

NEWLY RENOVATED IN DOWNTOWN STAMFORD



Features

- Class A office building in the heart of the CBD featuring newly renovated lobbies, common areas and bathrooms
- On-site security, concierge and property management
- Transportation Center shuttle service and secured on-site parking which includes a surface lot and a below grade garage
- Can accommodate a variety of suite sizes and office layout requirements

Neighborhood

Downtown Stamford - Enjoy walking to numerous restaurants, retail and service establishments. Easily accessible from major roads including Interstate 95, Route 1 and the Merritt Parkway.

Availability

From 1,250 – 8,445 RSF

4th Floor: 2,500 - 8,445 RSF

5th Floor: 3,200 RSF

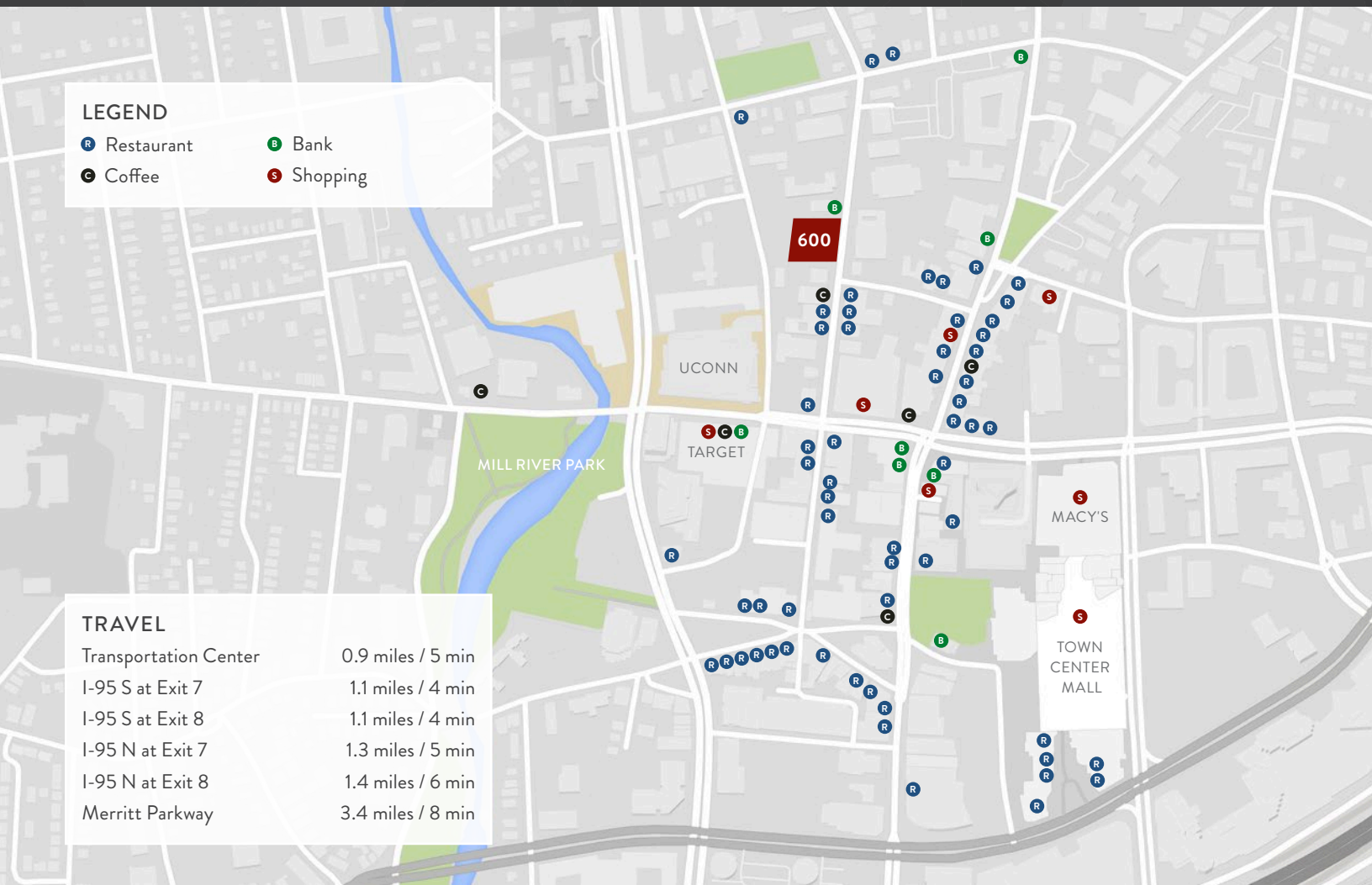
6th Floor: 2,177 RSF

6th Floor: 1,250 RSF

Rental Rate: \$26.50 PSF Modified Gross + Electric

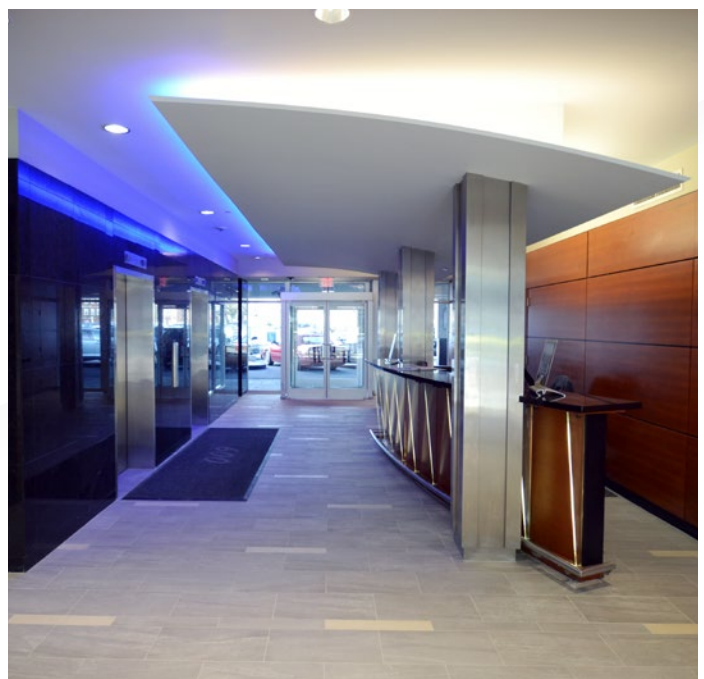
Contact

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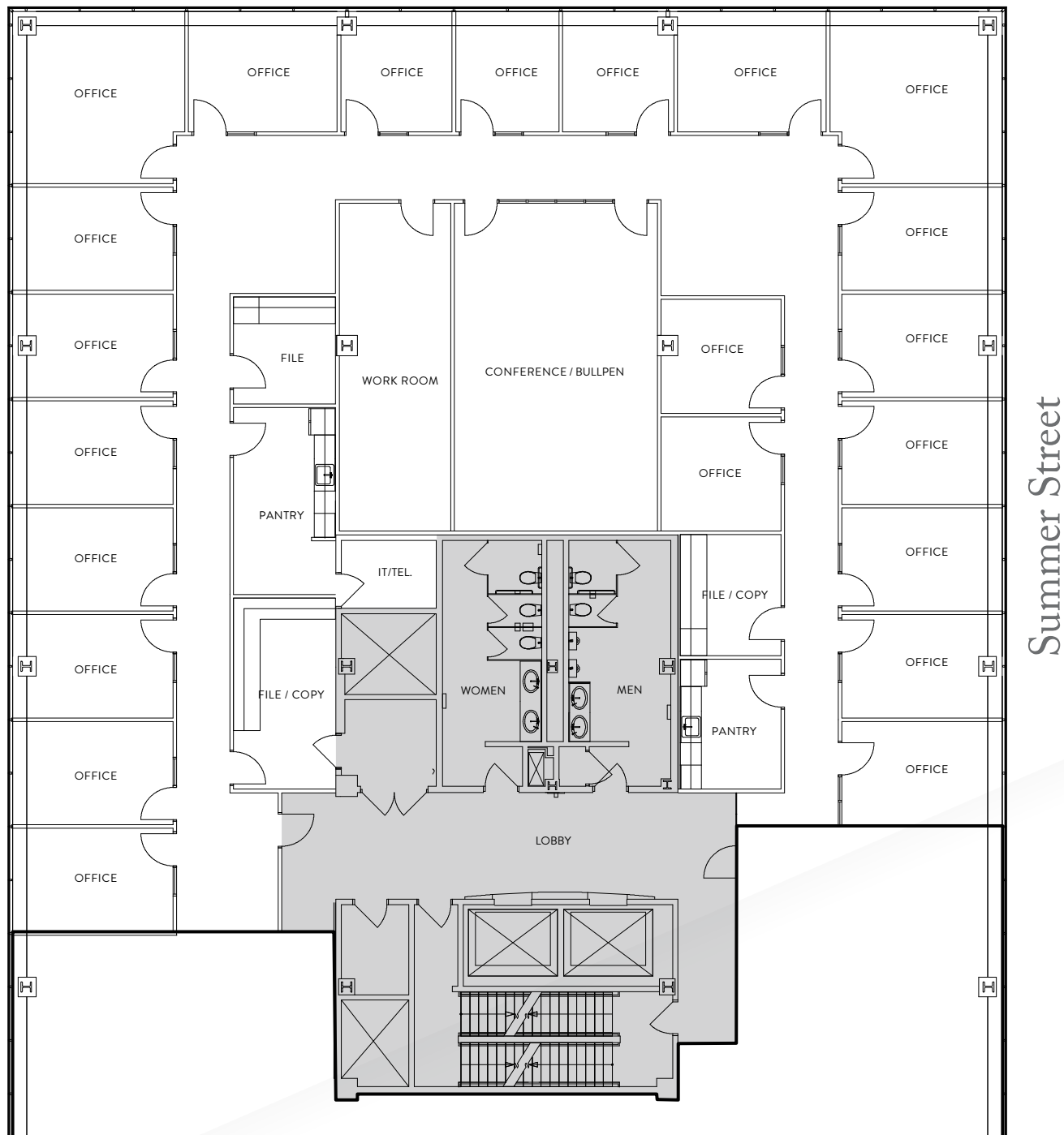
Specifications

RBA:	103,000 RSF
Floors:	7
Typical Floor:	16,500 SF
Column Spacing:	30-35'
Ceiling Height:	Up to 10' 10"
Parking:	Onsite - Surface & Below Grade
HVAC:	VAV Heating & Cooling
Electric:	2,500 Amps, 3 Phase 8 Watts Per USF
Data Providers:	Fiber Optics by AT&T Cable by Cablevision
Security:	On-Site Security 24/7 Key Card Access



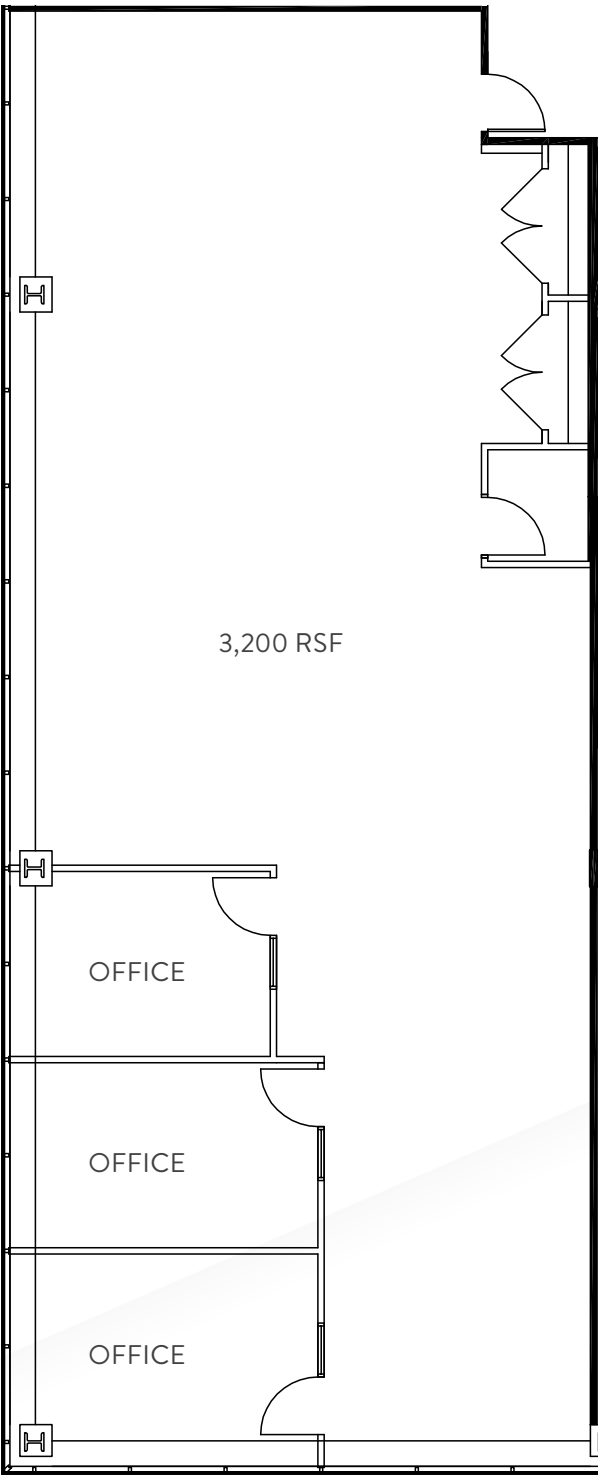
Fourth Floor

EXISTING CONFIGURATION / 2,500 - 8,445 RSF



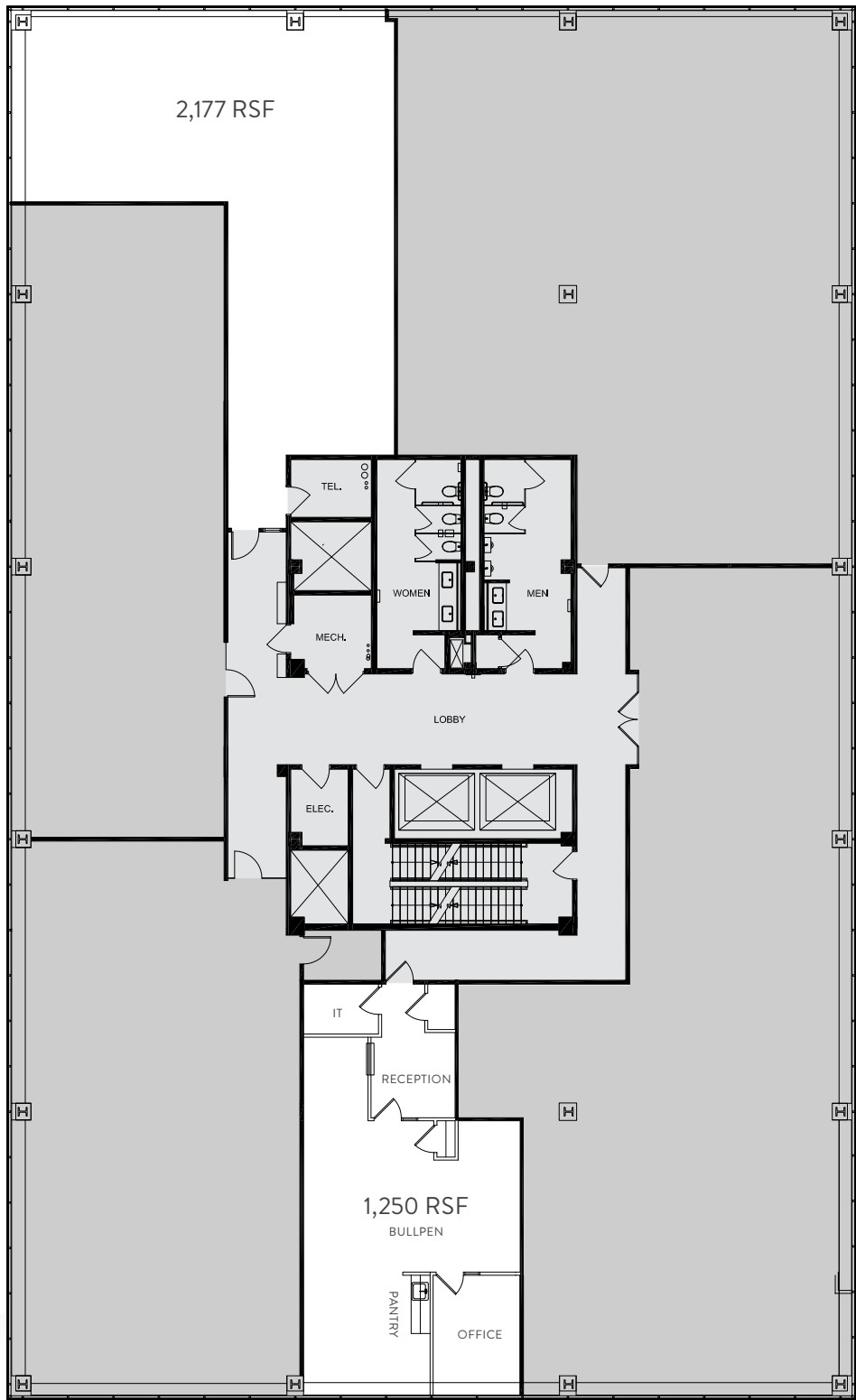
Fifth Floor

EXISTING CONFIGURATION / 3,200 RSF



Sixth Floor

EXISTING CONFIGURATION / 1,250 & 2,177 RSF



Summer Street