



# 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: **83,114 RSF** on Level 2 & Level 3
  - Level 2: 4,232 - 25,133 RSF
  - Level 3: 57,981 RSF
- Ample Surface Parking: **Over 700 Spaces**
- Total Acreage: **12.4 Acres**
- **Multiple Entrances** Allowing for Public & Private Access
- **Private Outdoor Spaces** (2nd Floor Patio & 3rd Floor Terraces)

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 retail tenants with **over 83,114 RSF of premium retail space on two levels.** Additional features include 16 to 18 foot ceilings, 30-foot column spans, abundant parking, and a generous private patio for outdoor seating.

# Proposed Signage



# Private Outdoor Area

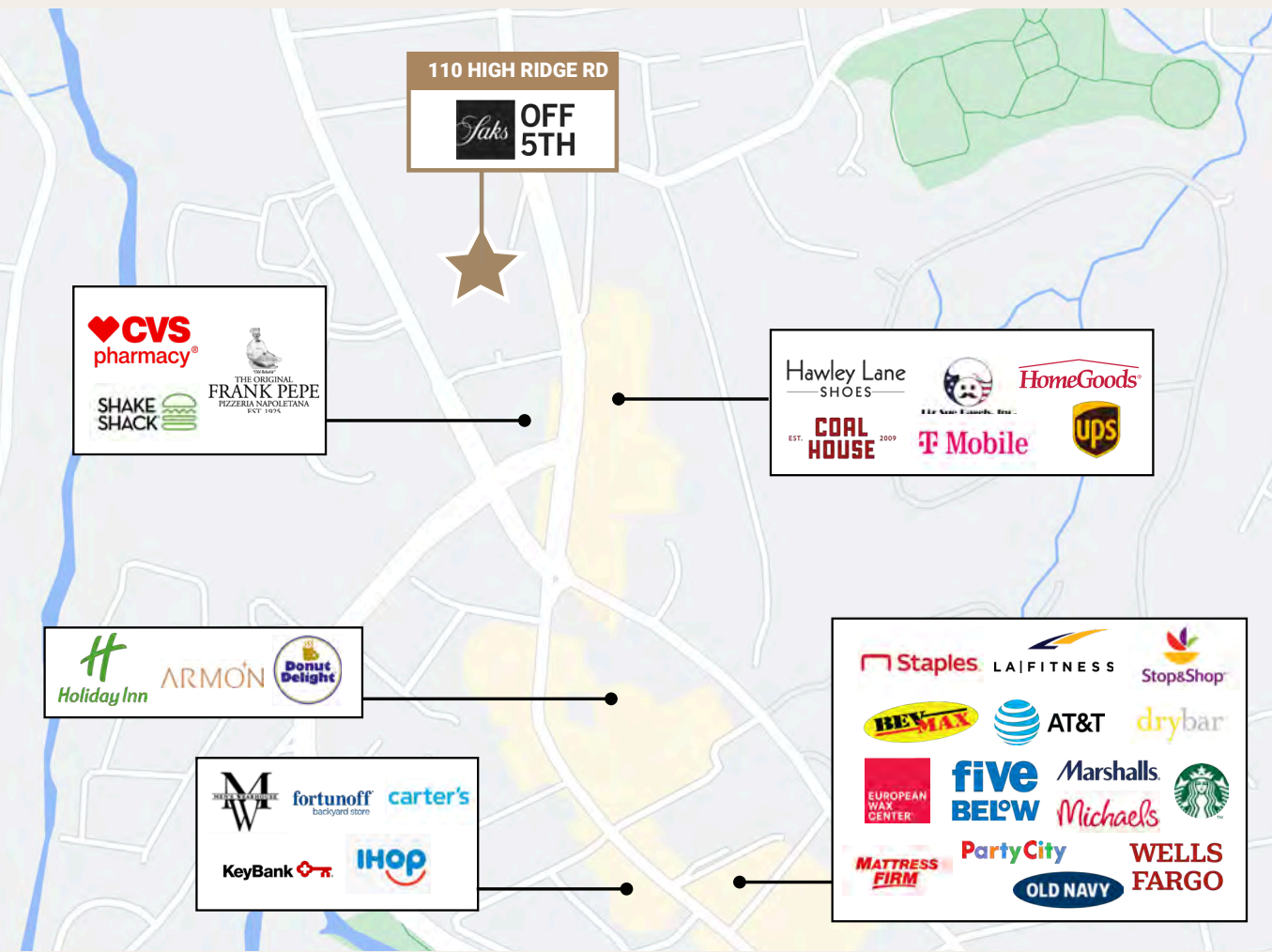
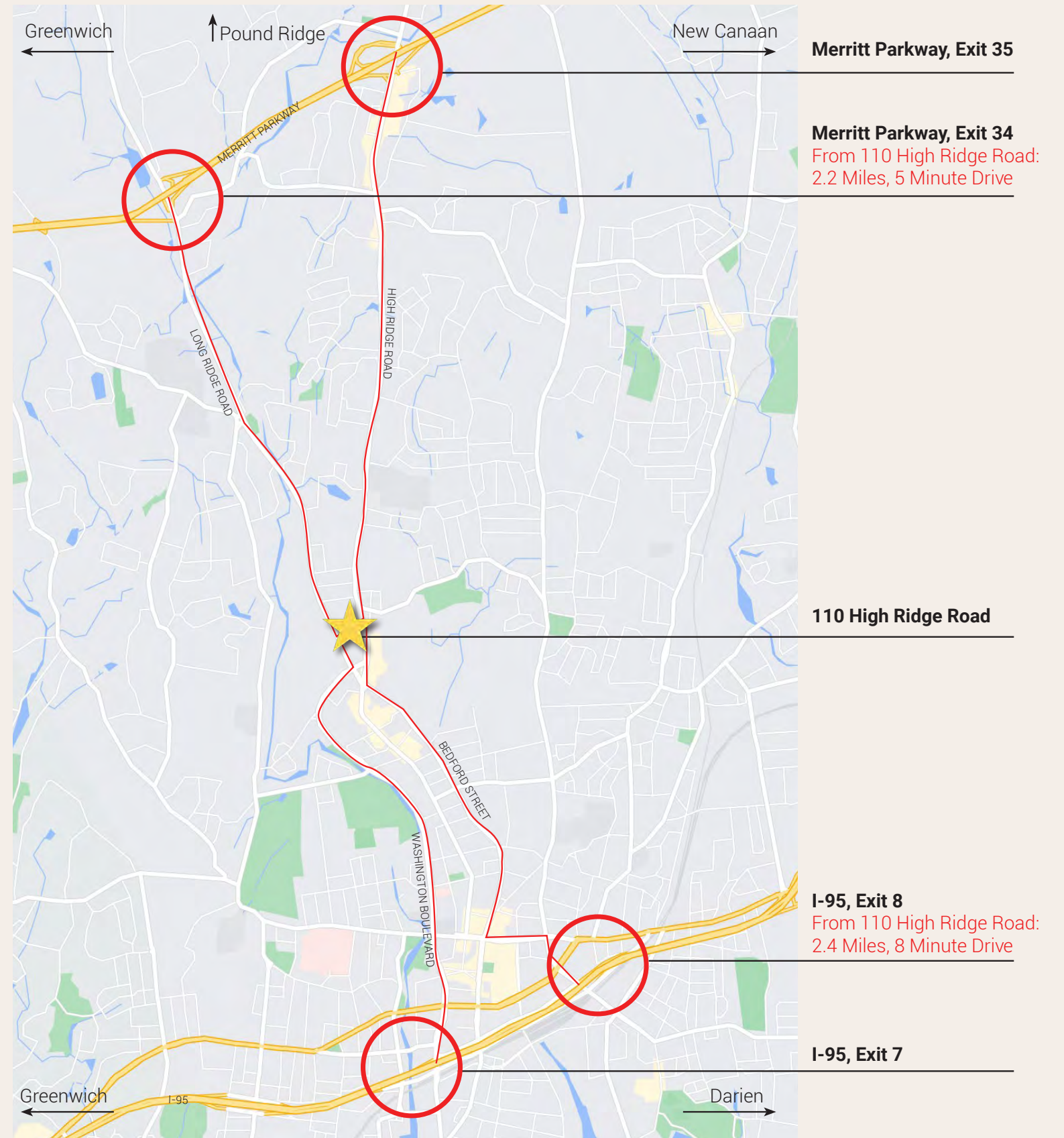


EAST FACADE



# 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



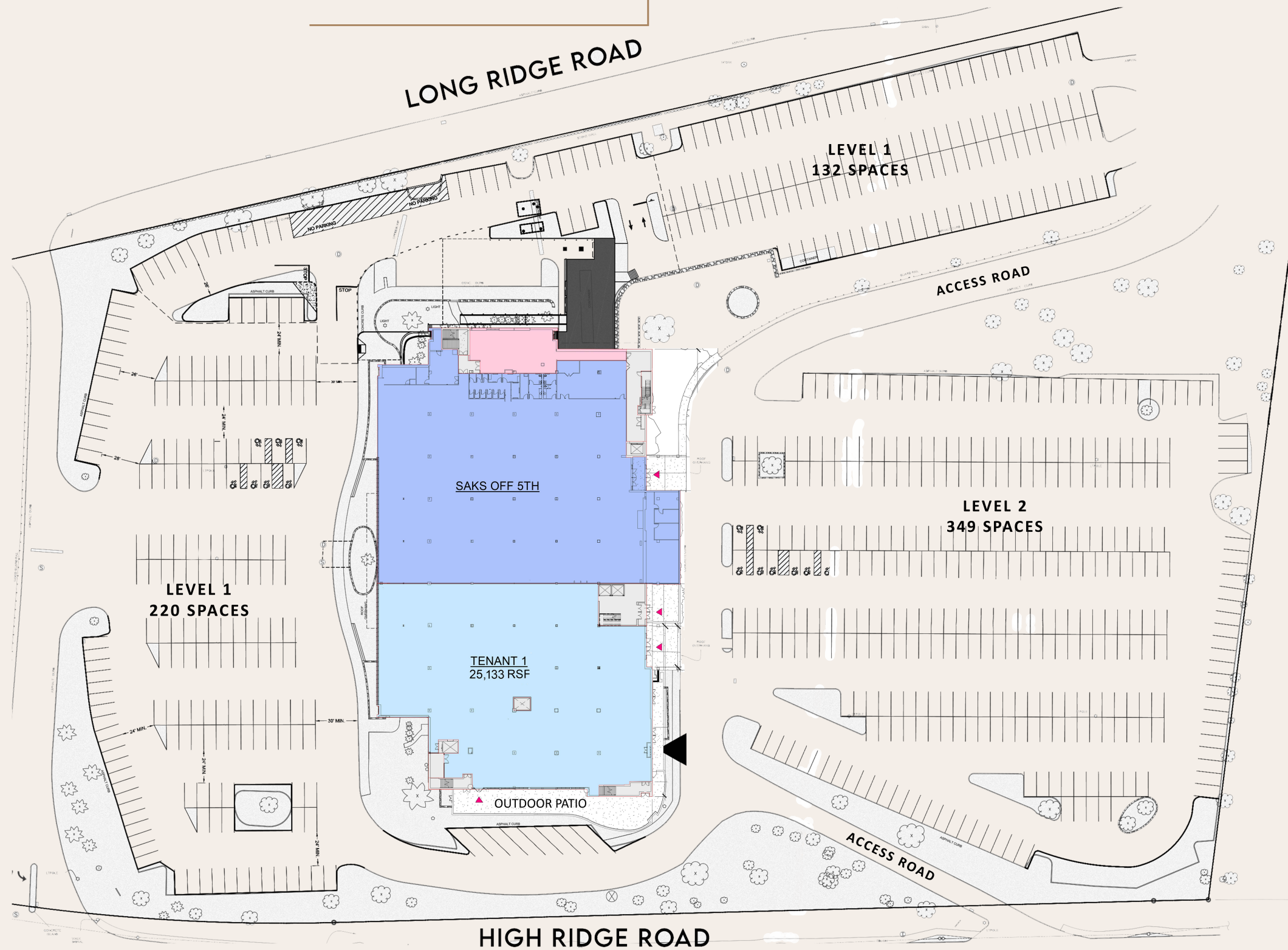
Illustrative Example of one Monument Sign



## 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

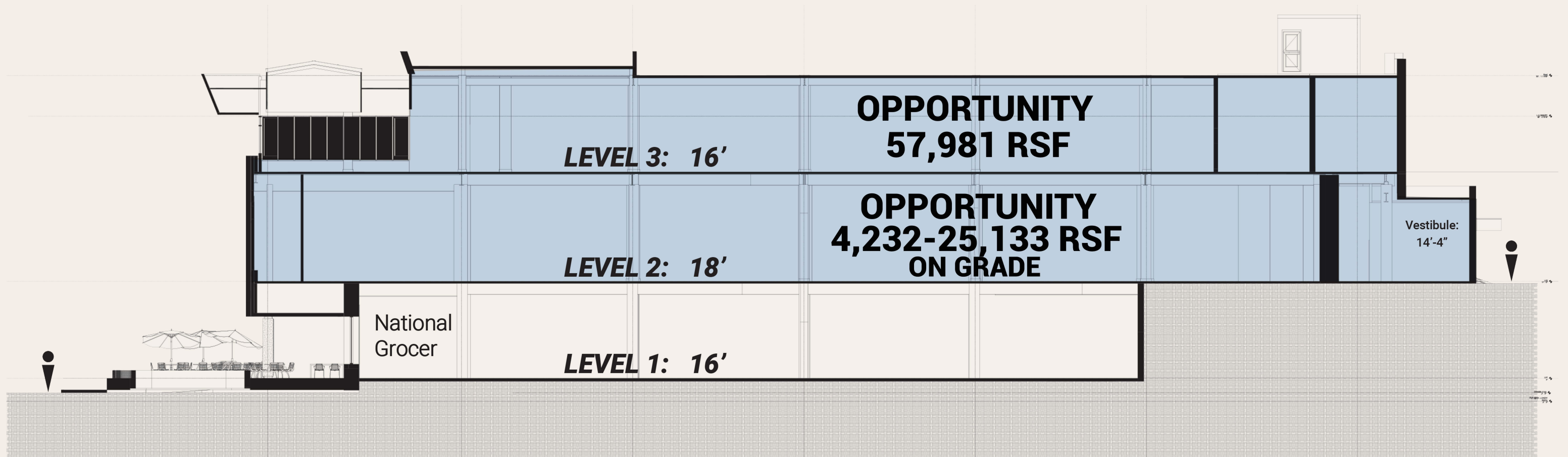
Multiple entrances allowing for public & private access

▼ Primary Entrance

■ Tenant



# Building Section



# Level 2

LEVEL 2  
**4,232-25,133 RSF\***

DIRECT ON-GRADE ACCESS

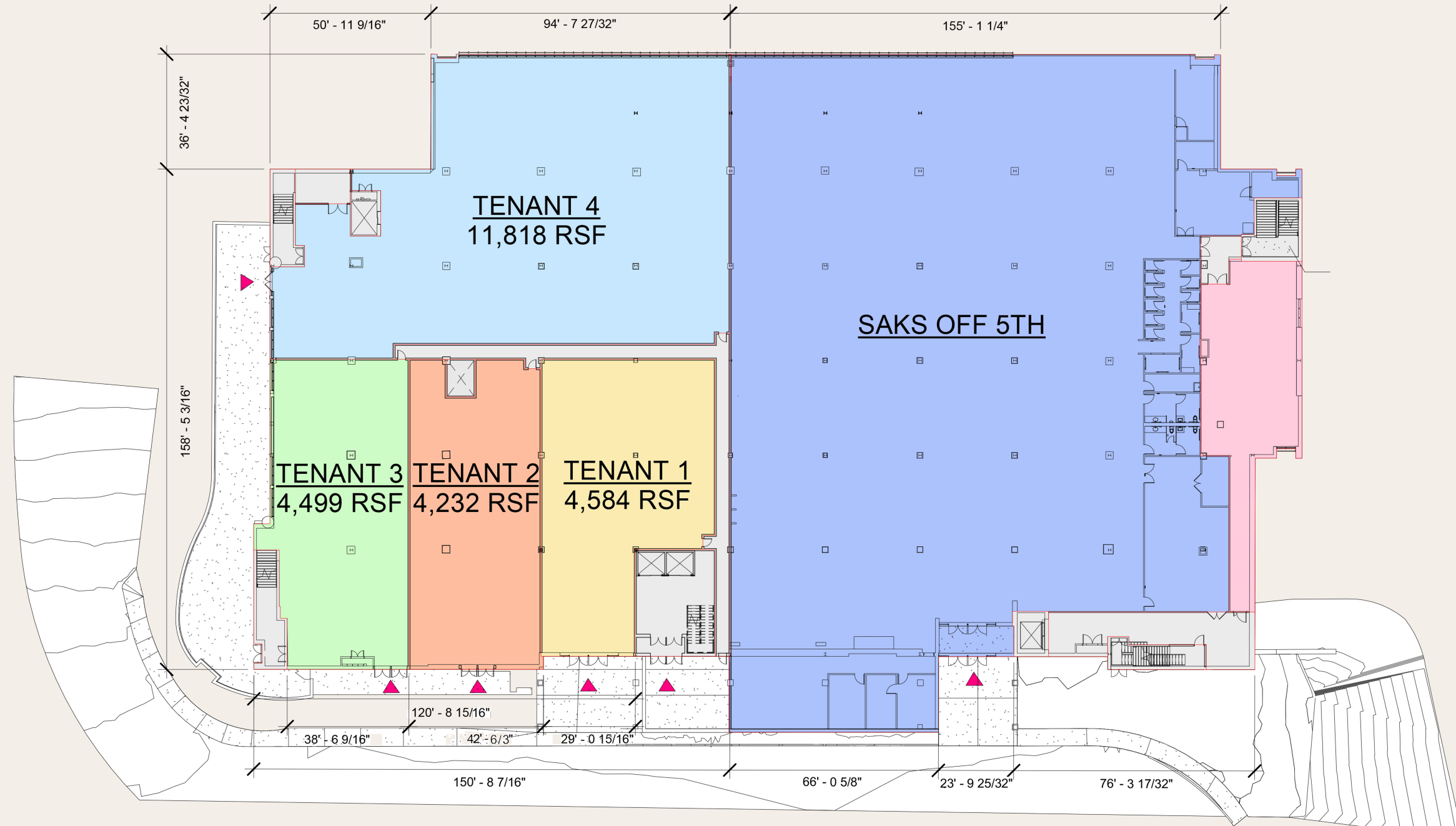
PRIVATE OUTDOOR SPACE

CEILING HEIGHT: 18'-10"

COLUMN SPANS AVERAGE 30'-0"

▼ Key Entrance

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



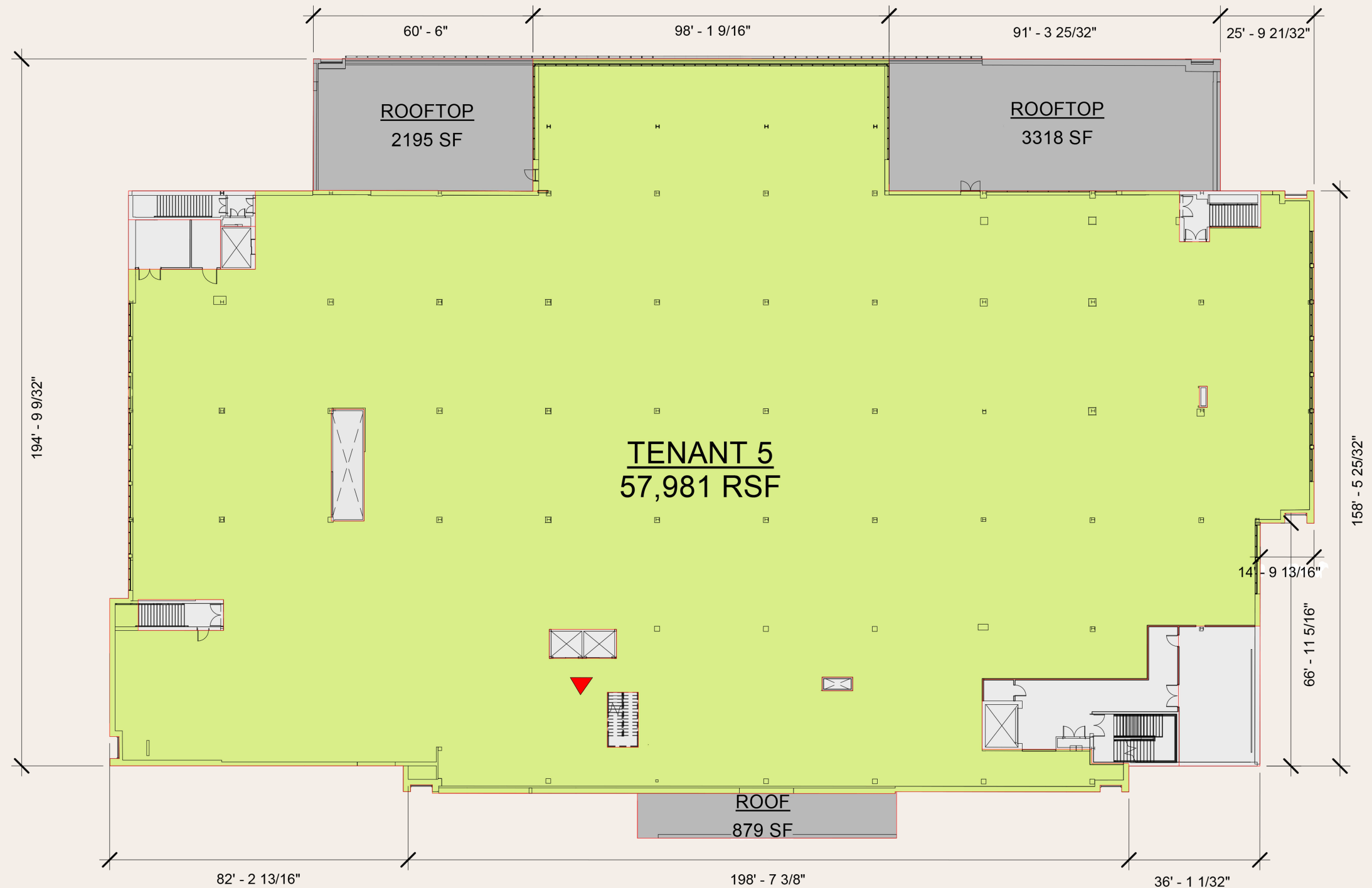
# Level 3

LEVEL 3  
**57,981 RSF\***

CEILING HEIGHT: 16'-10"  
 COLUMN SPANS AVERAGE 30'-0"  
 2 ROOFDECKS WITH DOWNTOWN  
 & LONG ISLAND SOUND VIEWS

▼ 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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