

Dramatic Renovation Underway



EXTENSIVE \$12 MILLION CAPITAL IMPROVEMENT AND AMENITIES PROGRAM

- Dramatic, new modern lobby
- Contemporary façade enhancements
- Elevator modernization and new cabs – completed April, 2010
- Full-service cafeteria
- State-of-the-art fitness facility
- Deluxe, propane-powered shuttle service to/from Stamford Amtrak Metro-North Station
- Enhanced landscaping
- LEED construction standards
- New property identity and directional signage
- New EZ Pass-type parking access system and improved traffic pattern

ENVIRONMENTALLY AND HEALTH CONSCIOUS WORK ENVIRONMENT

- LEED-compliant, sustainable management practices
- Superior indoor air quality (MERV 13 air filtration)
- Energy efficient building systems
- State-of-the-art fitness center with private club ambiance and locker facilities
- Eco-encouraged priority parking for hybrid vehicles and bicycle racks
- Ownership/management committed to environmental stewardship and social responsibility; results in lower operating costs

EXCEPTIONAL OFFICE VALUE

- Corporate headquarters quality; 287,070 square foot office building – 44,597 square foot floors
- 100% secure 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 6 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.

CONVENIENT, CENTRAL 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, Stamford Plaza Hotel, Lord & Taylor, banks and restaurants



SPACE AVAILABILITY

FLOOR	SIZE (SQ. FT.)	PRICE (+ ELEC.)
1	26,659	\$38.00
3	11,789	\$38.00
4	44,597	\$38.00
5	44,597	\$38.00
6	44,597	\$38.00
7	29,594	\$38.00

PROPERTY FACTS

BUILDING AREA 287,070 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 KPMG and Genworth Financial

YEAR BUILT Completed in 1980; designed by architect Emery Roth & Sons; several major renovations, latest in 2010

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" typical

COLUMN SPACING 30' bays provide optimum flexibility for space planning

TECHNOLOGY Building is serviced by three fiber optic providers: AT&T, Fibertech, and Cablevision

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

HVAC New state-of-the-art core and perimeter water source heat pump units with (green) 410A refrigerant

ELECTRICITY Above standard electrical capacity; up to 8 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

