

Shippan Landing 181 Harbor Drive

BUILDING SPECIFICATIONS LOCATION: Located right off of Exit 8 of I-95, and minutes away HEATING/COOLING: The building is heated and cooled by an energy from Stamford Metro Center. efficient water source heat pump system. The newly installed in 2013 closed loop systems includes heating water pumps, condenser water pumps, cooling **OWNER:** AG-GCS Shippan Landing Owner, LLC tower pumps, heat exchanger, boilers and cooling tower. Ventilation is provided by roof mounted energy recovery units. Individually controlled ceiling - mount-MANAGEMENT: George Comfort & Sons, Inc. ed heat pumps provide simultaneous heating and cooling for each zone. The system provides proper back Perkins Eastman ARCHITECT: bone for tenant's flexible zoning and distribution. Heating and cooling to be distributed through plenum alleviating the need for perimeter radiators. 1982 YEAR BUILT: SUPPLEMENTAL AIR: Condenser water available for supplemental HVAC at RENOVATIONS: 2012 / 2013 building standard rates. LOADING DOCK: None. SECURITY/ACCESS: 24-Hour Access. AMENITIES: - Fitness Center BUILDING HOURS: 24/7- Full-Service Cafeteria w/ Outdoor Seating - Picnic Area w/ Outdoor Seating HEIGHT: 4 Stories - Shuttle to Stamford Train Station - On-Site Management BUILDING SIZE: 802,131 SF - Conference Center Park: Building: 91,040 SF - Internet Based Tenant Work Order - Beer Garden - Dock Slips for Tenants FLOOR SIZES: 22,760 RSF SLAB TO CEILING: 12'0" **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 FLOOR LOAD: 50 lbs. PSF Live Load. Sound. Two (2) Passenger Elevators ELEVATORS: ELECTRIC: 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. 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. Monday to Friday from 8:00 am to 6:00 pm (exclud-HVAC HOURS: ing Holidays). After hours available at Tenant's request at a Standard Rate.

No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, ommissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, in any of such cases, made or imposed by the owner or its principals.





Shippan Landing 208 Harbor Drive

BUILDING SPECIFICATIONS LOCATION: Located right off of Exit 8 of I-95, and minutes away HEATING/COOLING: The building is heated and cooled by an energy from Stamford Metro Center. efficient water source heat pump system. The newly installed in 2014 closed loop systems includes heating water pumps, condenser water pumps, cooling **OWNER:** AG-GCS Shippan Landing Owner, LLC tower pumps, heat exchanger, boilers and cooling tower. Ventilation is provided by roof mounted energy recovery units. Individually controlled ceiling - mount-MANAGEMENT: George Comfort & Sons, Inc. ed heat pumps provide simultaneous heating and cooling for each zone. The system provides proper back Perkins Eastman ARCHITECT: bone for tenant's flexible zoning and distribution. Heating and cooling to be distributed through plenum alleviating the need for perimeter radiators. 1980 YEAR BUILT: SUPPLEMENTAL AIR: Condenser water available for supplemental HVAC at RENOVATIONS: 2012 building standard rates. LOADING DOCK: None. SECURITY/ACCESS: 24-Hour Access. AMENITIES: - Fitness Center BUILDING HOURS: 24/7- Full-Service Cafeteria w/ Outdoor Seating - Picnic Area w/ Outdoor Seating HEIGHT: 5 Stories - Shuttle to Stamford Train Station - On-Site Management BUILDING SIZE: 802,131 SF Park: - Conference Center 184,977 SF Building: - Internet Based Tenant Work Order - Beer Garden - Dock Slips for Tenants FLOOR SIZES: Floor 2: 23,435 RSF Floor 3: 52,879 RSF 52,879 RSF Floor 4: TRANSPORTATION: Located about a 10 min drive away from the Stamford Floor 5: 55,784 RSF Train Station. Shuttle running back and forth during peak travel hours. Park is located on the Long Island Sound SLAB TO CEILING: 12'0" 50 lbs. PSF Live Load. FLOOR LOAD: ELEVATORS: Four (4) Passenger Elevators (includes a dual passen ger/freight) ELECTRIC: Six (6) Watts PSF 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 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

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request at a Standard Rate.





Shippan Landing 232 Harbor Drive

BUILDING SPECIFICATIONS

| Located right off of Exit 8 of I-95, and minutes away from Stamford Metro Center. | HEATING/COOLING: | The building is cooled by a 70 ton package unit man- ufactured by Trane. The unit is an air cooled condenser constant volume package unit. The system services the building through a ducted supply riser and ducted return. Hot water is circulated to perimeter fin tube convector units controlled by VAV boxes. |
|---|---|--|
| AG-GCS Shippan Landing Owner, LLC | | |
| George Comfort & Sons, Inc. Perkins Eastman | SUPPLEMENTAL AIR: | Condenser water available for supplemental HVAC at building standard rates. |
| 1980 | LOADING DOCK: | Loading dock located in this building. |
| 2014 | AMENITIES: - Fitness Center - Full-Service Cafeteria w/ Outdoor Seating - Picnic Area w/ Outdoor Seating - Shuttle to Stamford Train Station - On-Site Management - Conference Center | - Full-Service Cafeteria w/ Outdoor Seating - Picnic Area w/ Outdoor Seating |
| 24-Hour Access. | | - On-Site Management |
| 24/7 | | Internet Based Tenant Work Order Beer Garden Dock Slips for Tenants |
| 4 Stories | | |
| Park: 802,131 SF Building: 32,988 SF | 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. |
| Floor 1: 12,400 RSF Floor 2: 5,963 RSF Floor 3: 7,264 RSF Floor 4: 7,361 RSF | | Sound. |
| 12'0" | | |
| 50 lbs. PSF Live Load. | | |
| Two (2) Passenger Elevators | | |
| 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. | | |
| Fully Sprinklered. State of the art addressable fire alarm system. | | |
| Electrical power consists of 1400 amp service, 277/480 volt, three phase service supplied by CL&P. | | |
| All floors have access to the buildings fiber optics. Current providers include AT&T, Lightpath, Cogent and Level 3. | | |
| Monday to Friday from 8:00 am to 6:00 pm (exclud- ing Holidays). After hours available at Tenant's request at a Standard Rate. | | |
| | from Stamford Metro Center. AG-GCS Shippan Landing Owner, LLC George Comfort & Sons, Inc. Perkins Eastman 1980 2014 24-Hour Access. 24/7 4 Stories Park: 802,131 SF Building: 32,988 SF Floor 1: 12,400 RSF Floor 2: 5,963 RSF Floor 3: 7,264 RSF Floor 3: 7,264 RSF Floor 4: 7,361 RSF I2'0' 50 lbs. PSF Live Load. Two (2) Passenger Elevators 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. Fully Sprinklered. State of the art addressable fire alarm system. Electrical power consists of 1400 amp service, 277/480 volt, three phase service supplied by CL&P. Larger tenants can be submetered for electrical usage from a master meter. Fully Sprinklered. State of the art addressable fire alarm system. | from Stamford Metro Center. AG-GCS Shippan Landing Owner, LLC George Comfort & Sons, Inc. Perkins Eastman 1980 2014 2014 24-Hour Access. 2014 24-Hour Access. 24/7 4 Stories Park: 802,131 SF Building: 32,988 SF Floor 1: 12,400 RSF Floor 2: 5,963 RSF Floor 2: 5,963 RSF Floor 2: 7,264 RSF Floor 3: 7,264 RSF Floor 4: 7,361 RSF Floor 4: 7,361 RSF Floor 5: 7,264 RSF Floor 4: 7,361 RSF Floor 5: 7,264 RSF Floor 5: 7,264 RSF Floor 4: 7,361 RSF Floor 5: 7,264 RSF Floor 5: 7,264 RSF Floor 4: 7,361 RSF Floor 4: 7,361 RSF Floor 5: 7,264 RSF Floor 5: 7,264 RSF Floor 4: 7,361 RSF Floor 5: 7,264 RSF Floor 5: 7,264 RSF Floor 5: 7,264 RSF Floor 4: 7,361 RSF Floor 4: 7,361 RSF Floor 5: 7,264 RSF Floor 6: 10 (00 mg) service, 277/480 vit, three phase service supplied by CL&P. Larger tenants can be submetered for electrical usage from a master meter. Fully Sprinklered. State of the art addressable fire alarm system. Electrical power consists of 1400 amp service, 277/480 volt, three phase service supplied by CL&P. Lation shave access to the buildings fiber optics. Current providers include AT&T. Lightpath, Cogent and Level 3. Monday to Friday from 8:00 am to 6:00 pm (exclude) Monday to Friday from 8:00 am to 6:00 pm (exclude) Monday to Friday from 8:00 am to 6:00 pm (exclude) Monday to Friday from 8:00 am to 6:00 pm (exclude) Monday to Friday from 8:00 am to 6:00 pm (exclude) Monday to Friday from 8:00 am to 6:00 pm (exclude) Monday to Friday from 8:00 am to 6:00 pm (exclude) Monday to Friday from 8:00 am to 6:00 pm (exclude) Monday to Friday from 8:00 am to 6:00 pm (exclude) Monday to Friday from 8:00 am to 6:00 pm (exclude) Monday to Friday from 8:00 am to 6:00 pm (exclude) Monday to Friday from 8:00 am to 6:00 pm (exclude) Monday to Friday from 8:00 am to 6:00 pm (exclude) Monday to Friday from 8:00 am to 6:00 pm (exclude) Monday to Friday from 8:00 am to 6:00 pm (exclude) Monday to Friday |

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Shippan Landing 262 Harbor Drive

BUILDING SPECIFICATIONS

| LOCATION: | Located right off of Exit 8 of I-95, and minutes away from Stamford Metro Center. | HEATING/COOLING: | The building is heated and cooled by an energy efficient water source heat pump system. The new- ly installed in 2013 closed loop systems includes |
|------------------|---|-------------------|--|
| OWNER: | AG-GCS Shippan Landing Owner, LLC | | heating water pumps, condenser water pumps, cooling tower pumps, heat exchanger, boilers and cooling tower. Ventilation is provided by roof mounted energy |
| MANAGEMENT: | George Comfort & Sons, Inc. | | recovery units. Individually controlled ceiling - mount- ed heat pumps provide simultaneous heating and cool- ing for each zone. The system provides proper back |
| ARCHITECT: | Perkins Eastman | | bone for tenant's flexible zoning and distribution. Heating and cooling to be distributed through plenum alleviating the need for perimeter radiators. |
| YEAR BUILT: | 1980 | | |
| RENOVATIONS: | 2012 | SUPPLEMENTAL AIR: | Condenser water available for supplemental HVAC at building standard rates. |
| SECURITY/ACCESS: | 24-Hour Access. | LOADING DOCK: | Loading dock located in this building. |
| BUILDING HOURS: | 24/7 | AMENITIES: | - Fitness Center - Full-Service Cafeteria w/ Outdoor Seating |
| Неіднт: | 5 Stories | | Picnic Area w/ Outdoor Seating Shuttle to Stamford Train Station On-Site Management |
| BUILDING SIZE: | Park: 802,131 SF Building: 125,046 SF | | Conference Center Internet Based Tenant Work Order Beer Garden |
| FLOOR SIZES: | Floor 1: 438 RSF Floor 2: 30,778 RSF | | - Dock Slips for Tenants |
| | Floor 3: 31,455 RSF Floor 4: 31,423 RSF | 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 |
| SLAB TO CEILING: | 12'0" | | Sound. |
| FLOOR LOAD: | 50 lbs. PSF Live Load. | | |
| ELEVATORS: | Four (4) Passenger Elevators (includes a dual passen- ger/freight) | | |
| 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 (exclud- ing Holidays). After hours available at Tenant's request at a Standard Rate. | | |





Shippan Landing 290 Harbor Drive

BUILDING SPECIFICATIONS

| LOCATION: | Located right off of Exit 8 of I-95, and minutes away from Stamford Metro Center. | HEATING/COOLING: | The building is heated and cooled by an energy efficient water source heat pump system. The new- ly installed in 2013 closed loop systems includes |
|------------------|---|-------------------|--|
| Owner: | AG-GCS Shippan Landing Owner, LLC | | heating water pumps, condenser water pumps, cooling tower pumps, heat exchanger, boilers and cooling tower. Ventilation is provided by roof mounted energy |
| MANAGEMENT: | George Comfort & Sons, Inc. | | recovery units. Individually controlled ceiling - mount- ed heat pumps provide simultaneous heating and cool- |
| ARCHITECT: | Perkins Eastman | | ing for each zone. The system provides proper back bone for tenant's flexible zoning and distribution. Heating and cooling to be distributed through plenum |
| YEAR BUILT: | 1981 | | alleviating the need for perimeter radiators. |
| Renovations: | 2012/2013 | SUPPLEMENTAL AIR: | Condenser water available for supplemental HVAC at building standard rates. |
| SECURITY/ACCESS: | 24-Hour Access. | LOADING DOCK: | None. |
| BUILDING HOURS: | 24/7 | AMENITIES: | - Fitness Center - Full-Service Cafeteria w/ Outdoor Seating |
| Неіднт: | 4 Stories | | Picnic Area w/ Outdoor Seating Shuttle to Stamford Train Station |
| BUILDING SIZE: | Park: 802,131 SF Building: 192,571 SF | | On-Site Management Conference Center Internet Based Tenant Work Order Beer Garden |
| FLOOR SIZES: | Floor 1: 7,302 RSF Floor 2: 46,738 RSF Floor 3: 47,325 RSF Floor 4: 45,506 RSF | TRANSPORTATION: | Dock Slips for Tenants 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 |
| SLAB TO CEILING: | 12'0" | | Sound. |
| FLOOR LOAD: | 50 lbs. PSF Live Load. | | |
| ELEVATORS: | Four (4) Passenger Elevators, One (1) Freight Eleva tor | | |
| 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. | | |
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