



260
LONG RIDGE ROAD

260 Long Ridge Road, the premier medical campus in Stamford, Connecticut, 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.



COMMUNITY OVERVIEW



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BLTLiveWorkPlay

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 |

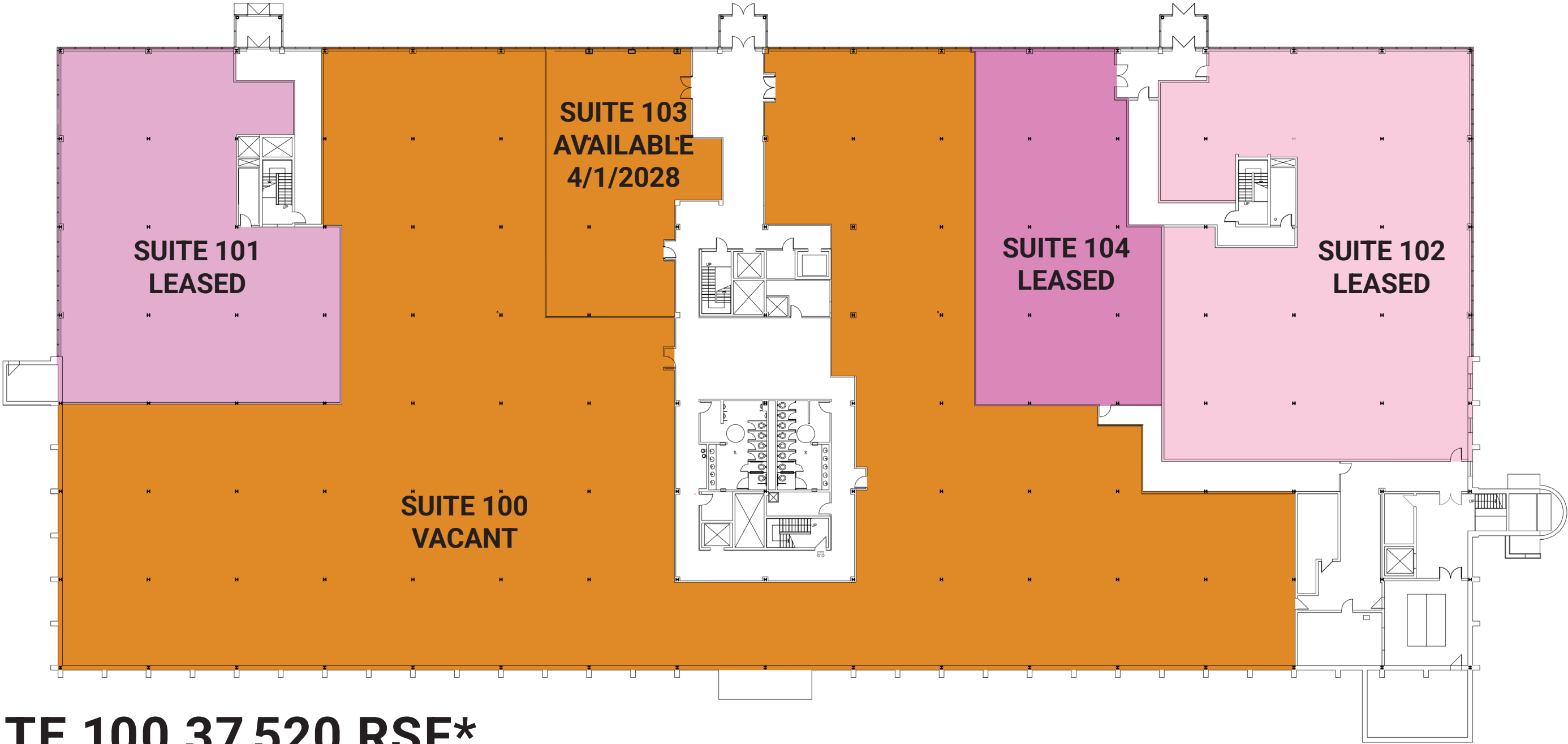
JL 260
TR LONG RIDGE ROAD

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AVAILABLE SPACE

FIRST FLOOR



SUITE 100 37,520 RSF*

*CAN BE DIVIDED

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Please direct all inquiries to

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