



260
LONG RIDGE ROAD

260 Long Ridge Road, the premier medical campus in Stamford Connect, is located at the epicenter of the revitalized Long Ridge Road mixed-use corridor. Recent improvements in community access, infrastructure, and lifestyle services have elevated the overall consumer experience. With an emphasis on patient-oriented services within the healthcare industry, 260 Long Ridge Road tenants implement state-of-the-art technology for the highest quality care.

260 Long Ridge Road is proudly owned and operated by Building and Land Technology (BLT), the premier real estate developer in Connecticut.. For more than three decades, the firm has developed, owned, operated, managed, and invested in more than 25 million SF of real estate New Pedestrian where individuals live, work, and play.

Building highlights include:

- Stamford Health and Greenwich Hospital/Yale New Haven co-anchor the Property.
- Also home to DaVita, Illume Fertility, Dermatologist Physicians of CT, and Mozaic Concierge Living.
- Mozaic, a 168-unit Senior Living Facility located on the adjoining site, is scheduled to break ground in 2025.
- New elevators, building mechanicals, ADA bathrooms, and facade.
- Equidistant to I-95 and the Merritt Parkway for unparalleled access. Walking distance to Bull's Head Shopping District.
- Stamford Department of Transportation's Pedestrian Path, which will provide walkability to the site from nearby locations, will be completed by Spring 2025.
- Signalized turning and excellent frontage on one of the more highly trafficked roads in Stamford.
- Direct entrance, independent lobby, and signage opportunities are available to new tenants.
- Seasonal Mobile Food Truck services on-site and open daily from 8 AM – 2 PM.

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COMMUNITY OVERVIEW



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TR LONG RIDGE ROAD

BUILDING SPECS

BUILDING MANAGER	BLT
OPERATING HOURS	MONDAY-FRIDAY 8AM-6PM, SATURDAY 9AM-1PM
ORIGINAL CONSTRUCTION	1988
RENOVATIONS	COMPLETE RENOVATION IN 2015
TOTAL RENTABLE AREA	197,000 SF
TOTAL AVAILABLE	37,520 SF
BUILDING HEIGHT	3 STORIES
CONSTRUCTION TYPE	STEEL AND CONCRETE
FLOOR PLATES	65,667 SF
CEILING HEIGHTS (SLAB TO SLAB)	14'
COLUMNS	24'
FLOOR LOAD	GROUND LEVEL
LOBBY	2 LOBBIES SERVICING BOTH MAIN ENTRANCES
ELEVATORS	4 PASSENGER
TELECOM	MULTIPLE SERVICE PROVIDERS
RESTROOMS	ADA COMPLIANT DESIGNATED RESTROOMS
SECURITY	CARD-KEY ACCESS

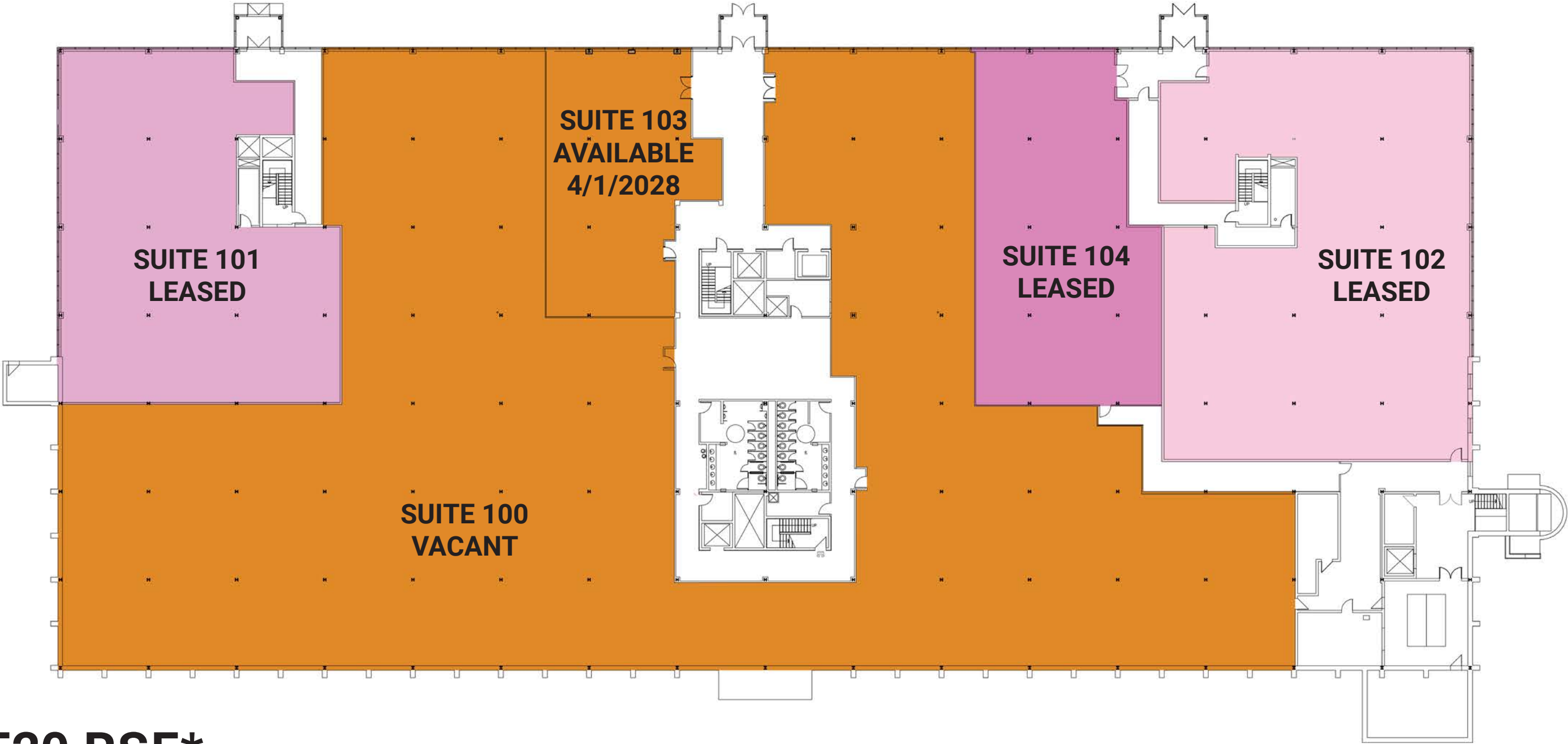
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AVAILABLE SPACE

FIRST FLOOR



37,520 RSF*

*CAN BE DIVIDED

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Please direct all inquiries to

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