Opportunity Summary
110 High Ridge Road
Stamford, Connecticut
Located approximately 60 minutes from Manhattan, Stamford is a robust and vibrant market and an ideal site for state-of-the-art satellite space outside of NYC. The site, located on High Ridge Road and approximately 10 minutes from the Stamford’s transit center.

Demographics reflect the market’s office trade area as determined by ESRI.

- **TOTAL POPULATION**: 615,608
- **LABOR FORCE**: 371,797
- **PROJECTED POPULATION GROWTH**: 0.4%
- **DAYTIME POPULATION**: 680,116
- **BACHELOR’S DEGREE**: 29.9%
- **GRADUATE DEGREE**: 27.6%
- **MILLENIALS AGE 21-34**: 20.9%
A Built-In Walkable Environment

The site is located between High Ridge and Long Ridge Roads, where North and South Stamford come together. It is within close proximity to a wealth of food & beverage, service retail, entertainment and wellness/fitness options.

SERVICES & RETAIL

TRADER JOE’S  T · Mobile  drybar

Trader Joes, UPS, AT&T, Bank of America, US Postal Service, T Mobile, LA Fitness, Stop & Shop, Wells Fargo, Dry Bar, Enterprise Rent-a-Car, CVS Pharmacy, UBreakiFix, Continental III Salon, Fashion Nail & Spa, Sea Breeze Organic Dry Cleaners, Stamford Pharmacy, DHL

FOOD & BEVERAGE

Starbucks, Rye Ridge Deli, Cobs Fresh Bakery, Boston Market, Robeks, Cold Stone Creamery, Dunkin Donuts
Site Plan
Specifications

PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Acreage</td>
<td>12.38 Acres</td>
</tr>
<tr>
<td>Gross Leasable Area</td>
<td>159,582 SF</td>
</tr>
<tr>
<td>Floors</td>
<td>Three Levels</td>
</tr>
<tr>
<td>Redevelopment Strategy</td>
<td>Adaptive Reuse of former single-use, retail anchor store</td>
</tr>
<tr>
<td>Extensive Parking</td>
<td>Upwards of 700 parking spaces within ~500 feet of property entrances</td>
</tr>
<tr>
<td>Dedicated Loading</td>
<td>Two existing dedicated loading bays</td>
</tr>
</tbody>
</table>

LEVEL 3 | 54,498 SF  
CEILING HEIGHT: 16'-9''

LEVEL 2 | 61,726 SF  
CEILING HEIGHT: 18'-10''

LEVEL 1 | 43,358 SF  
CEILING HEIGHT: 16'-6''
Existing Conditions

LEVEL L1
43,358 SF*

CEILING HEIGHT: 16'-6"
COLUMN SPANS AVERAGE 30'-0"

Floor is currently occupied

*Reflects BOMA Square Footage
Ceiling Heights are Slab-To-Slab Measurements

Key Entrance
Loading

SURFACE LEVEL PARKING ENTRANCE
Existing Conditions

LEVEL 2
61,726 SF*

CEILING HEIGHT: 18'-10"
COLUMN SPANS AVERAGE 30'-0"

*SReflects BOMA Square Footage
Ceiling Heights are Slab-To-Slab Measurements
LEVEL 3
54,498 SF*

CEILING HEIGHT: 16'-9"
COLUMN SPANS AVERAGE 30'-0"

*Reflects BOMA Square Footage
Ceiling Heights are Slab-To-Slab Measurements

Key Entrance
## Delivery Conditions

<table>
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<tr>
<th>Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shell Condition</td>
<td>Space shall be delivered demised, with existing improvements demolished, ceiling unfinished with required fireproofing and level concrete slab floor.</td>
</tr>
<tr>
<td>Exterior Walls/Windows</td>
<td>New, large 10’x15’ energy efficient windows installed along exterior walls.</td>
</tr>
<tr>
<td>Loading Dock</td>
<td>Tenants shall have access to common two (2) semi depressed truck wells.</td>
</tr>
<tr>
<td>HVAC System</td>
<td>Landlord to provide HVAC system based on a cooling capacity of 1 ton/300 square feet. Gas fired heating may be used wherever gas is existing and available. Heat pumps may be utilized when electric must be used for heat. System distribution, balancing and controls are by Tenant.</td>
</tr>
<tr>
<td>Electrical System:</td>
<td>120/208 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF or 277/480 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF (inclusive of HVAC load)</td>
</tr>
<tr>
<td>Floor Loading</td>
<td>75-100 psf</td>
</tr>
</tbody>
</table>

Illustrative Elevations
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