

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

3001STAMFORDSQUARE.COM



FOR LEASING INFORMATION:
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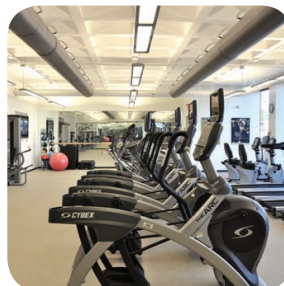


SPACE AVAILABILITY

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

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 The building is serviced by four high voltage feeders (underground for reliability) that supply six network transformers
MAJOR TENANTS	Pitney Bowes, Willis Towers Watson, First County Bank, 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 2012	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 five fiber optic providers: AT&T, Cablevision, Fibertech, L3, and Verizon Business		



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