

3001 STAMFORD SQUARE



PREMIER MODERN OFFICE

- Dramatic contemporary lobby
- State-of-the-art elevators
- Attractive landscaping and courtyard with park bench seating
- High-end restrooms
- LEED construction and operating standards
- EZ Pass-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
- Deluxe shuttle service to/from Stamford Amtrak/Metro-North Station

ENVIRONMENTALLY AND HEALTH CONSCIOUS WORK ENVIRONMENT

- Property renovated and operating to LEED standards with highly efficient building systems
- Superior indoor air quality (MERV 13 air filtration)
- 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

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

LOCAL, LONG-STANDING OWNERSHIP & MANAGEMENT

- The Ashforth Company, founded in 1896, and headquartered in Fairfield County for 30 years
- Own, develop, manage over 13 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 & porter.

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, newly renovated Crowne Plaza Hotel (352 rooms) and Holiday Inn Express (100 rooms), Lord & Taylor, banks and restaurants; 11 minute walk to Scalzi Park
- 40 minutes to LaGuardia & JFK and 20 minutes to Westchester County Airport

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FOR LEASING INFORMATION:
Ed Tonnessen, Managing Director
203 705-2262 | edward.tonnessen@am.jll.com



707 SUMMER STREET □ STAMFORD, CT 06901 □ 203 359-8500

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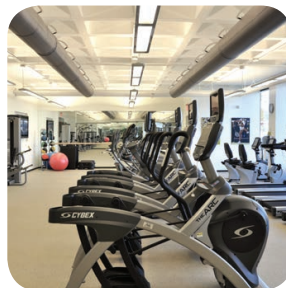


SPACE AVAILABILITY

FLOOR	SIZE (RSF)	PRICE (+ ELEC.)
3 – partial	33,402	\$38.00
2 – entire	44,597	\$38.00
D Level	6,537	\$32.00

PROPERTY FACTS

<p>BUILDING AREA 290,000 square foot Class A office space on eight floors situated on 2.18 acre site</p> <p>OWNERSHIP The Ashforth Company</p> <p>MANAGEMENT On-site property management team</p> <p>MAJOR TENANTS Pitney Bowes, Willis Towers Watson, First County Bank, and Genworth Financial</p> <p>YEAR BUILT Completed in 1980; designed by architect Emery Roth & Sons; several major renovations, latest in 2012</p> <p>CONSTRUCTION Post tension, steel and concrete; travertine marble and tinted, double-glazed glass façade; single membrane, fully adhered EPDM roof completed in 2006</p> <p>FLOOR PLATES 44,597 square foot floor; 70 lb/sq. ft. live floor load</p> <p>CEILING 8'-4" to 9'-6"</p> <p>COLUMN SPACING 30' bays provide optimum flexibility for space planning</p> <p>TECHNOLOGY Building is serviced by five fiber optic providers: AT&T, Cablevision, Fibertech, L3, and Verizon Business</p>	<p>SECURITY & ACCESS Secured 24 hours per day, seven days per week; security posted in lobby and parking garage; EZ Pass-type parking access/gate control; card access system for all admittance to offices</p> <p>HVAC New state-of-the-art core and perimeter water source heat pump units with (green) 410A refrigerant</p> <p>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</p> <p>FIRE & LIFE SAFETY Fully sprinklered and compartmentalized; addressable fire alarm system (installed 2008) including smoke and thermal detectors; Automatic External Defibrillator (AED) at concierge</p> <p>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</p> <p>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</p>
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