



BUILDING SPECIFICATIONS

<b>LOCATION:</b>	Located right off of Exit 8 of I-95, and minutes away from Stamford Metro Center.	<b>HEATING/COOLING:</b>	The building is heated and cooled by an energy efficient water source heat pump system. The newly installed in 2013 closed loop systems includes heating water pumps, condenser water pumps, cooling tower pumps, heat exchanger, boilers and cooling tower. Ventilation is provided by roof mounted energy recovery units. Individually controlled ceiling - mounted heat pumps provide simultaneous heating and cooling for each zone. The system provides proper back bone for tenant's flexible zoning and distribution. Heating and cooling to be distributed through plenum alleviating the need for perimeter radiators.
<b>OWNER:</b>	AG-GCS Shippan Landing Owner, LLC	<b>SUPPLEMENTAL AIR:</b>	Condenser water available for supplemental HVAC at building standard rates.
<b>MANAGEMENT:</b>	George Comfort & Sons, Inc.	<b>LOADING DOCK:</b>	None.
<b>ARCHITECT:</b>	Perkins Eastman	<b>AMENITIES:</b>	<ul style="list-style-type: none"> <li>- Fitness Center</li> <li>- Full-Service Cafeteria w/ Outdoor Seating</li> <li>- Picnic Area w/ Outdoor Seating</li> <li>- Shuttle to Stamford Train Station</li> <li>- On-Site Management</li> <li>- Conference Center</li> <li>- Internet Based Tenant Work Order</li> <li>- Beer Garden</li> <li>- Dock Slips for Tenants</li> </ul>
<b>YEAR BUILT:</b>	1982	<b>TRANSPORTATION:</b>	Located about a 10 min drive away from the Stamford Train Station. Shuttle running back and forth during peak travel hours. Park is located on the Long Island Sound.
<b>RENOVATIONS:</b>	2012 / 2013		
<b>SECURITY/ACCESS:</b>	24-Hour Access.		
<b>BUILDING HOURS:</b>	24/7		
<b>HEIGHT:</b>	4 Stories		
<b>BUILDING SIZE:</b>	Park: 802,131 SF Building: 91,040 SF		
<b>FLOOR SIZES:</b>	22,760 RSF		
<b>SLAB TO CEILING:</b>	12'0"		
<b>FLOOR LOAD:</b>	50 lbs. PSF Live Load.		
<b>ELEVATORS:</b>	Two (2) Passenger Elevators		
<b>ELECTRIC:</b>	Six (6) Watts PSF demand load exclusive of base building air-conditioning. Electrical power consists of one (1) 600 amp service, 277/480 volt, three phase service supplied by CL&P. Larger tenants can be submetered for electrical usage from a master meter.		
<b>LIFE/SAFETY:</b>	Fully Sprinklered. State of the art addressable fire alarm system.		
<b>EMERGENCY POWER:</b>	30 kW, servicing emergency lighting, exit signs on each floor.		
<b>TELECOM/CABLE:</b>	All floors have access to the buildings fiber optics. Current providers include AT&T, Lightpath, Cogent and Level 3.		
<b>HVAC HOURS:</b>	Monday to Friday from 8:00 am to 6:00 pm (excluding Holidays). After hours available at Tenant's request at a Standard Rate.		











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**LOCATION:** Located right off of Exit 8 of I-95, and minutes away from Stamford Metro Center.

**OWNER:** AG-GCS Shippan Landing Owner, LLC

**MANAGEMENT:** George Comfort & Sons, Inc.

**ARCHITECT:** Perkins Eastman

**YEAR BUILT:** 1981

**RENOVATIONS:** 2012/2013

**SECURITY/ACCESS:** 24-Hour Access.

**BUILDING HOURS:** 24/7

**HEIGHT:** 4 Stories

**BUILDING SIZE:** Park: 802,131 SF  
Building: 192,571 SF

**FLOOR SIZES:** Floor 1: 7,302 RSF  
Floor 2: 46,738 RSF  
Floor 3: 47,325 RSF  
Floor 4: 45,506 RSF

**SLAB TO CEILING:** 12'0"

**FLOOR LOAD:** 50 lbs. PSF Live Load.

**ELEVATORS:** Four (4) Passenger Elevators, One (1) Freight Elevator

**ELECTRIC:** Six (6) Watts PSF demand load exclusive of base building air-conditioning. Electrical power consists of 2,000 amp service, 277/480 volt, three phase service supplied by CL&P. Larger tenants can be submetered for electrical usage from a master meter.

**LIFE/SAFETY:** Fully Sprinklered. State of the art addressable fire alarm system.

**EMERGENCY POWER:** 30 kW, servicing emergency lighting, exit signs on each floor.

**TELECOM/CABLE:** All floors have access to the buildings fiber optics. Current providers include AT&T, Lightpath, Cogent and Level 3.

**HVAC HOURS:** Monday to Friday from 8:00 am to 6:00 pm (excluding Holidays). After hours available at Tenant's request at a Standard Rate.

**HEATING/COOLING:** The building is heated and cooled by an energy efficient water source heat pump system. The newly installed in 2013 closed loop systems includes heating water pumps, condenser water pumps, cooling tower pumps, heat exchanger, boilers and cooling tower. Ventilation is provided by roof mounted energy recovery units. Individually controlled ceiling - mounted heat pumps provide simultaneous heating and cooling for each zone. The system provides proper back bone for tenant's flexible zoning and distribution. Heating and cooling to be distributed through plenum alleviating the need for perimeter radiators.

**SUPPLEMENTAL AIR:** Condenser water available for supplemental HVAC at building standard rates.

**LOADING DOCK:** None.

**AMENITIES:**

- Fitness Center
- Full-Service Cafeteria w/ Outdoor Seating
- Picnic Area w/ Outdoor Seating
- Shuttle to Stamford Train Station
- On-Site Management
- Conference Center
- Internet Based Tenant Work Order
- Beer Garden
- Dock Slips for Tenants

**TRANSPORTATION:** Located about a 10 min drive away from the Stamford Train Station. Shuttle running back and forth during peak travel hours. Park is located on the Long Island Sound.

