



260 LONG RIDGE ROAD

STAMFORD | CONNECTICUT
COMPREHENSIVE CARE,
ULTIMATE CONVENIENCE,
CONNECTED COMMUNITY.



FOR LEASE

37,520 SF AVAILABLE

PREMIER STAMFORD LOCATION

**STATE-OF-THE-ART
HEALTHCARE FACILITY**

260 LONG RIDGE ROAD

260 Long Ridge Road is located within the premier medical campus in Stamford, Connecticut, at the epicenter of the revitalized Long Ridge Road mixed-use corridor. Recent improvements in community access, infrastructure, and lifestyle services have elevated the overall consumer experience. With an emphasis on patient-oriented services within the healthcare industry, 260 Long Ridge Road delivers state-of-the-art technology for the highest quality care.

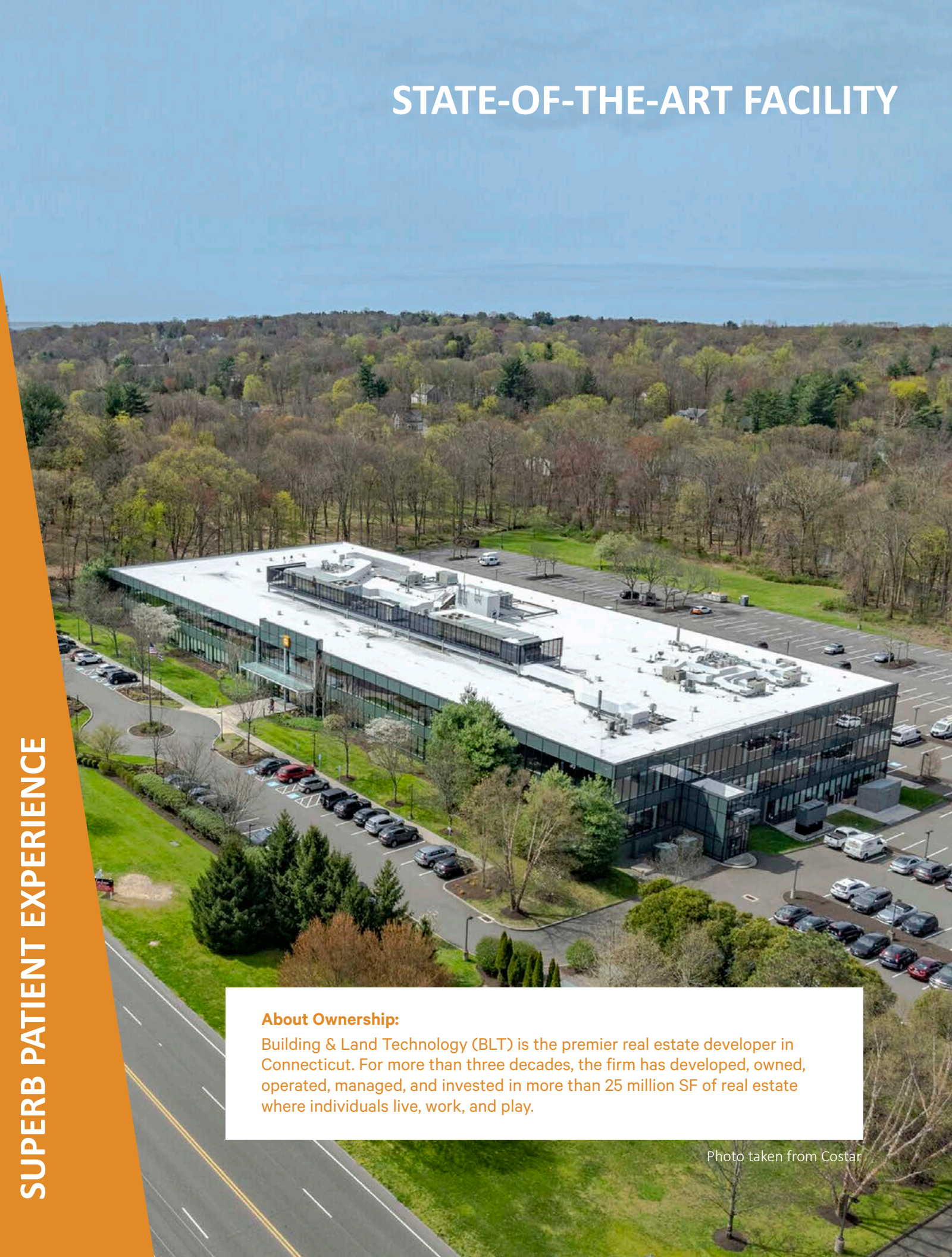
Building highlights include:

- Stamford Health and Greenwich Hospital/Yale New Haven co-anchor the Property with patient care operations.
- Also home to DaVita, Illume Fertility, Dermatologist Physicians of CT, and Mozaic Concierge Living.
- Mozaic, a 168-unit Senior Living Facility located on the adjoining site, is scheduled to break ground in 2025.
- New elevators, building mechanicals, ADA bathrooms, and facade.
- Immediate proximity to downtown Stamford CBD and the Merritt Parkway. Walking distance to Bull's Head Shopping District.
- Stamford Department of Transportation's Pedestrian Path, which will provide walkability to the site from nearby locations, will be completed by Fall 2024.
- Signalized turning and excellent frontage on one of the more highly trafficked roads in Stamford.
- Direct entrance, independent lobby, and signage can be made available to the tenant for remaining availability.
- Mobile Food Truck services on-site and open daily from 8 AM – 2 PM.



ACCESS, VISIBILITY AND
SUPERB PATIENT EXPERIENCE

STATE-OF-THE-ART FACILITY



About Ownership:

Building & Land Technology (BLT) is the premier real estate developer in Connecticut. For more than three decades, the firm has developed, owned, operated, managed, and invested in more than 25 million SF of real estate where individuals live, work, and play.

Photo taken from Costar

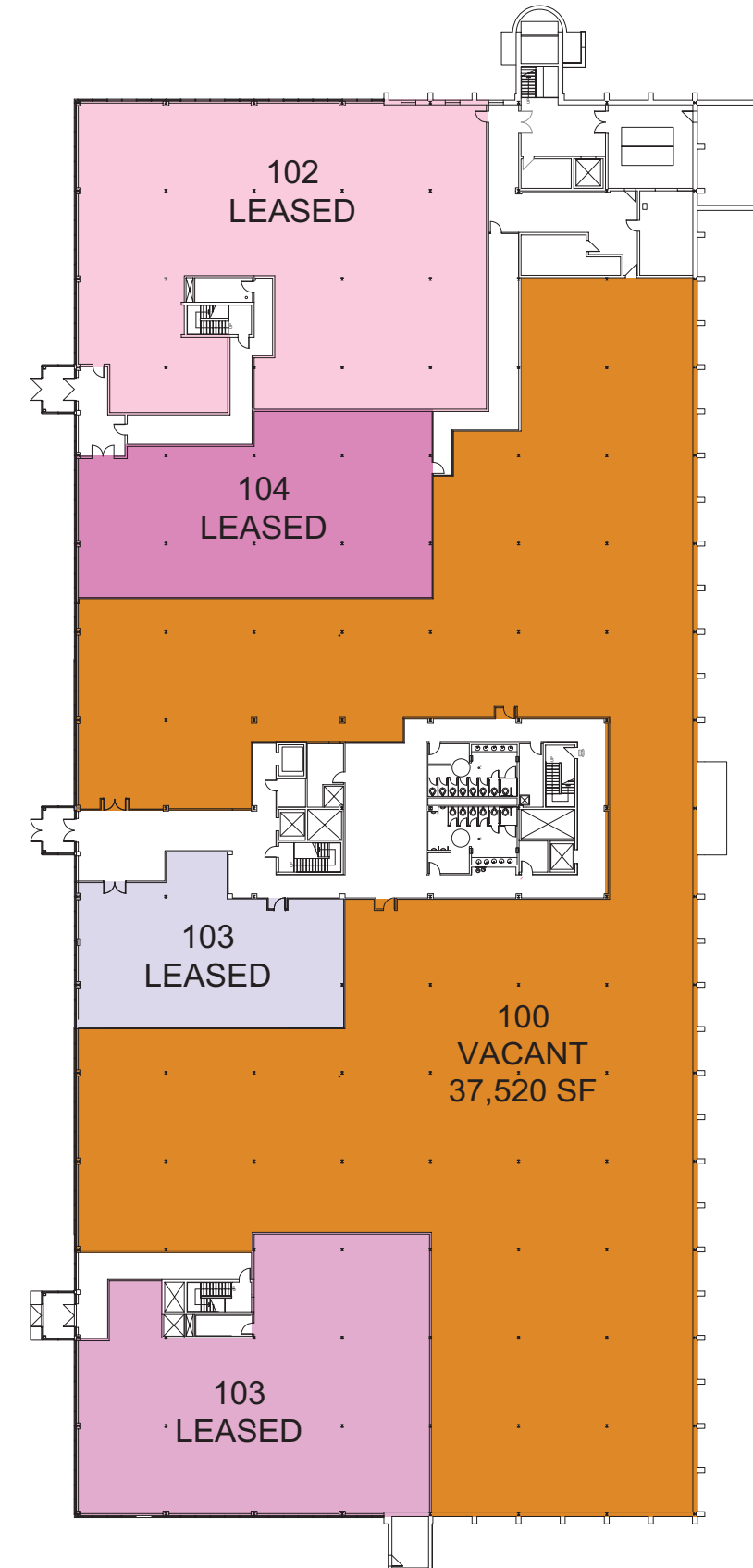
BUILDING SPECS

Building Management	BLT
Operating Hours	Monday-Friday 8 AM to 6 PM Saturday 9 AM to 1 PM
Original Construction	1988
Renovations	Complete renovation in 2015
Total Rentable Area	197,000 SF
Total Available	37,520 SF
Building Height	3 stories
Construction Type	Steel and concrete
Floor Plates	65,667 SF
Celing Heights (slab to slab)	14'
Columns	24'
Floor Load	On grade
Lobby	2 lobbies servicing both main entrances
Elevators	4 passenger
Parking	Ample surface parking available
Telecom	Multiple service providers
Restrooms	ADA compliant designated restrooms
Security	Card-key access



AVAILABLE SPACE

FIRST FLOOR



GROW YOUR PRACTICE HERE



JL **260**
TR **LONG RIDGE ROAD**

Owned and managed by:



For more information or to arrange a tour,
please contact:

LESLIE WHATLEY
Executive Vice President

203 644 1577
lwhatley@bltooffice.com

BRIAN CARCATERA
Executive Vice President

203 355 6017
bcarcaterra@bltooffice.com

DREW STEINBERG
Leasing Manager

203 355 6057
dsteinberg@bltooffice.com