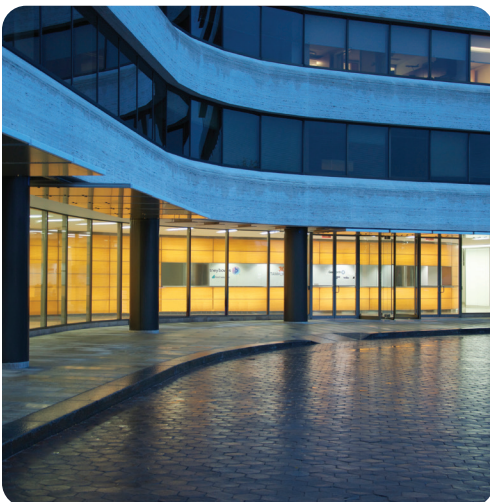


3001

STAMFORD SQUARE

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PREMIER OFFICE COMPLEX

- Dramatic contemporary lobby
- State-of-the-art elevators
- Attractive landscaping and courtyard with park bench seating
- High-end restrooms
- LEED construction and operating standards
- E-ZPass-type parking access system
- Free access to on-site EV charging station

BEST-IN-CLASS AMENITIES

- Full-service gourmet café with indoor and outdoor seating
- Modern fitness center with locker rooms, showers, and on-site personal trainer
- High-tech conference center with full-service pantry
- Deluxe shuttle service to/from Stamford Amtrak/Metro-North Station

ENVIRONMENTALLY & HEALTH CONSCIOUS WORK ENVIRONMENT

- Property renovated and operating to LEED standards with highly efficient building systems
- State-of-the-art needlepoint bipolar ionization (NPBI) system and MERV 16 air filters provide superior indoor air quality, significantly reduce airborne viruses & other pollutants, and reduces energy consumption
- Modern fitness center
- Eco-encouraged priority parking for hybrid vehicles and bicycles
- Ownership/management committed to environmental stewardship and social responsibility; results in lower operating costs

LOCAL, LONG-STANDING OWNERSHIP & MANAGEMENT

- The Ashforth Company, founded in 1896, and headquartered in Fairfield County for 40 years
- Own, develop, manage 14 million square feet on the east and west coasts
- On-site property management including a dedicated vice president/property manager, assistant property manager, two full-time engineers, security officer and porter.

EXCEPTIONAL OFFICE VALUE

- Corporate headquarters quality; 290,000 square foot office building – 44,597 square foot floors
- 100% secure, 4-level underground garage parking; 24-hour manned security service
- Emergency generator capacity for critical tenant loads such as data centers and trading floors
- Prominent corporate identity signage opportunity

CENTRAL, ACCESSIBLE LOCATION

- High visibility at the intersection of primary Stamford intra-city arteries
- Ten minutes to I-95, Merritt Parkway, Stamford Train Station
- Surrounded by blue-chip corporate neighbors
- Walking distance to Ridgeway Shopping Center, The Armon Hotel (452 rooms), banks and restaurants; 11 minute walk to Scalzi Park
- 45 minutes to LaGuardia, 60 minutes to JFK, and 25 minutes to Westchester County Airport



FOR LEASING INFORMATION:
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SPACE AVAILABILITY

FLOOR	SIZE (RSF)	PRICE (+ ELEC.)	POSSESSION
1	2,072	\$38.00	immediate
3	44,597	\$38.00	immediate
5	9,973	\$38.00	immediate
6	44,597	\$38.00	immediate
7	29,594	\$38.00	to be arranged

PROPERTY FACTS

BUILDING AREA 290,000 square foot Class A office space on eight floors situated on 2.18 acre site

OWNERSHIP The Ashforth Company

MANAGEMENT On-site property management team

MAJOR TENANTS Pitney Bowes, Stamford Health, First County Bank, and Genworth Financial

YEAR BUILT Completed in 1980; designed by architect Emery Roth & Sons; several major renovations, latest in 2012

CONSTRUCTION Post tension, steel and concrete; travertine marble and tinted, double-glazed glass façade; single membrane, fully adhered EPDM roof completed in 2006

FLOOR PLATES 44,597 square foot floor; 70 lb/sq. ft. live floor load

CEILING 8'-4" to 9'-6"

COLUMN SPACING 30' bays provide optimum flexibility for space planning

TECHNOLOGY Building is serviced by five fiber optic providers: AT&T, Cablevision, Fibertech, L3, and Verizon Business

SECURITY & ACCESS Secured 24 hours per day, seven days per week; security posted in lobby and parking garage; E-ZPass-type parking access/gate control; card access system for all admittance to offices

HVAC Needlepoint bipolar ionization (NPBI) system provides superior indoor air quality, significantly reduces airborne viruses and other pollutants, and reduces energy consumption – installed in 2015 and upgraded in 2020; MERV 16 air filters; New state-of-the-art core and perimeter water source heat pump units with (green) 410A refrigerant

ELECTRICITY Above standard electrical capacity; up to 6 watts per usable square foot

The building is serviced by four high voltage feeders (underground for reliability) that supply six network transformers

FIRE & LIFE SAFETY Fully sprinklered and compartmentalized; addressable fire alarm system (installed 2008) including smoke and thermal detectors; Automatic External Defibrillator (AED) at concierge

ELEVATORS One freight elevator, 4,000 lb capacity; six passenger high speed traction 3,000 lb. capacity elevators; all passenger elevators directly service all four levels of the parking garage

PARKING 4-level, 817-car self-parking garage with direct elevator access to lobby and tenant floors; all full-sized spaces; gate controlled; safe, with dedicated garaged visitor parking; eco-encouraged priority parking for hybrid vehicles and bicycle racks

