



Opportunity Summary

110 High Ridge Road
Stamford, Connecticut



Executive Summary

PROPERTY HIGHLIGHTS

- **High Visibility** Frontage and Signage Opportunities
- Three-Level Structure: **159,582 Total Square Feet**
- Available Space:
 - Level 2: 4,232-57,683 RSF
- High-End **Grocery Anchor**
- Ample Surface Parking: **Over 700 Spaces**
- Total Acreage: **12.4 Acres**
- **Multiple Entrances** Allowing for Public & Private Access
- Potential for **Outdoor Patios & Courtyards**

Adventure awaits at 110 High Ridge Road! A shopping destination located in the heart of the evolving neighborhood of Bull's Head in Stamford, Connecticut. The property boasts unparalleled access and visibility to residents and visitors alike.

Situated centrally between the area's two major vehicular arteries – the Merritt Parkway and I-95 – the building will provide tenants with **up to 57,683 RSF of premium space**. Additional features include 16 to 18 foot ceilings, 30-foot column spans, abundant parking, and a generous private patio for outdoor seating.

Proposed Signage



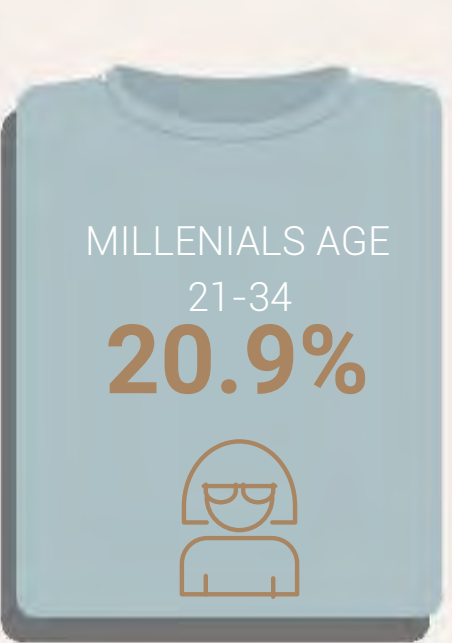
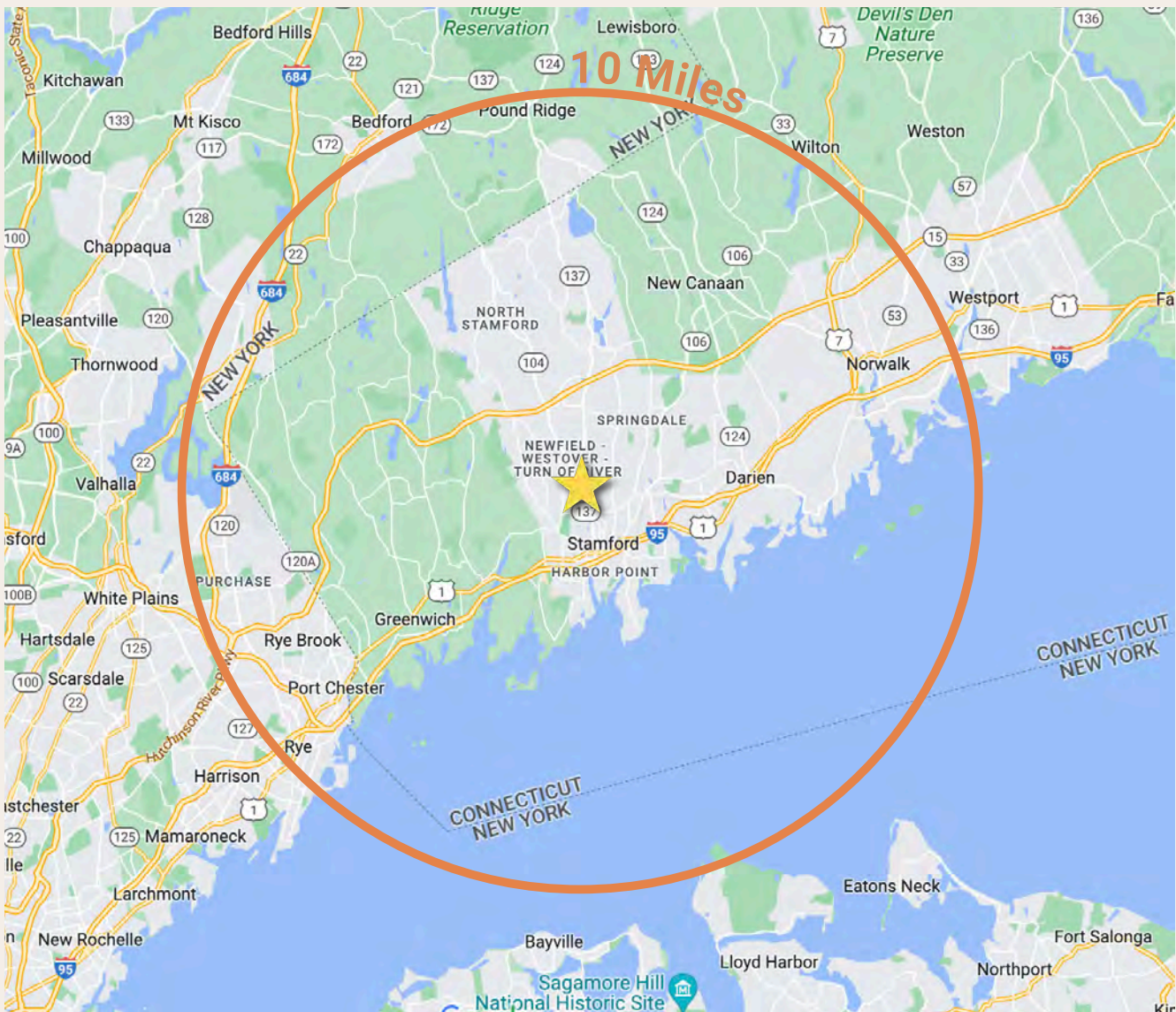
Dedicated Entrance



EAST FACADE

The Stamford Customer

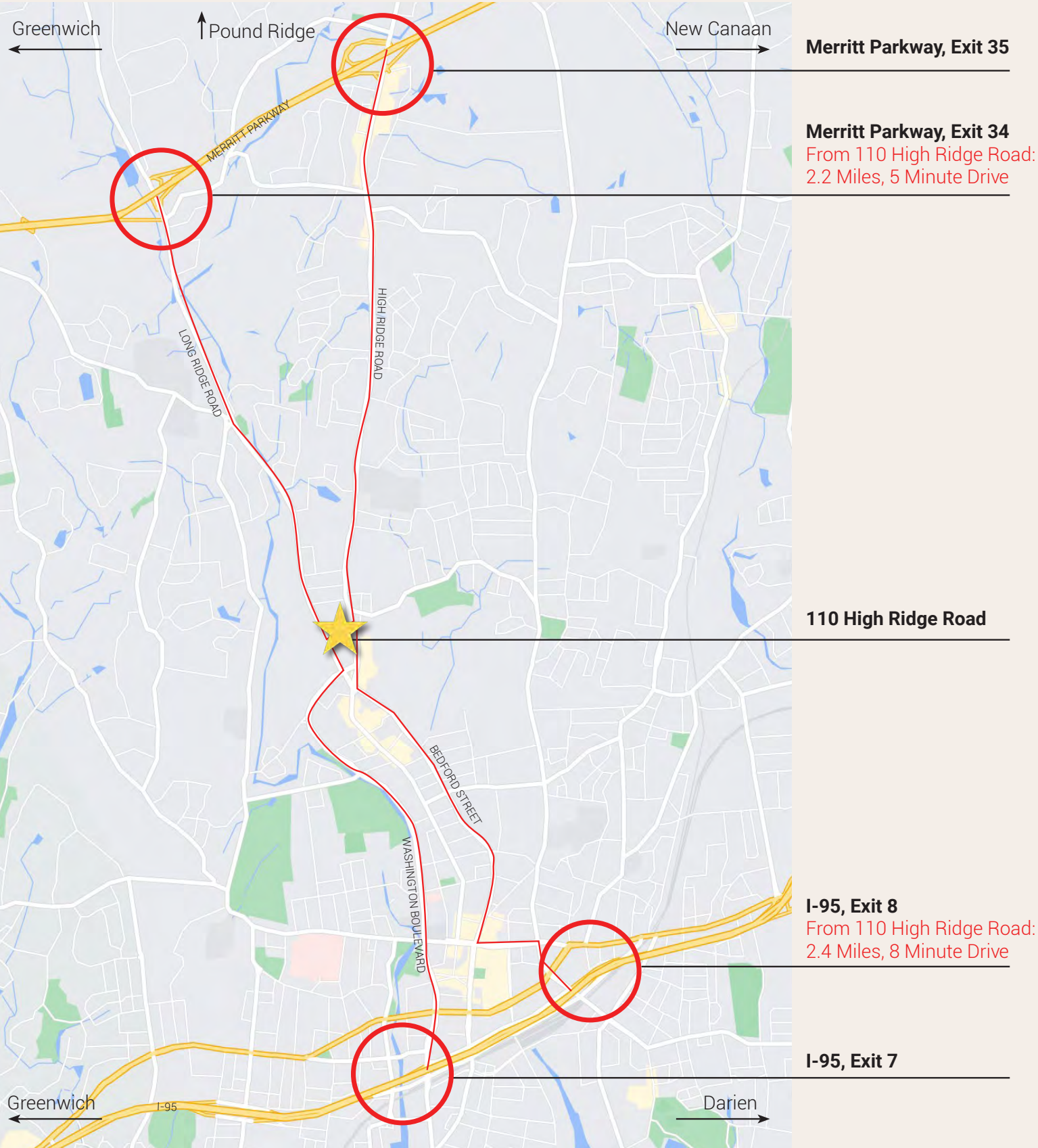
Nestled in the dense suburban neighborhood of Bulls Head, the property also services the residential communities north of the Merritt Parkway and downtown.



Demographics reflect the market's office trade area as determined by ESRI and CoStar.

Premier Location

Located between High Ridge Road and Long Ridge Road, the property is within close proximity to existing dining, service, entertainment, and wellness options. A new retail complex is currently under construction on Cold Spring Road, a short walk from the property, and will provide additional services for future tenants. Additionally, the complex is home to a national grocer and one of the highest revenue-generating stores in the Saks OFF 5TH retail portfolio.






Access Plan & Signage



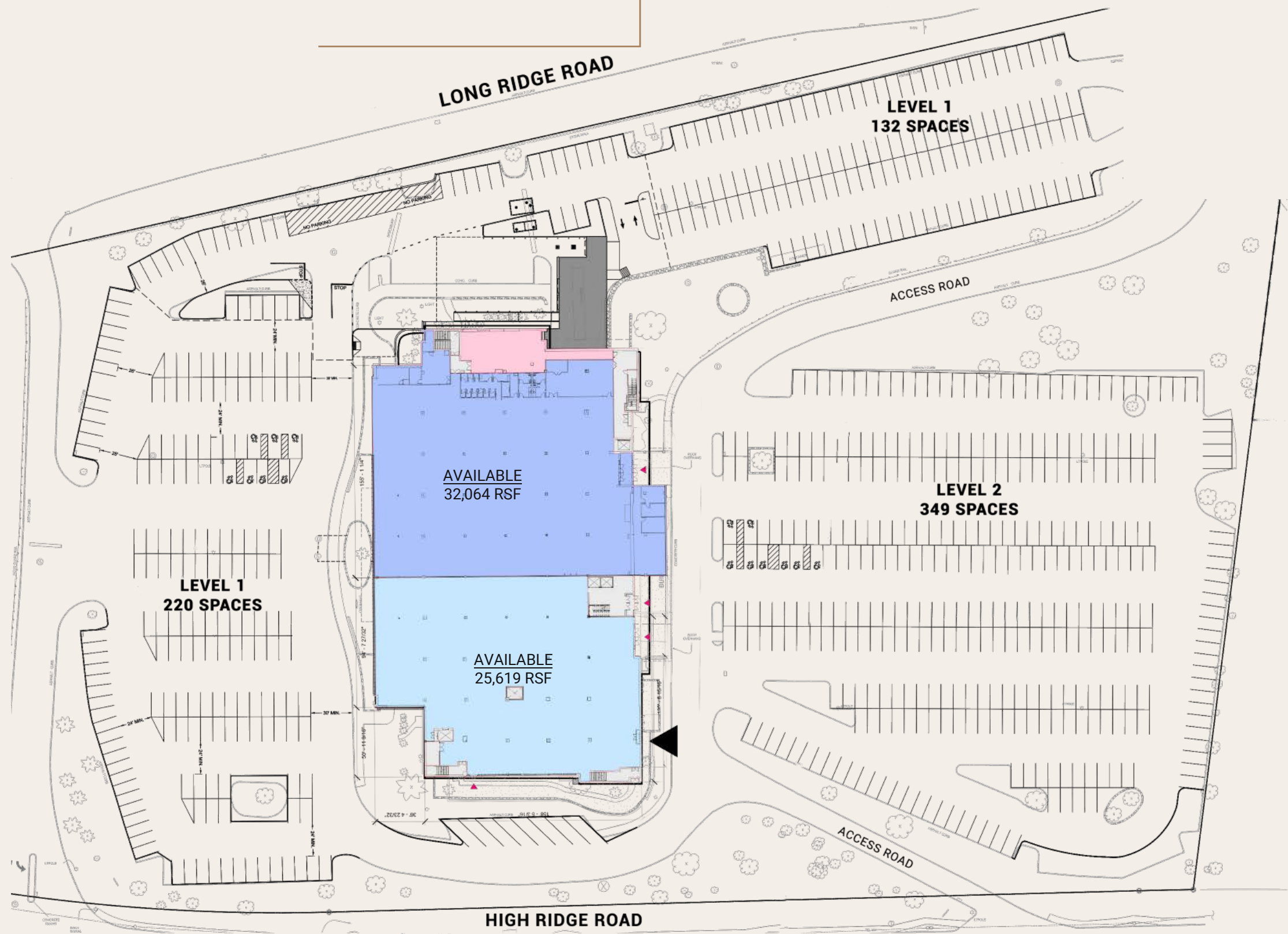
Illustrative Example of one Monument Sign



ACCESS PLAN

-  Parking Lot Entrance
-  Wayfinding Signage
-  Monument Signage

Site Plan



SITE PLAN

High Visibility Frontage

Ample Surface Parking - over 700 spaces

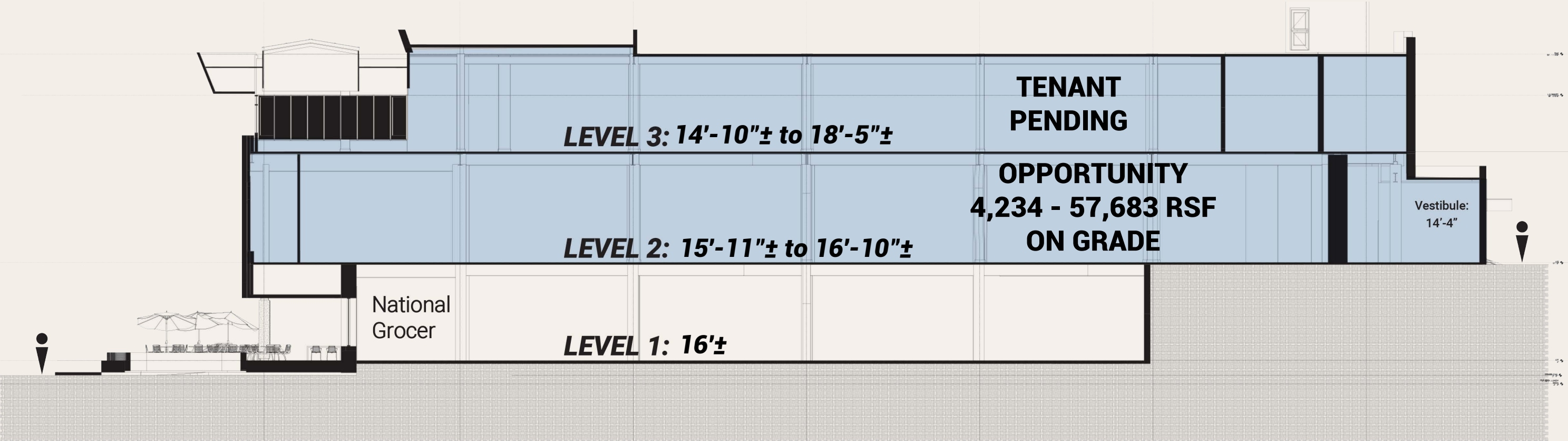
Total Acreage: 12.4 Acres

Multiple entrances allowing for public & private access

▼ Primary Entrance

■ Tenant

Building Section



Level 2

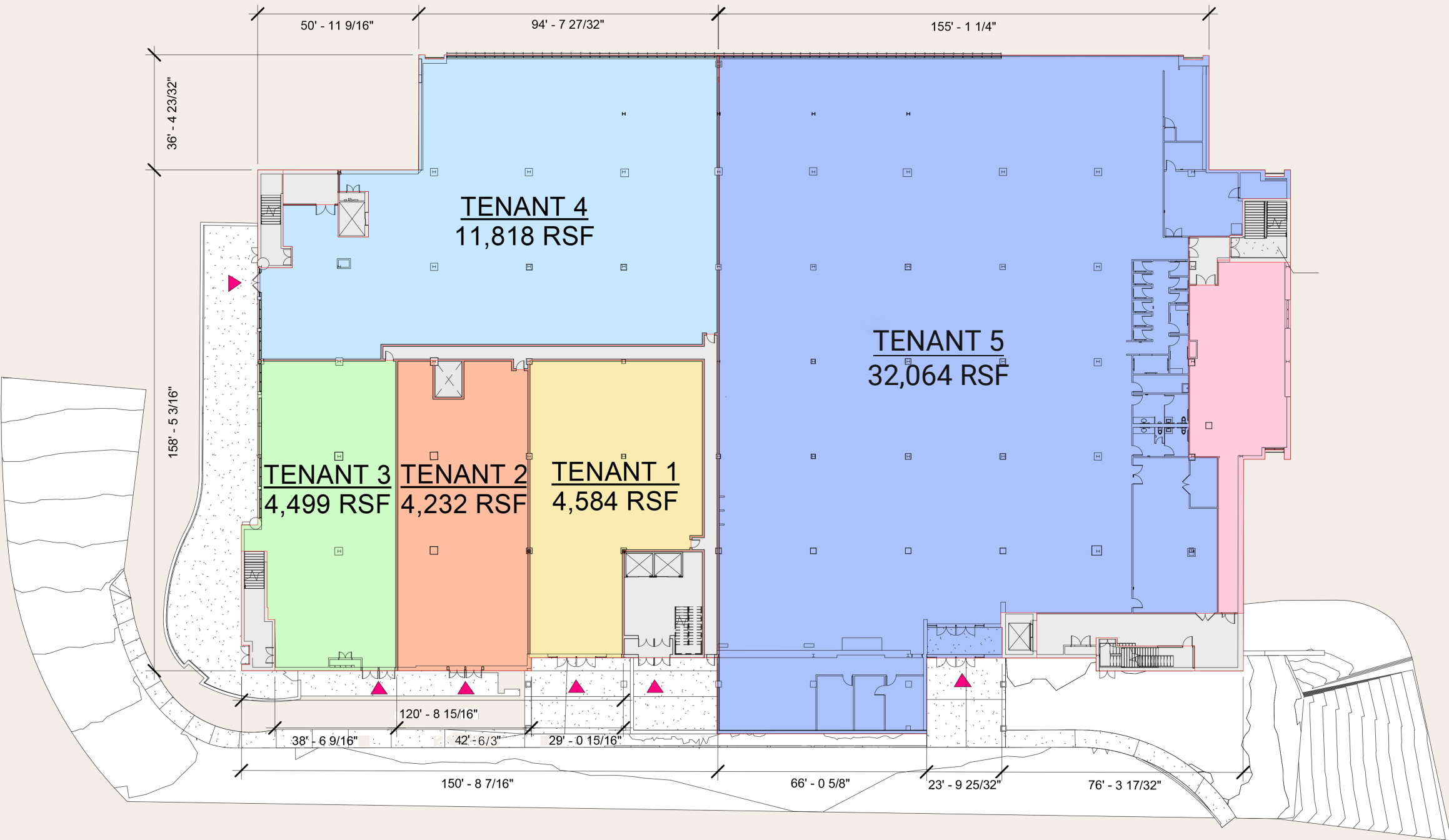
Proposed Divisions

LEVEL 2
4,232-57,683 RSF*

- DIRECT ON-GRADE ACCESS
- PRIVATE OUTDOOR SPACE
- CEILING HEIGHT: 15'-11"± to 16'-10"±
- COLUMN SPANS AVERAGE 30'-0"

Key Entrance

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



Leasing Contact

The data included in this document is based on estimates being provided on a preliminary basis and subject to change and further verification.

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