

400 Atlantic Street

Stamford, CT 06902

**Owner:**

400 Atlantic Joint Venture LLC and
SLJ Atlantic Stamford LLC, as tenants-in-common

Location:

Stamford Central Business District
Immediate walkability to Stamford Metro Center

Height:

15 Stories

Total Building Area:

533,216 RSF

Typical Floor Area:

38,600 RSF

Acres:

4.24 acres

Year Built:

1980

Year Renovated:

2022

Renovation Architects:

TBD

Construction:

Structural steel frame
Aluminum panel and reflective glass curtain wall

Ceiling Heights:

Slab to slab 12'2"

Floor Loads:

100 lbs. psf live load for tenant floors

Column Spacing:

30' on center outer perimeter

Restrooms:

4 restrooms, per floor

BMS System:

Siemens Desigo system installed in 2022

Building Access:

24 Hours / 7 Days

On-Site Management:

George Comfort & Sons, Inc.

Electrical:

6 watts PSF demand load exclusive of base building air-conditioning. The building has two (2) 4,000 Amp service switchboards with an estimated distribution capacity of 13 W/SF (all inclusive). Redundant power feeds originating from different bus sections of the substation.

HVAC:

Three 450-ton centrifugal chillers and two 400 hp boilers are located in the basement mechanical room. Supply air mains extend to combination coils on each floor and air is distributed thru VAV boxes located above the suspended ceiling. Interior temperature controlled by Siemens BMS, which controls the discharge air temperature of their respective combination coil based on the average space temperature. Perimeter is a four pipe fan coil system with individual thermostat control. There are 2" condenser water taps on each floor for supplemental HVAC units, which can support approximately 10 tons of cooling.

Cooling: Three 450 ton Carrier chillers.

Heating: Two 400 hp Cleaver Brooks dual fueled boilers

HVAC Hours:

Monday - Friday from 8AM to 6PM (excluding Holidays)
Extended hours available at the building standard rates.

Telecom:

Fiber Optic cabling is available throughout the building through Frontier, AT&T, Lightpath, Optimum, Level 3 data & optic

Elevators:

8 high speed traction elevators; 1 Freight Elevator in the Office Tower.
Destination Dispatch elevator modernization scheduled.

Life/Safety:

Fully sprinklered.

Simplex 4100 system. 100% addressable consisting of pull stations, horns, strobe lights, duct smoke detectors and wet & dry sprinklers.

Parking:

Direct building access to 8-story parking garage with 908 spaces
Parking ratio: 1.7 per 1,000 RSF

Amenities:

*New State-of-the-Art Fitness Center

*New Marketplace Cafeteria

*Class A Conference Facilities

*Outdoor Amenity Terrace

(8) Electric car charging stations

On-Site management



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LEASING CONTACTS

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