

JL 260
TR LONG RIDGE ROAD
STAMFORD | CONNECTICUT



AVAILABLE FOR LEASE

PREMIER STAMFORD LOCATION

**STATE-OF-THE-ART
HEALTHCARE FACILITY**

260 LONG RIDGE ROAD

Over the last several years the healthcare industry has undergone a dynamic change and seen a “Flight to Quality” by creating facilities that offer multi-disciplinary medical practitioners with state-of-the-art technology to provide the best possible patient experience. **260 Long Ridge Road** is such a medical campus. Located at the verge of North Stamford and the Stamford Central Business District; 260 Long Ridge Road is becoming the center piece of a variety of healthcare services for the changing Stamford market. The site is primed to capture an untapped corner of the market. It is already home to a major medical system and with the soon-to-be completed 168 unit senior living community located on the adjoining site, the opportunities are endless.

Building highlights include:

- Home to Reproductive Medical Associates, DaVita, Northeast Medical Group, Dermatologist Physicians of CT, Greenwich Hospital, and Yale New Haven Medical Group.
- Conveniently located for employee and patient populations.
- Excellent location for multi-specialty healthcare growth.
- Ample parking for tenants, clients & patients.
- High traffic corridor at over 35,000 cars per day.
- New elevators, building mechanics, ADA bathrooms and facade.
- Flexible floor plans.
- Easy access to the Merritt Parkway, 1-95 and Stamford's Central Business District (CBD).
- Prominent branding opportunity.
- Beautifully appointed new lobby entrance and landscaping.
- Modern campus environment in a park-like setting.
- Dedicated elevator to 3rd floor.
- Pedestrian friendly stairwells.



ACCESS, VISIBILITY AND

SUPERB PATIENT EXPERIENCE

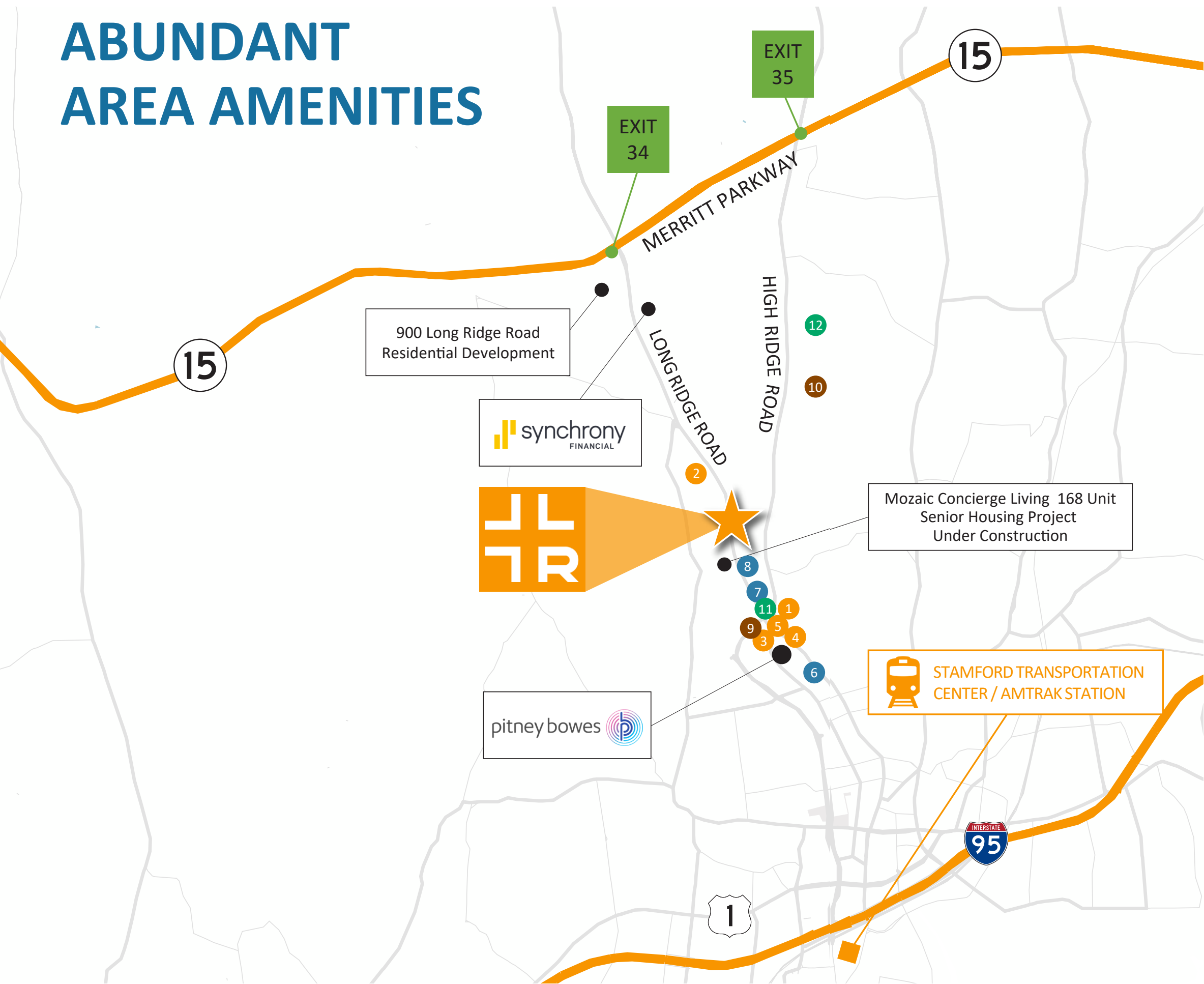
STATE-OF-THE-ART FACILITY



About the Ownership:

Building Land & Technology (BLT) is the premier Stamford, CT developer and vertically-integrated real estate firm. For more than three decades, the firm has developed, owned, operated, managed and invested in more than 25 million square feet of real estate where individuals live, work and play

ABUNDANT AREA AMENITIES



RESTAURANTS

- 1 DIG
- 2 Table 104
- 3 Shake Shack
- 4 F. Pepe's Pizza
- 5 Starbucks

SHOPPING

- 6 CVS
- 7 Whole Foods
- 8 Stop & Shop

COFFEE

- 9 Dunkin'
- 10 Dunkin'

BANKS

- 11 Bank of America
- 12 Peoples United Bank

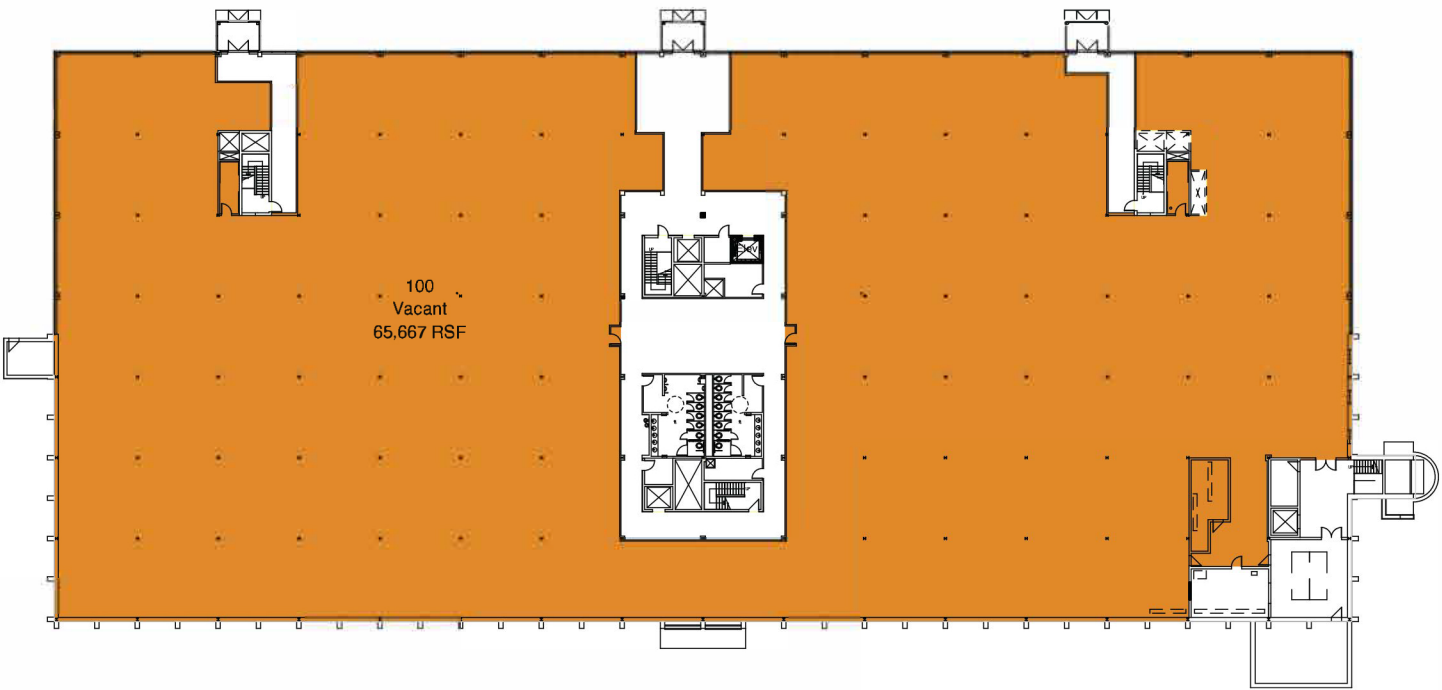
BUILDING SPECS

Building Management	Ownership's local building engineer and management
Operating Hours	Monday-Friday 8 AM - 6 PM, Saturday 9 AM to 1 PM
Original Construction	1988
Renovations	Complete renovation 2015
Roof	Installed 2009
Total Rentable Area	196,989
Building Height	3 Stories
Construction Type	Steel and Concrete
Floor Plates	65,663
Floor Heights (slab to slab)	First and Second Floors - 14' Third Floor - 13' x 6"
Columns	24 Feet
Floor Load	50 lbs./SF

Lobby	Separate main lobby for 1st & 2nd floor
Elevators	(4) Passenger
Parking	4/1,000
HVAC	Natural gas boiler, forced air
Electric	Service provider: Eversource Feeds underground, below grade
Telecom	Service providers: Frontier, Fiber Tech, Optimum
Generator	- No building generator - Tenant generator optional
Fire Safety	Building sprinklered throughout
Restrooms	All ADA compliant designated restrooms on First & Second floors
Security	- Card access - Exterior facing cameras - Closed Circuit TV systems

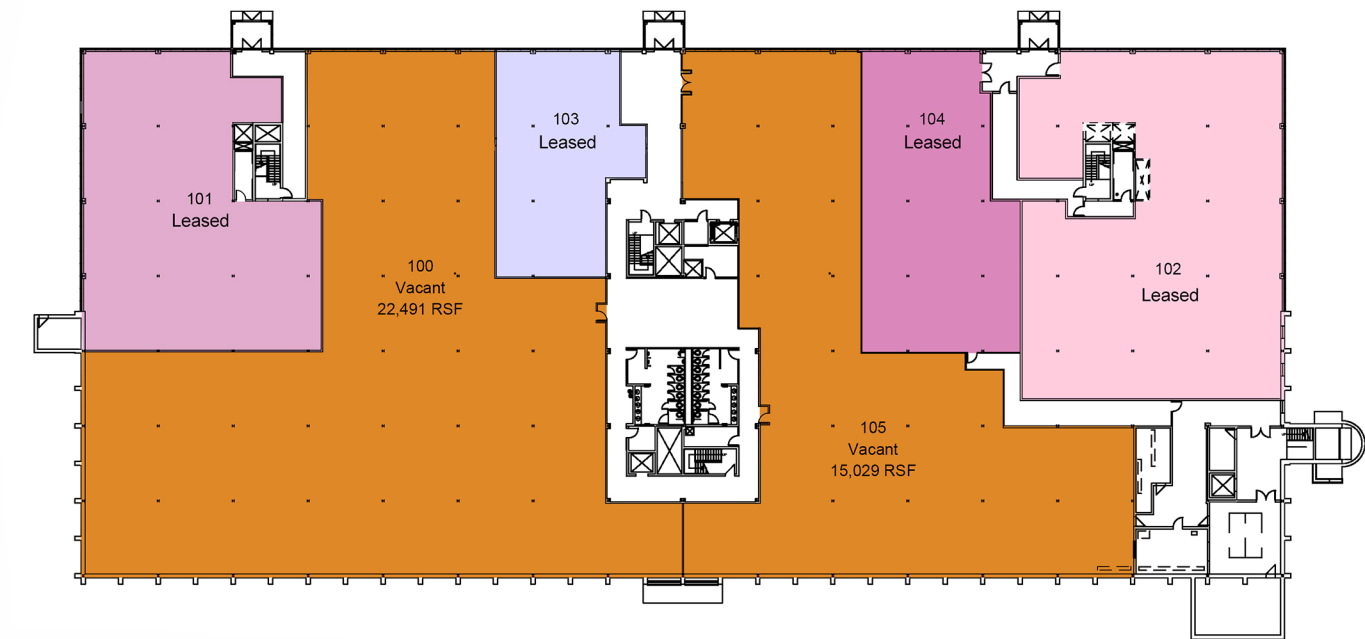
AVAILABLE SPACE

THIRD FLOOR | FULL FLOOR Divisible to suit

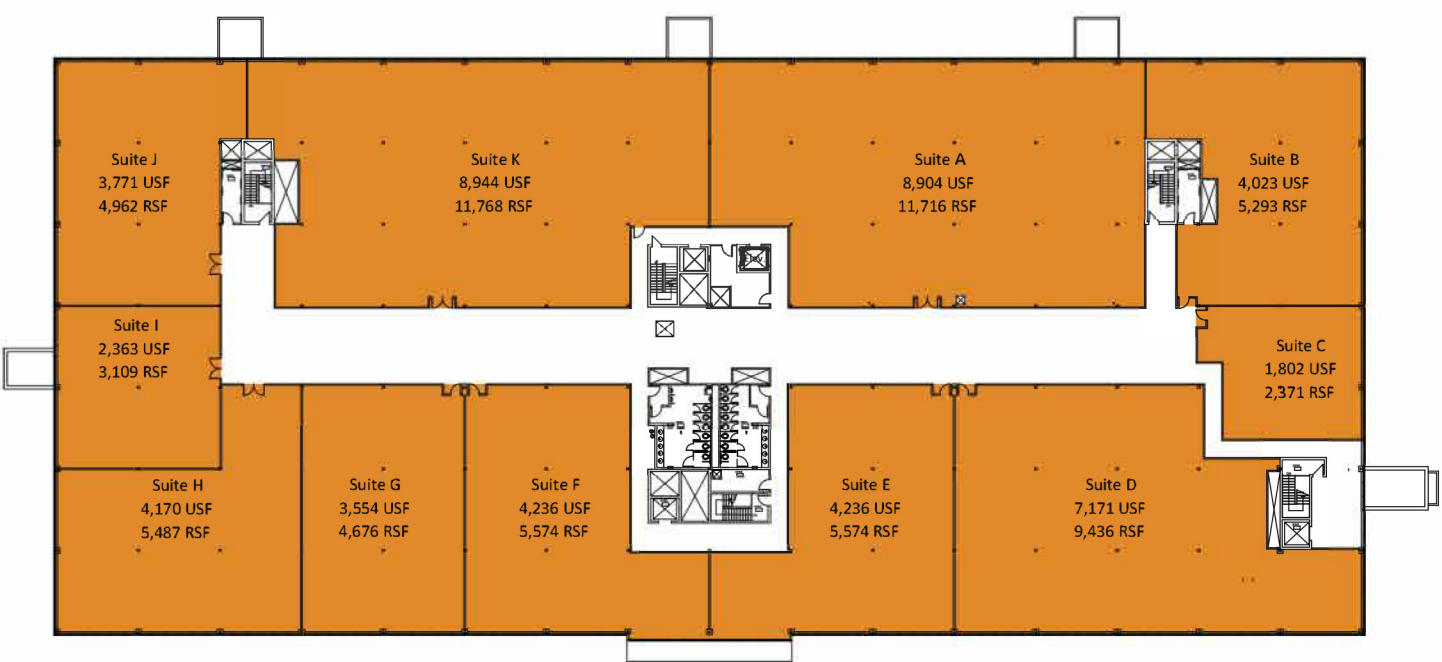


AVAILABLE SPACE

FIRST FLOOR Divisible to suit



THIRD FLOOR | FULL FLOOR Divisible to suit



GROW YOUR PRACTICE HERE



JL 260
TR LONG RIDGE ROAD

Owned and management by:



For more information or to arrange a tour,
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