

3001

STAMFORD SQUARE

Dramatic Renovation Completed



EXTENSIVE \$12 MILLION CAPITAL IMPROVEMENT AND AMENITIES PROGRAM

- Dramatic, new modern lobby
- Contemporary façade enhancements
- Elevator modernization and new cabs
- Full-service gourmet café with indoor/outdoor seating
- State-of-the-art fitness facility
- Deluxe shuttle service to/from Stamford Amtrak Metro-North Station
- Enhanced landscaping
- High-end restrooms
- LEED construction and operating standards
- New property identity and directional signage
- New EZ Pass-type parking access system and improved traffic pattern

ENVIRONMENTALLY AND HEALTH CONSCIOUS WORK ENVIRONMENT

- Property renovated and operating to LEED standards
- Superior indoor air quality (MERV 13 air filtration)
- Energy Star rated, highly efficient building systems
- State-of-the-art fitness center with private club ambiance and locker facilities
- Free access to on-site EV charging station
- 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

LOCAL, LONG-STANDING OWNERSHIP & MANAGEMENT

- The Ashforth Company, founded in 1896
- Headquartered in Fairfield County for 30 years
- Own, develop, manage over 5 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.

CENTRAL, ACCESSIBLE LOCATION

- Accessible setting; high visibility, beautifully landscaped site
- Confluence 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
- 40 minutes to LaGuardia & JFK and 20 minutes to Westchester County Airport

3001STAMFORDSQUARE.COM



For leasing information: www.3001stamfordsquare.com/available.html

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

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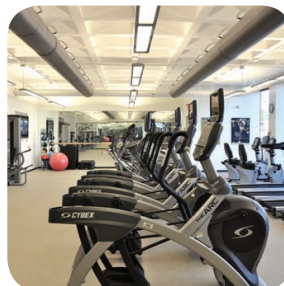


SPACE AVAILABILITY

FLOOR	SIZE (SQ. FT.)	PRICE (+ ELEC.)
2	44,597	\$38.00

PROPERTY FACTS

BUILDING AREA	290,000 square foot Class A office space on eight floors situated on 2.18 acre site	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
OWNERSHIP	The Ashforth Company	HVAC	New state-of-the-art core and perimeter water source heat pump units with (green) 410A refrigerant
MANAGEMENT	On-site property management team	ELECTRICITY	Above standard electrical capacity; up to 6 watts per usable square foot
MAJOR TENANTS	Pitney Bowes, KPMG and Genworth Financial	FIRE & LIFE SAFETY	Fully sprinklered and compartmentalized; addressable fire alarm system (installed 2008) including smoke and thermal detectors; Automatic External Defibrillator (AED) at concierge
YEAR BUILT	Completed in 1980; designed by architect Emery Roth & Sons; several major renovations, latest in 2011	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
CONSTRUCTION	Post tension, steel and concrete; travertine marble and tinted, double-glazed glass façade; single membrane, fully adhered EPDM roof completed in 2006	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
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 four fiber optic providers: AT&T, Cablevision, Fibertech, L3, and Verizon Business		



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