

BUCOLIC CAMPUS SETTING

HIGH RIDGE OFFICE PARK



NEWMARK



GEORGE COMFORT & SONS, INC.
Commercial Real Estate Since 1919

BUCOLIC CORPORATE OFFICE CAMPUS

OVERVIEW

High Ridge Office Park consists of five premier office buildings on 40 acres immediately off the Merritt Parkway and only a few miles north of Downtown Stamford. This ideal campus setting offers an escape from city congestion while still providing great access to all it has to offer.

Originally designed by famed architect, Victor Bisharat each building in High Ridge Office Park gives tenants it's own unique office space feel.

A diverse amenities package include an updated Fitness Center, Conference Center, Pond, full-service Cafeteria, Child-Care Center and upgraded seating and picnic areas throughout the beautiful outdoor campus as well as WiFi. The buildings provide on-site property management and manned security and 24/7 key card access at all entries.

HIGHLIGHTS

Underground Parking Garage

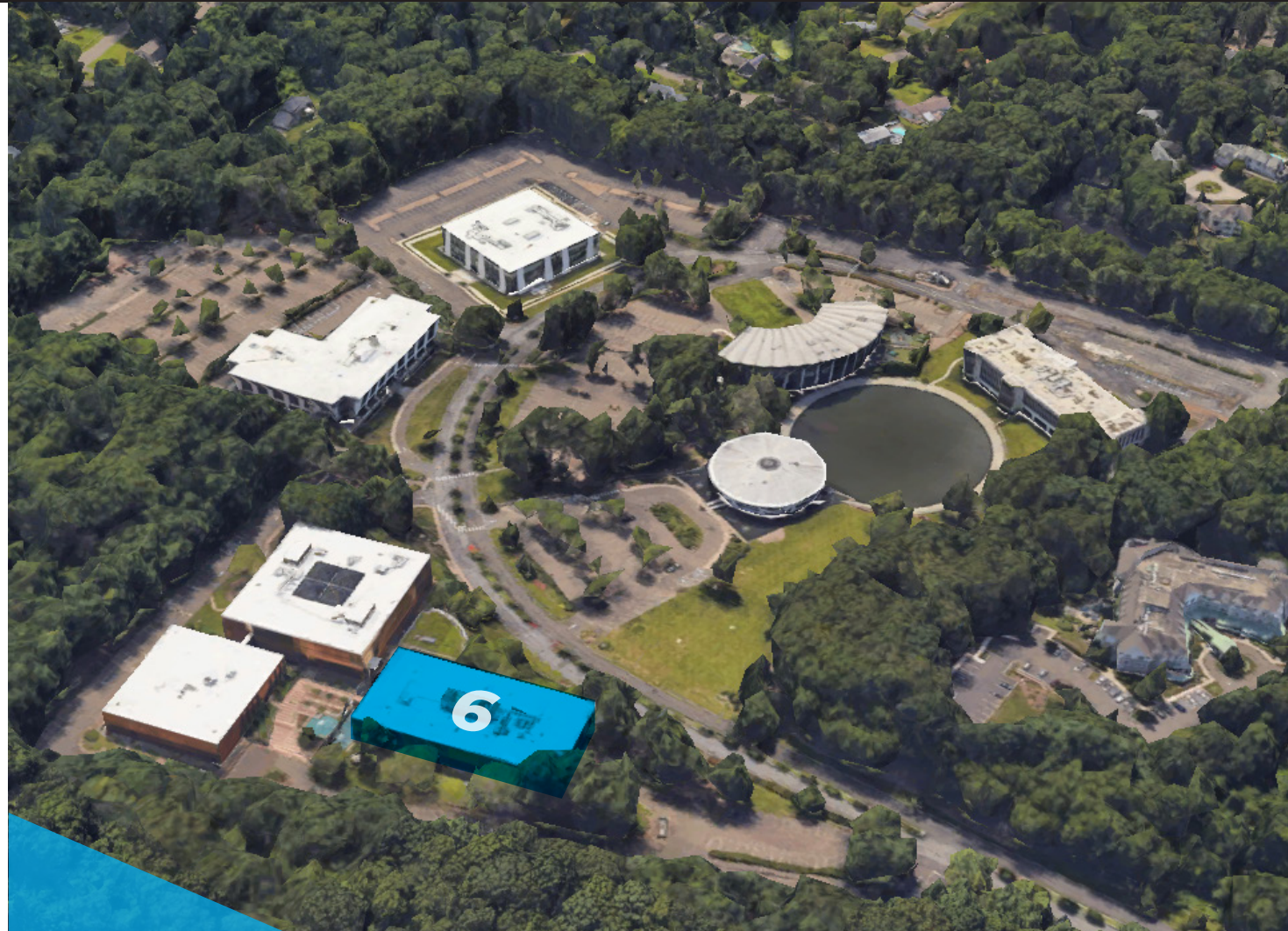
Easy Access off Merritt Parkway and High Ridge Road

Shuttle Bus to Train Station

On-site Cafeteria

Conference Center and Fitness Facility in Building 5

Minutes from Restaurants, Retail and Area Amenities



FOR LEASING INFORMATION, PLEASE CONTACT

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SITE PLAN



AMENITIES

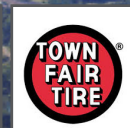
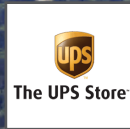
- Building 2Sushi Bar
- Building 4Daycare Center
- Building 5Conference Center
- Building 5Fitness Center
- Building 6 Cafeteria**



AREA MAP

LONG ISLAND SOUND

DOWNTOWN STAMFORD



HIGH RIDGE ROAD

TURN OF RIVER FIRE DEPARTMENT

EXIT 35



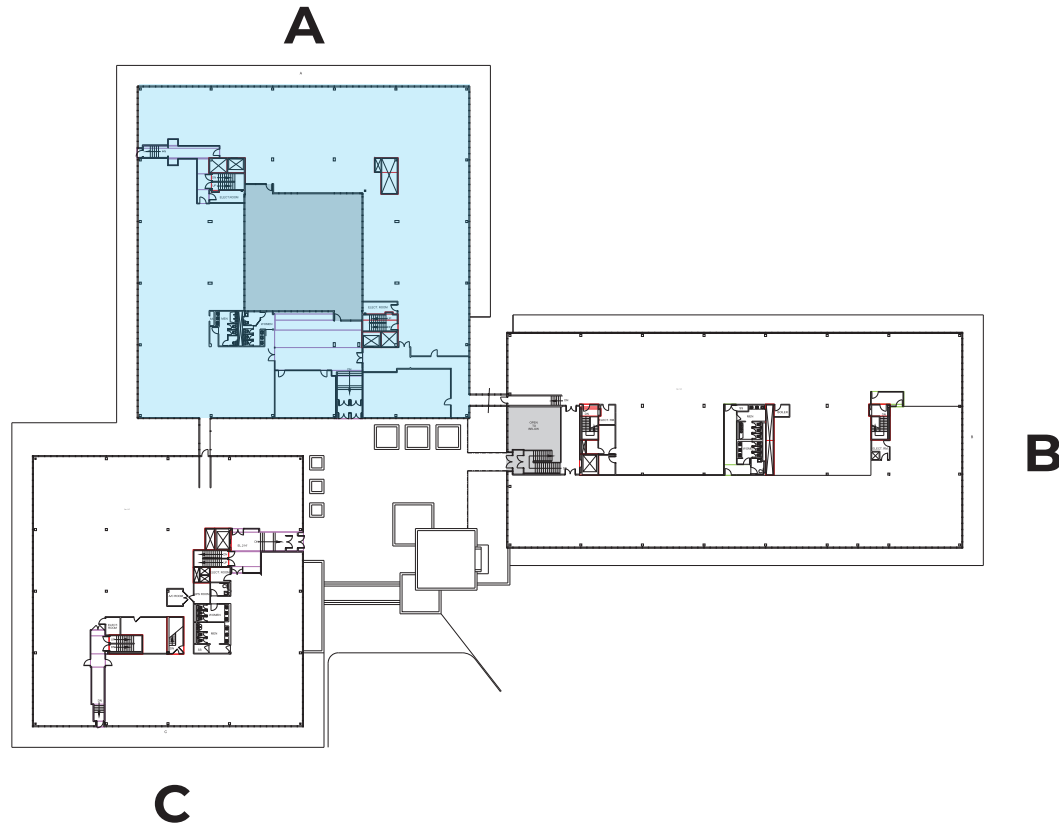
MERRITT PARKWAY

BUILDING 6

BUILDING A

3RD FLOOR: **26,847 RSF**

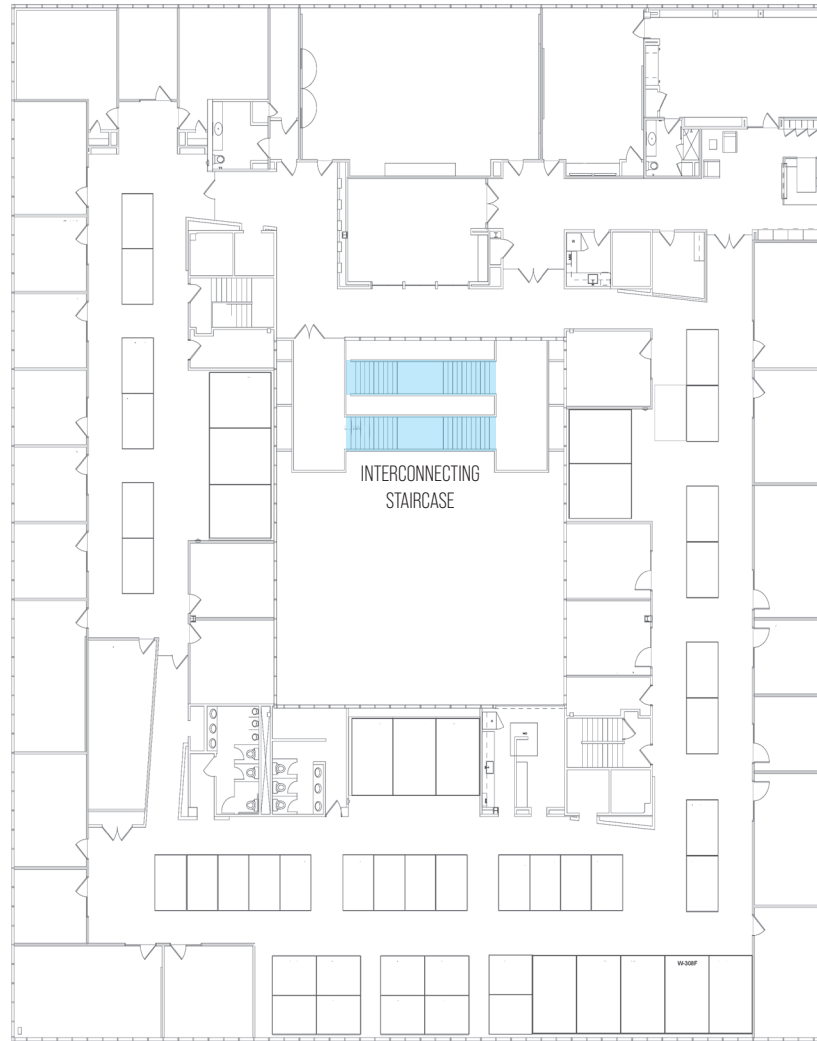
2ND FLOOR: **26,883 RSF**



FLOOR PLANS

BUILDING 6

THIRD FLOOR / AS-BUILT / 26,847 RSF

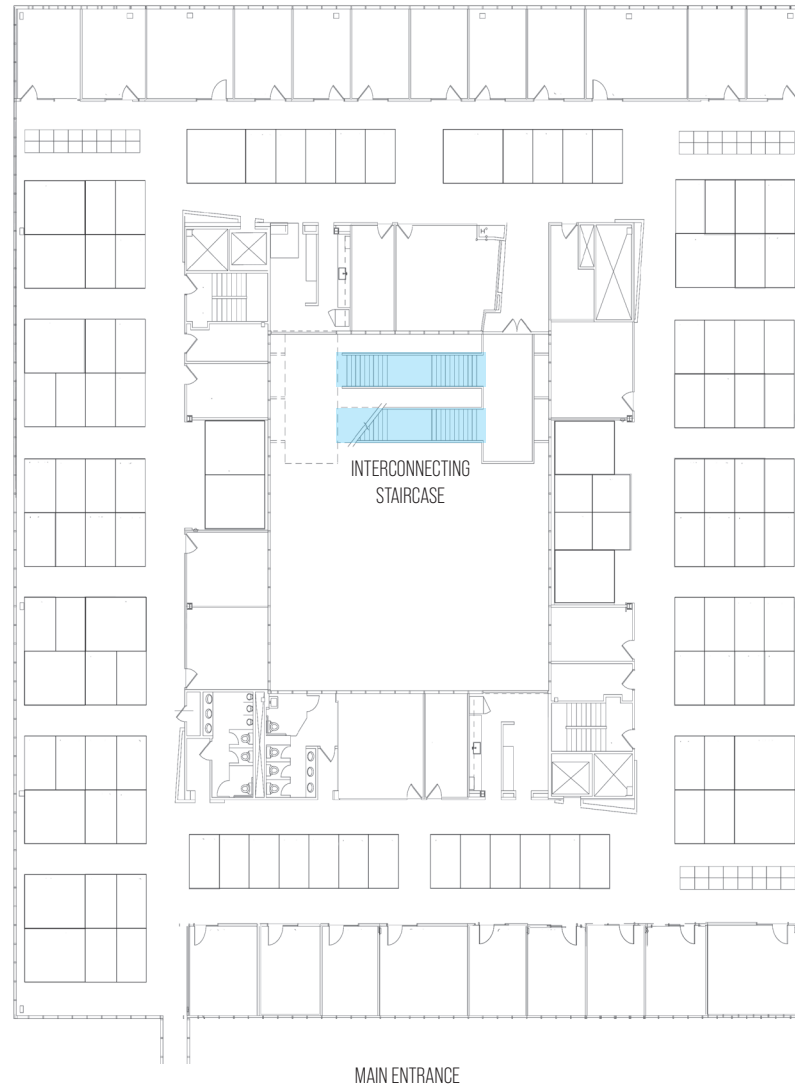


MAIN ENTRANCE

FLOOR PLANS

BUILDING 6

SECOND FLOOR / AS-BUILT / 26,883 RSF



SPECIFICATIONS

BUILDING 6

Location	Located right off the Exit 35 of the Merritt Parkway, in Stamford, CT
Owner	High Ridge Real Estate Owner, LLC
Management	George Comfort & Sons, Inc.
Architect	Victor Bisharat
Year Built	1973
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, 4pm - 12am. Sat & Sun, 2pm - 2am
Building Hours	24 hours / 7 days
Height	3 Stories
Building Size	182,897 SF
Slab to Ceiling Dimensions	Floor to floor height - 12' 4" with some minor variations
Column Spacing	30' x 30' and 30' x 33' in Building A, 30' x 33' in Buildings B and C
Elevators	4 Passenger Elevators; 2,500 lbs.; Access: 24/7
Electric	6 Watts PSF; Emergency Generator
Emergency Power	420KW 525KVA generator

Floor Load(s)	50 lbs. psf
Telecom / Cable	Lines and Fiber are owned by Frontier. Other providers can lease lines. Cablevision, Lightpath and Fibertech are also available.
HVAC Hours	8 am to 6 pm Monday thru Friday, 8 am to 1 pm on Saturday. After hours HVAC available
Heating	Heated with electric duct heaters
Cooling	Cooled by water-sourced air-handlers by a central chiller plant
Supplemental HVAC	Tenant owned
Awards	High Ridge Park is a Regional TOBY winner in the Mid-Rise Suburban Office Park category
Amenities	<ul style="list-style-type: none"> • Fitness center with sauna, showers and locker rooms • Full-Service Cafeteria with delivery and catering services • Sushi Restaurant with delivery and catering services • Picnic area with outdoor seating • High Ridge Park express shuttle to Stamford Transportation Center • New landscaping and new exterior lighting • On-site Management • Bright Horizons Child Care Center • Dry cleaning pick-up and delivery service • 40 Acre park-like setting with pond
Loading Dock	Located in Building B. There is also a loading ramp into Building B, as well as elevator access to Buildings A and C, located in the garage
Transportation	Ideally located just off Exit 35 of the Merritt Parkway High Ridge Park is within minutes of downtown Stamford and its many restaurants, shopping and cultural centers and other amenities. In addition to ample on-site parking, the park is serviced by a dedicated, express shuttle to the Stamford Transportation Center