,366 RSF		
SLAB TO CEILING:	11'0"		
COLUMN SPACING:	Circular plan has three (3) radiating column bays approximately 18' on center from a column free center point to the perimeter and spaced approximately 16 degrees around the circumference.		
FLOOR LOAD:	50 lbs. PSF Live Load.		
ELEVATORS:	One (1) Passenger Elevator, 2,000 lbs. capacity, ADA renovated in 2002, Access 24/7.		
ELECTRIC:	6 Watts PSF; no back-up generator.		
LIFE/SAFETY:	Fully Sprinklered.		
EMERGENCY POWER:	130 kW Generac Generator		
TELECOM/CABLE:	Lines and Fiber are owned by Frontier. Other providers can lease lines. Cablevision, Lightpath and Fibertech are also available to all Tenants.		





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OWNER:	High Ridge Real Estate Owner, LLC	HEATING:	Electric boiler with water source heat pumps in the tenant's spaces. There are twelve (12) two-ton perimeter units on the lower level feeding the daycare center. The system is powered by electricity.
MANAGEMENT:	George Comfort & Sons, Inc.	COOLING:	Water source heat pumps with double stage air-handlers for the cores with a plate heat exchanger. There is a 450-ton cooling tower installed in 2015 and twelve (12) two-ton perimeter units on the lower level feeding the daycare.
ARCHITECT:	Victor Bisharat	SUPPLEMENTAL AIR:	Tenant owned.
YEAR BUILT:	1970	AWARDS:	High Ridge Park is a Regional TOBY Winner in the Mid-Rise Suburban Office Park Category.
RENOVATIONS:	2006	LOADING DOCK:	There is a delivery ramp on the side of the building.
SECURITY/ACCESS:	24-Hour Access. Security guard on premises Monday to Friday from 4:00 pm to 12:00 am, and on Saturdays and Sundays from 2:00 pm to 2:00 am.	AMENITIES:	<ul style="list-style-type: none"> - Fitness Center w/ Sauna, Showers, and Locker Room - Full-Service Cafeteria w/ Delivery & Cater Services - Sushi Restaurant w/ Delivery & Cater Services - Picnic Area w/ Outdoor Seating - Shuttle to Stamford Train Station - On-Site Management - Bright Horizons Child Care On-Site - Dry Cleaning Pick-up & Delivery Service - New Landscaping and New Exterior Lighting - 40 Acre park-like setting w/ Pond.
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HEIGHT:	4 Stories		
BUILDING SIZE:	65,513 SF		
FLOOR SIZES:	Pond Level: 12,415 SF Floor 1: 16,109 SF Floor 2: 17,274 SF Floor 3: 16,238 SF		
SLAB TO CEILING:	11'3.5"		
COLUMN SPACING:	Various		
FLOOR LOAD:	50 lbs. PSF Live Load.		
ELEVATORS:	One (1) Passenger Elevator, 2,500 lbs. capacity, 24/7 Access.		
ELECTRIC:	6 Watts PSF, Emergency Generator.		
LIFE/SAFETY:	Partially Sprinklered.		
EMERGENCY POWER:	230 kW Kohler Generator		
TELECOM/CABLE:	Lines and Fiber are owned by Frontier. Other providers can lease lines. Cablevision, Lightpath and Fibertech are also available to all Tenants.		





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OWNER:	High Ridge Real Estate Owner, LLC	HEATING:	Perimeter vertical & console heat pumps and interior air conditioning with duct heaters. New ceiling hung units were installed in the 2nd and 3rd floors in 2006/2007. A new cooling tower was installed in 2004. There is a boiler and three (3) pumps.
MANAGEMENT:	George Comfort & Sons, Inc.	COOLING:	Six (6) water cooled, vertical units on each floor with electric duct heaters. New ceiling hung units were installed in the 2nd and 3rd floors in 2006/2007. A new cooling tower was installed in 2004.
ARCHITECT:	Victor Bisharat	SUPPLEMENTAL AIR:	Tenant owned.
YEAR BUILT:	1975	AWARDS:	Energy Star Rated (79), High Ridge Park is a Regional TOBY Winner in the Mid-Rise Suburban Office Park Category.
RENOVATIONS:	2004	LOADING DOCK:	None
SECURITY/ACCESS:	24-Hour Access. Access Control System on front and rear doors with intercom system at back door. Security Guard on premises Monday to Friday from 4:00 pm to 12:00 am, and on Saturdays & Sundays from 2:00 pm to 2:00 am.	AMENITIES:	<ul style="list-style-type: none"> - Fitness Center w/ Sauna, Showers, and Locker Room - Full-Service Cafeteria w/ Delivery & Cater Services - Sushi Restaurant w/ Delivery & Cater Services - Picnic Area w/ Outdoor Seating - Shuttle to Stamford Train Station - On-Site Management - Bright Horizons Child Care On-Site - Dry Cleaning Pick-up & Delivery Service - New Landscaping and New Exterior Lighting - 40 Acre park-like setting w/ Pond.
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HEIGHT:	4 Stories		
BUILDING SIZE:	103,228 SF		
FLOOR SIZES:	Basement: 19,426 RSF Floor 1: 21,883 RSF Floor 2: 29,519 RSF Floor 3: 32,400 RSF		
SLAB TO CEILING:	12'4"		
COLUMN SPACING:	23' x 30' and 23' x 23'		
FLOOR LOAD:	50 lbs. PSF Live Load.		
ELEVATORS:	Two (2) Traction Passenger Elevators, 2,500 lbs. capacity.		
ELECTRIC:	The electrical system consists of three (3) 4,000 amps, 277/480V, and 3-phase electrical service lines into the facility. In addition, there is a 1,200 amp buss riser serving the rooftop mechanical systems. The building has the capacity to provide 12.97 watts per RSF.		
LIFE/SAFETY:	Partially Sprinklered.		
EMERGENCY POWER:	250 kW Kohler Generator		
TELECOM/CABLE:	Lines and Fiber are owned by Frontier. Other providers can lease lines. Cablevision, Lightpath and Fibertech are also available to all Tenants.		





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OWNER:	High Ridge Real Estate Owner, LLC	HEATING:	Heated with electric duct heaters.
MANAGEMENT:	George Comfort & Sons, Inc.	COOLING:	Cooled by water-sourced air-handlers by a central chiller plant. A new cooling tower was installed in 2005 and a VFD and new motors were added in 2006. One (1) chiller was retrofitted in 1999 and the other in 2005. Both have updated control panels.
ARCHITECT:	Victor Bisharat	SUPPLEMENTAL AIR:	Tenant owned.
YEAR BUILT:	1973	AWARDS:	High Ridge Park is a Regional TOBY Winner in the Mid-Rise Suburban Office Park Category.
RENOVATIONS:	1993-94, 2006	LOADING DOCK:	Yes, located in Building B. There is also a loading ramp into Building B, as well as elevator access to Building A and C, located in the garage.
SECURITY/ACCESS:	24-Hour Access. Tenant-Controlled Access Control System on main doors of Buildings A and C. Landlord controlled access system on loading dock gate and door. Security Guard on premises Monday to Friday from 4:00 pm to 12:00 am, and on Saturdays & Sun days from 2:00 pm to 2:00 am.	AMENITIES:	<ul style="list-style-type: none"> - Fitness Center w/ Sauna, Showers, and Locker Room - Full-Service Cafeteria w/ Delivery & Cater Services - Sushi Restaurant w/ Delivery & Cater Services - Picnic Area w/ Outdoor Seating - Shuttle to Stamford Train Station - On-Site Management - Bright Horizons Child Care On-Site - Dry Cleaning Pick-up & Delivery Service - New Landscaping and New Exterior Lighting - 40 Acre park-like setting w/ Pond.
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HEIGHT:	3 Stories		
BUILDING SIZE:	182,897 SF		
FLOOR SIZES:	Building A: 28,000 RSF Building B: 28,000 RSF Building C: 21,500 RSF		
SLAB TO CEILING:	12'4" with some minor variations.		
COLUMN SPACING:	Building A: 30' x 30' and 30' x 33' Buildings B & C: 30' x 33'		
FLOOR LOAD:	50 lbs. PSF Live Load.		
ELEVATORS:	Front Elevator - New Traction 2,500 lbs. Passenger Elevator, Rear Elevator - Hydraulic Passenger Elevator with a 3,000 lbs. capacity (also used as the Freight Elevator).		
ELECTRIC:	6 Watts PSF; Emergency Generator		
LIFE/SAFETY:	Fully Sprinklered.		
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