



**3001**  
STAMFORD SQUARE

# 3001

## STAMFORD SQUARE

3001STAMFORDSQUARE.COM



### PREMIER OFFICE COMPLEX

- Dramatic contemporary lobby
- State-of-the-art elevators
- Attractive landscaping and courtyard with park bench seating
- High-end restrooms
- LEED construction and operating standards
- E-ZPass-type parking access system
- Free access to on-site EV charging station

### BEST-IN-CLASS AMENITIES

- Full-service gourmet café with indoor and outdoor seating
- Modern fitness center with locker rooms, showers, and on-site personal trainer
- High-tech conference center with full-service pantry
- Deluxe shuttle service to/from Stamford Amtrak/Metro-North Station

### ENVIRONMENTALLY & HEALTH CONSCIOUS WORK ENVIRONMENT

- Property renovated and operating to LEED standards with highly efficient building systems
- State-of-the-art needlepoint bipolar ionization (NPBI) system and MERV 16 air filters provide superior indoor air quality, significantly reduce airborne viruses & other pollutants, and reduces energy consumption
- Modern fitness center
- Eco-encouraged priority parking for hybrid vehicles and bicycles
- Ownership/management committed to environmental stewardship and social responsibility; results in lower operating costs

### LOCAL, LONG-STANDING OWNERSHIP & MANAGEMENT

- The Ashforth Company, founded in 1896, and headquartered in Fairfield County for 40 years
- Own, develop, manage over 13 million square feet on the east and west coasts
- On-site property management including a dedicated vice president/property manager, assistant property manager, two full-time engineers, security officer and porter.

### EXCEPTIONAL OFFICE VALUE

- Corporate headquarters quality; 290,000 square foot office building – 44,597 square foot floors
- 100% secure, 4-level underground garage parking; 24-hour manned security service
- Emergency generator capacity for critical tenant loads such as data centers and trading floors
- Prominent corporate identity signage opportunity

### CENTRAL, ACCESSIBLE LOCATION

- High visibility at the intersection of primary Stamford intra-city arteries
- Ten minutes to I-95, Merritt Parkway, Stamford Train Station
- Surrounded by blue-chip corporate neighbors
- Walking distance to Ridgeway Shopping Center, The Armon Hotel (452 rooms), banks and restaurants; 11 minute walk to Scalzi Park
- 45 minutes to LaGuardia, 60 minutes to JFK, and 25 minutes to Westchester County Airport



FOR LEASING INFORMATION:  
Ed Tonnessen, Managing Director  
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707 Summer Street • Stamford, CT • 203 359-8500





### SPACE AVAILABILITY

FLOOR	SIZE (RSF)	PRICE (+ ELEC.)
1	2,072	\$38.00
3	44,597	\$38.00
5	9,973	\$38.00

### PROPERTY FACTS

**BUILDING AREA** 290,000 square foot Class A office space on eight floors situated on 2.18 acre site

**OWNERSHIP** The Ashforth Company

**MANAGEMENT** On-site property management team

**MAJOR TENANTS** Pitney Bowes, Stamford Health, First County Bank, and Genworth Financial

**YEAR BUILT** Completed in 1980; designed by architect Emery Roth & Sons; several major renovations, latest in 2012

**CONSTRUCTION** Post tension, steel and concrete; travertine marble and tinted, double-glazed glass façade; single membrane, fully adhered EPDM roof completed in 2006

**FLOOR PLATES** 44,597 square foot floor; 70 lb/sq. ft. live floor load

**CEILING** 8'-4" to 9'-6"

**COLUMN SPACING** 30' bays provide optimum flexibility for space planning

**TECHNOLOGY** Building is serviced by five fiber optic providers: AT&T, Cablevision, Fibertech, L3, and Verizon Business

**SECURITY & ACCESS** Secured 24 hours per day, seven days per week; security posted in lobby and parking garage; E-ZPass-type parking access/gate control; card access system for all admittance to offices

**HVAC** Needlepoint bipolar ionization (NPBI) system provides superior indoor air quality, significantly reduces airborne viruses and other pollutants, and reduces energy consumption – installed in 2015 and upgraded in 2020; MERV 16 air filters; New state-of-the-art core and perimeter water source heat pump units with (green) 410A refrigerant

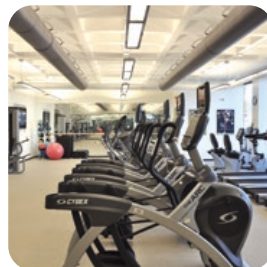
**ELECTRICITY** Above standard electrical capacity; up to 6 watts per usable square foot

The building is serviced by four high voltage feeders (underground for reliability) that supply six network transformers

**FIRE & LIFE SAFETY** Fully sprinklered and compartmentalized; addressable fire alarm system (installed 2008) including smoke and thermal detectors; Automatic External Defibrillator (AED) at concierge

**ELEVATORS** One freight elevator, 4,000 lb capacity; six passenger high speed traction 3,000 lb. capacity elevators; all passenger elevators directly service all four levels of the parking garage

**PARKING** 4-level, 817-car self-parking garage with direct elevator access to lobby and tenant floors; all full-sized spaces; gate controlled; safe, with dedicated garaged visitor parking; eco-encouraged priority parking for hybrid vehicles and bicycle racks





## PREMIER AMENITIES



FULL-SERVICE GOURMET CAFE WITH INDOOR/  
OUTDOOR SEATING



DELUXE SHUTTLE SERVICE TO/FROM STAMFORD AMTRAK/  
METRO-NORTH STATION



STATE-OF-THE-ART FITNESS CENTER WITH LOCKER ROOMS,  
SHOWERS, AND ON-SITE PERSONAL TRAINER



HIGH-TECH CONFERENCE CENTER WITH FULL-SERVICE PANTRY



HEALTH FAIR



CLIENT APPRECIATION BREAKFAST



FULLY LANDSCAPED COURTYARD WITH  
ABUNDANT PARK BENCH SEATING

### CLIENT SERVICES PROGRAM

Client appreciation events and philanthropy-based activities benefitting local nonprofits, all designed to provide a productive environment and create a sense of community at 3001 Stamford Square.

## LOCATION MAP

The map displays the following streets: Long Ridge Rd., High Ridge Rd., Oaklawn Ave., Newfield Ave., Bridge St., Washington Blvd., Bedford St., Summer St., Atlantic St., and Broad St. Highway shields for 15, 137, 1, and 95 are shown. A star marks the project location at the intersection of High Ridge Rd. and Washington Blvd. Eight numbered callouts (1-8) are placed on the map, corresponding to the images on the right and bottom-left. A Metro-North Train Station is labeled at the bottom of the map.

**1** FRANK PEPE, STARBUCKS & SHAKE SHACK

**2** WHOLE FOODS, SAKS OFF 5TH & CVS

**3** BULL'S HEAD SHOPPING & DINING

**4** THE ARMON HOTEL & CONFERENCE

**5** RIDGEWAY SHOPPING PLAZA

**6** SCALZI PARK

**7** STAMFORD TOWN CENTER

**8** STAMFORD TRAIN STATION

**↑** MERRITT PARKWAY  
10 MINUTE DRIVE

**↓** SCALZI PARK  
10 MINUTE WALK

**↓** METRO-NORTH TRAIN STATION AND I-95  
10 MINUTE DRIVE

## WALKING MAP

WALK SCORE® = 80 "VERY WALKABLE" (per WalkScore.com)



### LESS THAN .25 MILE / 5 MINUTE WALK

- 10 Restaurants/Cafés & 3 Coffee Shops
- 3 Banks & Post Office
- 2 Hotels
- 2 Salons
- Walk-in Health Clinic
- Day Care Facility
- Numerous Shopping Options

### .35 MILE / 5-10 MINUTE WALK

- Scalzi Park
- 18 Restaurants/Cafés & 1 Coffee Shop
- Grocery Store
- 4 Salons
- 4 Banks
- Numerous Shopping Options including Marshalls and Old Navy



### Neighborhood Amenities



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## LOCAL AMENITIES

TYPE OF BUSINESS	BUSINESS NAME	ADDRESS	PHONE NUMBER
ARTS CENTERS	Levitt Pavilion for the Performing Arts	260 Compo Rd S, Westport	203 221-4422
	Palace Theater	61 Atlantic Street	203 325-4466
	Silvermine Guild Arts Center	1037 Silvermine Rd, New Canaan	203 966-9700
BAKERIES	DiMare Pastry Shop	30 Spring Street	203 890-9977
	Liz Sue Bagels	63 High Ridge Road	203 323-4611
	Sal's Pastries	91 High Ridge Road	203 323-0789
BANKS	Bank of America	14 High Ridge Road	203 964-4840
	First County Bank	2950 Summer Street	203 462-4405
	TD Bank	1625 Summer Street	203 323-1064
	Webster Bank	1959 Summer Street	203 969-1853
BARBERS	Dandy Men's Studio Barbershop	53 High Ridge Road	203 890-9888
	Royal Cuts Studio	29 High Ridge Road	203 940-2469
	Hoyt-Bedford Barber Shop	173 Morgan Street	203 324-1994
	Tony's Hair	2530 Summer Street	203 323-1014
BOOK STORES	Barnes & Noble	100 Greyrock Place	203 323-1248
COFFEE	Donut Delight	2820 Summer Street	203 504-8386
	Dunkin' Donuts	22 Long Ridge Road	203 274-7337
	Starbucks	64 High Ridge Road	475 685-6930
	Starbucks	2139 Summer Street	203 325-4607
	Baby Cottage	1109 Newfield Avenue	203 329-7666
DAYCARE/PRESCHOOL	Bright Beginnings Early Childhood Program	430 High Ridge Road	203 595-5500
	Growing Minds Daycare & Learning Ctr.	1435 Bedford Street	203 322-8880
	Shiny Little Stars	2510 Bedford Street	203569-9039
	<b>Summerford's</b>	<b>3001 Summer Street</b>	<b>203 708-9145</b>
DELIS/CAFES	Enzo's Old Greenwich Deli	2802 Summer Street	203 406-9645
	The Little Gourmet Shop	2777 Summer Street	203 247-5803
	Robek's	2397 Summer Street	203 359-2100
	Sandwich Maestro	90 Atlantic Street	203 325-0802
	<b>Mario's Professional Dry Cleaning</b>	<b>3001 Summer Street</b>	<b>203 388-8532</b>
DRY CLEANERS	Bull's Head Dry Cleaners	47 High Ridge Road	203 325-1825
	Executive Cleaners	21 High Ridge Road	203 977-7882
	Ridgeway Cleaners	2802 Summer Street	203 323-8441
FLORIST	Racanello Florist	18 Belltown Road	203 973-7562
GYMS	<b>Stamford Square Fitness Center</b>	<b>3001 Summer Street</b>	<b>203 356-9985</b>
	<b>Core Principles @ 3001 Stamford Square</b>	<b>3001 Summer Street</b>	<b>203 914-6396</b>
	LA Fitness	52 6th Street	203 353-8810
	Precisely Pilates	9 High Ridge Road	203 890-9600
HOTELS	The Armon Hotel	2701 Summer Street	203 359-1300
	Courtyard by Marriott	275 Summer Street	203 358-8822
	The Lloyd Stamford	909 Washington Blvd.	203 363-7900
	Stamford Suites	720 Bedford Street	203 359-7300
LIBRARY	Ferguson Library	1 Public Library Place	203 964-1000
LOCKSMITH	A1 Locksmith	2324 Washington Blvd.	203 326-1836
MOVIE THEATERS	AMC Landmark 8	5 Landmark Square	203 324-3100
	AMC Majestic 6	118 Summer Street	203 323-1600
	Avon Theatre	272 Bedford Street	203 967-3660



TYPE OF BUSINESS	BUSINESS NAME	ADDRESS	PHONE NUMBER
<b>MUSEUMS</b>	Bruce Museum	1 Museum Drive, Greenwich	203 869-0376
	Earthplace	10 Woodside Lane, Westport	203 227-7253
	Norwalk Maritime Aquarium	10 North Water St, Norwalk	203 852-0700
	Stamford Museum & Nature Center	39 Scofieldtown Road	203 322-1646
	Stepping Stones Museum for Children	303 West Avenue, Norwalk	203 899-0606
<b>COPYING/PRINTING</b>	Rapid Press	555 Summer Street	203 348-3615
	Staples	2299 Summer Street	203 323-6691
<b>PHARMACIES</b>	CVS	66 High Ridge Road	203 541-3972
<b>POST OFFICE</b>	USPS	19 High Ridge Road	203 321-3910
<b>RESTAURANTS</b>	Bartaco	222 Summer Street	203 323-8226
	Bridge Street Wienery	17 Bridge Street	203 569-4990
	The Capital Grille	Stamford Town Center	203 967-0000
	Coalhouse Pizza	85 High Ridge Road	203 977-7700
	Crab Shell	46 Southfield Avenue	203 967-7229
	Curley's Diner	62 West Park Place	203 348-2020
	Dhabewala Indian Shack	13 High Ridge Road	203 614-8666
	DIG	43 High Ridge Road	203 724-2173
	Frank Pepe Pizzeria	64 High Ridge Road	475 977-7373
	Hudson Social CT	128 Bedford Street	203 817-0700
	IHOP	2410 Summer Street	203 324-9819
	John the Baker	30 Long Ridge Road	203 325-0707
	Kam Pei	49 High Ridge Road	203 602-0580
	Kotobuki	457 Summer Street	203 359-4747
	Lakeside Diner	1050 Long Ridge Road	203 322-2252
	Little Buddha	2270 Summer Street	203 356-9166
	Lucky's Classic Burger & Malt Shop	209 Bedford Street	203 978-0268
	Mecha Noodle Bar	151 Bedford Street	203 801-7577
	Olio Restaurant	934 Hope Street	203 817-0303
	Remo's Brick Oven Pizza Company	35 Bedford Street	203 973-0077
	Ridgeway Pizza	2802 Summer Street	203 323-7777
	Shake Shack	64 High Ridge Road	475 550-6467
	Siena Ristorante	519 Summer Street	203 351-0898
Taj Stamford	211 Summer Street	203 588-0000	
Tigin Irish Pub & Restaurant	175 Bedford Street	203 353-8444	
<b>SALONS</b>	Beau Nails & Spa	889 High Ridge Road	203 322-2070
	Stamford Floris	44 6th Street	203 348-0800
	Noelle Spa	1100 High Ridge Road	203 322-3445
<b>TAXI/CAR SERVICE</b>	All Quest	1177 High Ridge Road	203 570-1111
	All Towns Livery	2299 Summer Street	203 456-7000
<b>TRAIN</b>	Metro-North New Haven Line	30 South State Street	877 690-5114
<b>WALK-IN HEALTH CLINIC</b>	AFC Urgent Care Stamford	3000 Summer Street	203 969-2000

# Sustainable & Health-Conscious Work Environment

## HEALTHY BUILDING = HEALTHY EMPLOYEES

Ashforth cares about your employees as much as our own. We have a long-standing commitment to providing health-conscious work environments and understand that a sustainable and healthy building will improve your employees' health and productivity, ultimately helping reduce healthcare cost and illness-related absences. Ashforth's overall sustainable and healthy building program includes efforts to provide superior air quality, create opportunities for employees to stay active and eat healthy, and operate sustainable buildings.

### SUSTAINABLE WORKPLACE

- Ownership/management committed to environmental stewardship and social responsibility; results in lower operating costs.
- Ashforth is an ENERGY STAR Partner and all of its owned buildings have above-average ratings. 707 Summer Street is above the 75 threshold to be ENERGY STAR-rated.
- Through Renewable Energy Certificates (RECs), Ashforth purchased its electricity generated from renewable resources: 50% for three owned properties in CT – 3001 Stamford Square, 707 Summer Street, and Greenwich Plaza; and 100% for Liberty Centre in OR.
- Ashforth utilizes an ESG data management platform – Measurabl – to measure, analyze, and report on our ESG efforts and to see and understand trends, outliers, and patterns to help make improvements. Ashforth also uses Measurabl's Asset Optimization tool that provides real-time utility readings, building-level insights, and operational efficiency recommendations.
- State-of-the-art BMS that continuously monitors building systems.
- All building systems throughout Ashforth-owned properties have been re-commissioned to optimize efficiency, reducing energy consumption approximately 5%.
- Building common areas and parking garage retrofitted with ENERGY STAR-rated LED lighting.
- Superior energy reducing building systems including high-efficiency heat pumps with eco-friendly 410A refrigerant.
- Low-flow restroom fixtures; eco-friendly cleaning supplies used.
- Low water-use landscaping and rain-sensing irrigation systems
- Free access to on-site electric vehicle charging station; eco-encouraged priority parking for hybrid vehicles & bicycles.
- Two free shuttles to & from the Stamford Transportation Center.
- Long-standing Ashforth Green Council develops and implements environmentally-responsible initiatives for the company and owned properties.
- Sustainability-based events including Ashforth's annual Environmental Awareness Week, e-cycling, and used book and clothing recycling drives benefit local nonprofits.



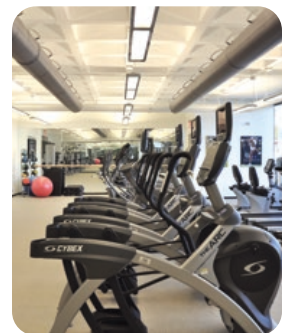
### SUPERIOR AIR QUALITY

- 3001 Stamford Square's needlepoint bipolar ionization (NPBI) system improves indoor air quality (IAQ) and significantly reduces energy consumption.
- In addition to significantly reducing disease-causing viruses such as COVID-19, NPBI dramatically reduces airborne particles, odors and contaminants that typically cause asthma, allergies, headaches and irritation. Studies have shown use of this technology leads to a reduction of illness-related absences and improvement in employee health and productivity.
- By modulating outdoor air intake, the system also helps decrease energy consumption and costs. In addition, the system enables building staff to monitor, in real time, indoor air quality throughout the buildings.
- Ashforth has also upgraded all air filters from MERV 13 to 16, the highest level for office buildings. These filters, in combination with the ionization system, work to remove over 90% of airborne pollutants.
- Smoke-free policy indoors and outdoors – signage installed.



### HEALTHY ENVIRONMENT

- Modern gourmet café with fresh and nutritious options; eat in with indoor and 3-season outdoor seating, take out, and catering capabilities.
- On-site fitness center with state-of-the-art equipment, full-service locker rooms, and personal trainer.
- Fully landscaped courtyard with abundant park bench seating
- Bicycle racks
- Community game room
- AED and trained personnel on-site
- On-site health events featuring flu shots, blood drives, health screenings, chair massage, fitness classes and games.
- Tenant events and activities provide opportunities for social engagement.



# Cleaner, Safer Air

## WHAT WE DID

- The Ashforth Company conducted an independent indoor air quality (IAQ) study and based on our extensive research and testing, we made significant upgrades to optimize IAQ in our buildings. In addition, our study focused on improving IAQ in conference rooms and other small, enclosed spaces which are often densely occupied or used for an extended period of time. (see report on reverse side)
- Ashforth installed GPS's (Global Plasma Solutions) state-of-the-art needlepoint bipolar ionization (NPBI) systems in all three of its owned buildings in Connecticut to help protect their tenants, employees, and visitors from COVID-19 and other viruses and pollutants.
- New NPBI systems were installed in 707 Summer Street and 3001 Stamford Square. Greenwich Plaza upgraded its bipolar ionization system that was originally installed in 2015.
- In addition to installing these systems, all air filters were upgraded from MERV 13 to MERV 16, the highest level possible for office buildings.
- To better address the additional issue of COVID-19 droplets or aerosols being spread by individuals and immediately transmitted to others in densely occupied small spaces such as conference rooms, Ashforth installed a supplemental NPBI ionizer at the point in the building filtration duct immediately prior to the diffuser distributing the air into our corporate headquarters' conference room at 707 Summer Street.



## WHY WE DID IT

- Our goal was to improve the air quality in our buildings and protect our tenants, employees, and visitors to the highest extent possible from COVID-19 and other viruses and pollutants.
- NPBI in combination with MERV 16 filters significantly reduces disease-causing pathogens such as COVID-19 and other viruses.
- In addition to significantly reducing disease-causing viruses such as COVID-19, NPBI dramatically reduces airborne particles, odors and other illness-causing contaminants that typically cause asthma, allergies, headaches and irritation.
- Studies have shown use of this technology leads to a reduction of illness-related absences and improvement in employee health and productivity.
- NPBI is one of the safest, most energy-efficient and effective ways to reduce or eliminate pollutants in the air.



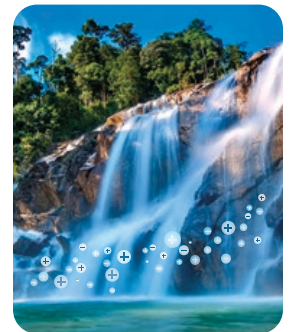
## HOW NEEDLEPOINT BIPOLAR IONIZATION (NPBI) WORKS

- Global Plasma Systems' patented NPBI™ technology uses an electronic charge to create a plasma field filled with a high concentration of positive and negative ions.
- As these ions travel with the air stream, they attach to particles, pathogens, and gasses. The ions help to agglomerate fine sub-micron particles, making them drop to the floor or filterable. The ions kill pathogens by immediately robbing them of life-sustaining hydrogen.
- The ions break down harmful VOCs with an Electron Volt Potential under twelve into harmless compounds like O<sub>2</sub>, CO<sub>2</sub>, N<sub>2</sub> and H<sub>2</sub>O. The ions produced travel within the air stream into the occupied spaces, cleaning the air everywhere the ions travel, even in spaces unseen.
- Through this naturally occurring chemistry the air is purified to the level seen in most natural environments.
- The NPBI™ system by GPS (Global Plasma Solutions) consistently ranks as a leading technology for pathogen mitigation.



## THE BENEFITS

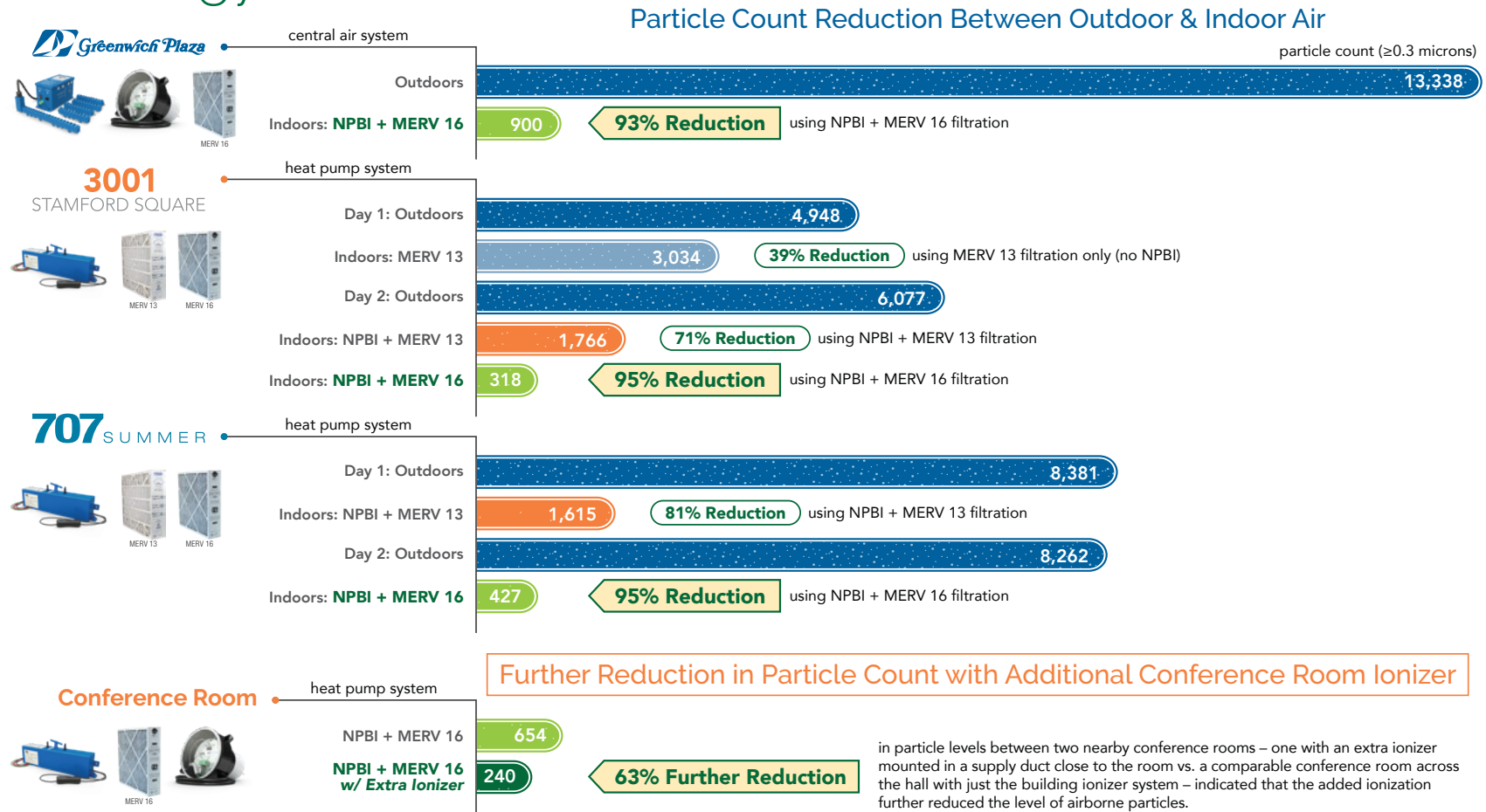
- On many days, the air quality in Fairfield County is unacceptable and, on those days, it is clear that the air quality is dramatically better in buildings with superior filters and air cleaning devices.
- The NPBI systems now installed in our Ashforth owned office buildings are circulating air that is equivalent to or better than the air circulated in hospitals (excluding operating rooms) using HEPA filters with MERV ratings of 17-20. The systems also provide greater protection against volatile organic compounds, allergens and other airborne bacteria and viruses.
- NPBI systems produce more ions comparable to pristine outdoor air such as that near waterfalls, which produce extremely high level of ions. This is all very promising for the future of cleaner, safer, indoor air in all buildings.



# Ashforth's Indoor Air Quality Study

The effect of our upgraded needlepoint bipolar ionizers on the removal of airborne particles in air moving through MERV 13 filters showed dramatic results in all three buildings. Our ability to upgrade to MERV 16 filters by adding our ionization system resulted in an even more significant improvement in particle removal.

## Methodology & Results



### NPBI combined with higher levels of filtration provides the cleanest air

The ENCON and Ashforth teams started collecting data in the fall of 2020 using an Extech VPC300 particle counter (shown at right). Measurements of particle levels (0.3 microns per cubic centimeter or greater) were taken in various locations within the office buildings under varying conditions (e.g., with NPBI™ products switched on or off and with different levels of filtration). Outside measurements were also collected for comparison purposes, making the relative particle counts on each day most important since the starting particle levels of the outside air varied each day of testing. ENCON collected initial measurements, but the Ashforth team handled the majority of data collection, which has also been reviewed by GPS, the manufacturer of the ionizers.



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 203 705-2262 | [edward.tonnessen@am.jll.com](mailto:edward.tonnessen@am.jll.com)

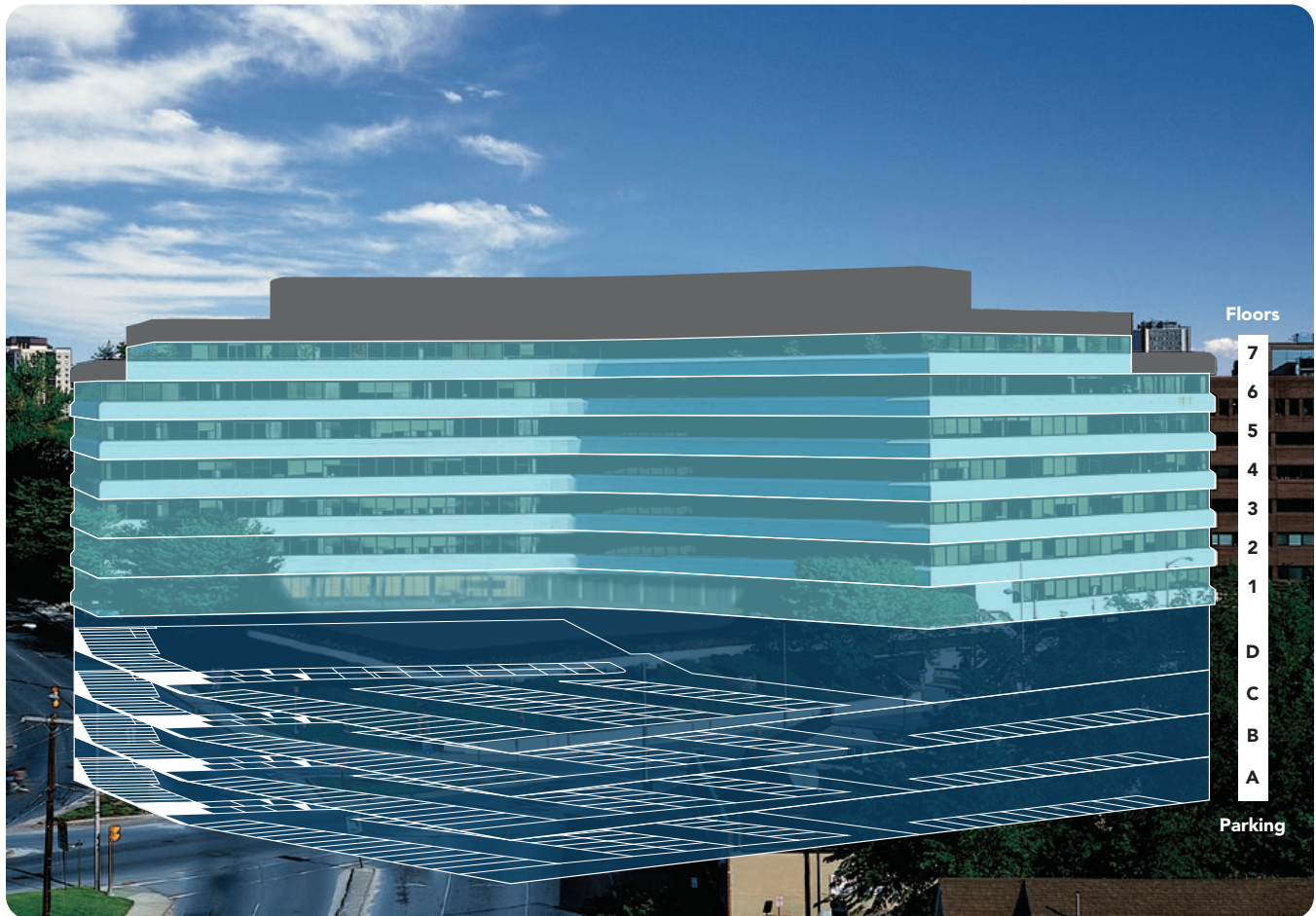
707 Summer Street • Stamford, CT • 203 359-8500



## PREMIER OFFICE | PREMIER PARKING

### FROM YOUR HOME TO YOUR OFFICE – COMPLETELY PROTECTED FROM WEATHER CONDITIONS

- 4-level, 817-space, underground parking garage with direct elevator access to lobby and tenant floors
- All full-sized spaces
- Dedicated visitor parking areas with 88 surface/ garaged spaces
- EZ Pass-type parking access system with secure gate control
- Free access to on-site EV charging station
- Eco-encouraged priority parking for hybrid vehicles and bicycles
- 24-hour manned security service, surrounded by strategically located security cameras
- Secure and well-lit for employees
- Card access system serving all tenant and garage floors



## PREMIER OFFICE | PREMIER TECHNOLOGY

### EXCEPTIONAL POWER REDUNDANCY, TELECOMMUNICATIONS & SUSTAINABLE BUILDING SYSTEMS

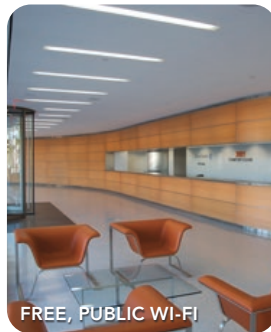
#### HIGHLY RELIABLE POWER

- Multiple underground power lines – This redundancy affords the building a very high level of energy security
- Y Spot network fed by four underground duct bank feeders supplying six network transformers
- Significant emergency generator capacities



#### ENVIRONMENTALLY & HEALTH-CONSCIOUS BUILDING SYSTEMS

- High-efficiency, ENERGY STAR rated heat pumps with top-of-the-line wireless thermostats, environmentally-friendly 410A refrigerant
- 3001 Stamford Square's needlepoint bipolar ionization (NPBI) system improves indoor air quality (IAQ) and significantly reduces energy consumption.
- MERV 16 air filtration
- ENERGY STAR rated LED lighting in the garage and common areas
- LEED construction and operating standards
- Low-flow bathroom fixtures
- Low water-use landscaping and irrigation systems through storm water recycling program
- Green purchasing – Ashforth requires eco-friendly cleaning supplies at all properties.



#### FREE, PUBLIC WI-FI

- Main lobby offers free, public Wi-Fi service; convenient – no password or login required

#### SUPERIOR TELECOMMUNICATIONS

- Building is serviced by five fiber optic providers – AT&T, Cablevision, Fibertech, L3, and Verizon Business
- Redundancy is provided to ensure continuous service to tenants

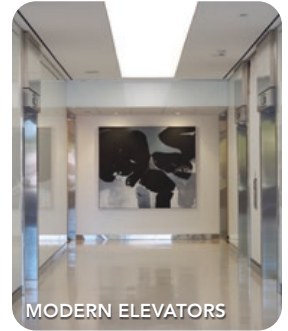


#### CONVENIENT, SECURE PARKING ACCESS SYSTEM

- EZ Pass-type parking access/gate control
- Access to four levels of underground parking
- Card access system for all admittance to offices

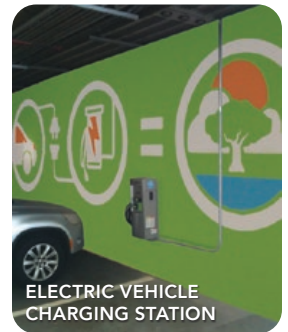
#### MODERN ELEVATOR TECHNOLOGY

- Elevator modernization with new cabs and floor-to-floor optimization
- Two cores in building are served by six passenger elevators. These quiet, efficient elevators service tenant floors and four parking garage levels.
- One freight elevator services parking/loading area and all office floors.



#### ELECTRIC VEHICLE (EV) CHARGING STATION

- Ashforth is one of the first companies in Stamford to offer an EV charging station in a commercial environment.
- This service is free for tenant use and is located in the D Level parking garage
- A full Level 2 charge typically takes 4-6 hours



## OWNERSHIP & MANAGEMENT

With a 128-year history, The Ashforth Company is one of the nation's oldest and most respected commercial real estate operating companies. As a real estate investor and operator, Ashforth provides fully integrated services including asset and property management, general contracting and construction management. Directly and through its affiliates, the company is invested in or manages over 13 million square feet of office space, and over 7,000 multifamily units.

An identity as an "Ashforth Managed Building" implies a long-term relationship for integrity, fairness, professionalism, and superior service — values consistent with The Ashforth Company's Operating Principles. Each business located in an Ashforth owned and managed building is treated as a client. These clients expect and receive the highest level of customer service and satisfaction.

The experienced, full-time, on-site property management team includes a dedicated vice president/property manager and a property operations administrator. They are supported by full-time engineers, security officers and porters. This team is responsible for operating and maintaining the building and responding to clients' needs. Ashforth's unique client services program includes quality building services, regular communications with clients, client appreciation events and community-based activities all designed to provide a productive environment and create a sense of community at 3001 Stamford Square.



**RYAN HARVEY**  
CEO & PRESIDENT, THE  
ASHFORTH COMPANY



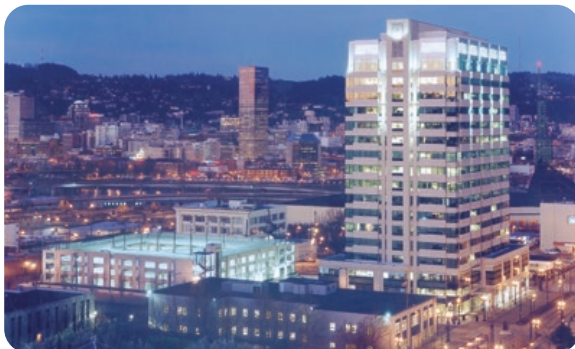
**DAVID MARKS**  
SENIOR VP & DIRECTOR  
OF OPERATIONS,  
ALBERT B. ASHFORTH,  
INC. - MANAGEMENT  
SERVICES



**GREENWICH PLAZA**  
GREENWICH, CT - 354,000 SQ. FT.



**3001 STAMFORD SQUARE**  
STAMFORD, CT - 290,000 SQ. FT.



**LIBERTY CENTRE**  
PORTLAND, OR - 285,000 SQ. FT.



**707 SUMMER STREET**  
STAMFORD, CT - 74,000 SQ. FT.

### Third Floor Available Space

- Pre-built/turnkey space highlights:
  - open space with lights, modern finishes, and courtyard view
  - 10 offices/breakout rooms and 2 conference rooms featuring glass walls and doors
  - open space with workstations
  - kitchen with seating and additional pantry area
  - reception area
  - phone rooms, filing/mail room, lockers, server room, and mother's room
  - furniture and desks
  - easy access from elevators



9,419 RSF

Third Floor



Workstation Area & Offices with Courtyard View



Reception & Phone Rooms



Kitchen & Pantry with Seating





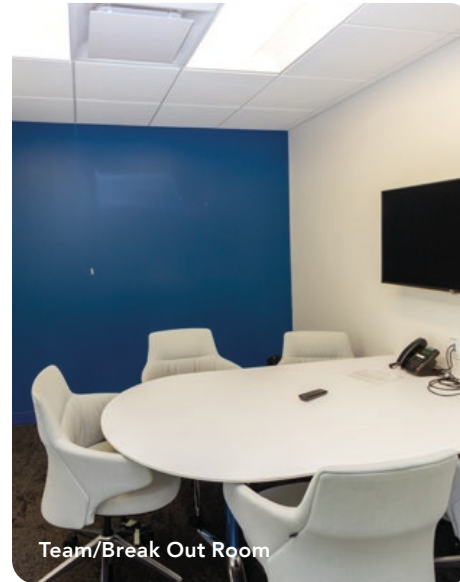
Conference Room



Workstation Area & Offices



Workstation Area & Offices



Team/Break Out Room



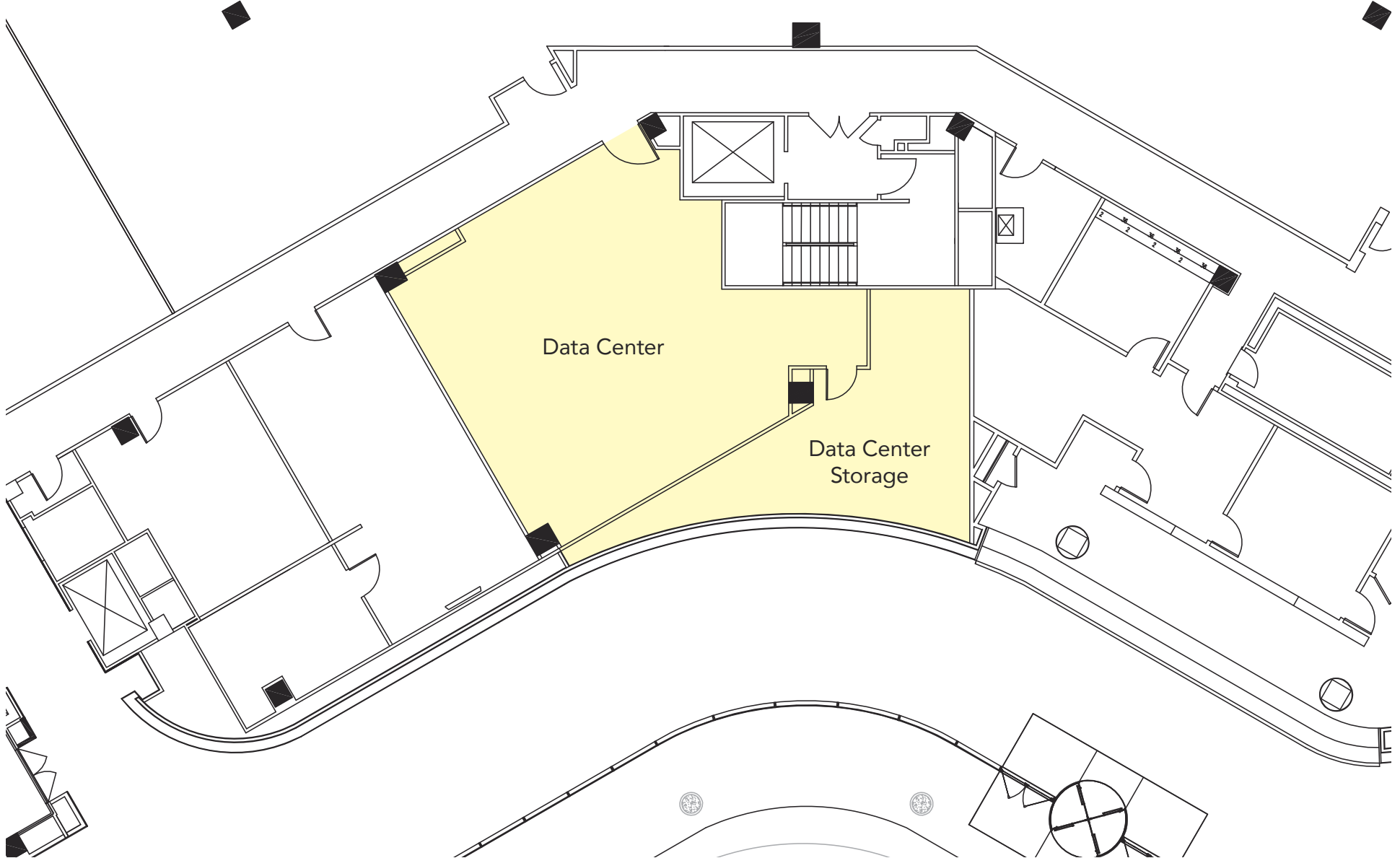
Lockers

## THIRD FLOOR AVAILABLE SPACE

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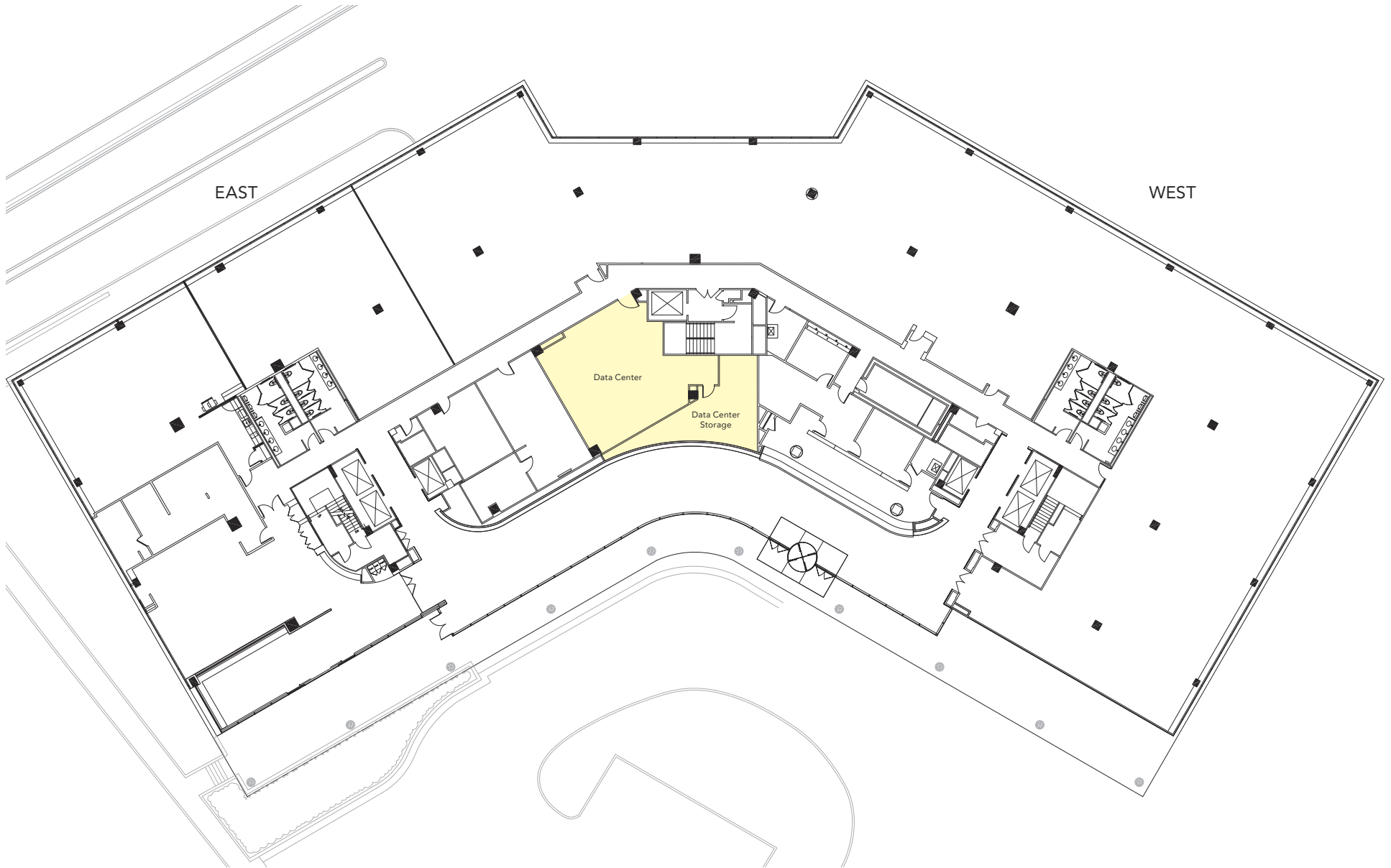
FIRST FLOOR: 2,072 RSF AVAILABLE



FOR LEASING INFORMATION:  
Ed Tonnessen, Managing Director  
203 705-2262 | [edward.tonnessen@am.jll.com](mailto:edward.tonnessen@am.jll.com)

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FIRST FLOOR: 2,072 RSF AVAILABLE



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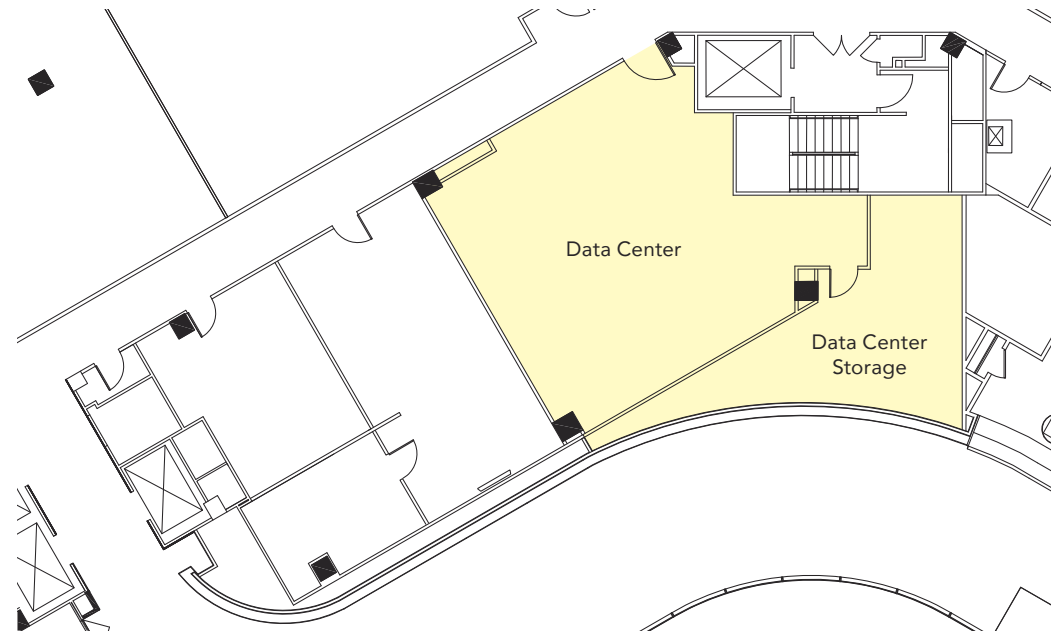
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## Data Center Available – 2,072 RSF

### First Floor

- 18 server racks tied back to 2 PDUs
- 4 Liebert 20-ton CRAC units
- 650 kW emergency generator
- Generator connected to an APC 400 kW (N+1) UPS unit
- Fenwal Model 2320 FM-200 fire suppression system tied to the base building's fire alarm system
- Building electrical service is a 480/277 volt Y spot network fed by 4 sets of high voltage feeders (underground) that supply 6 network transformers.
- Fiber in the building is provided by Frontier, Lightpath, AT&T, Verizon Business, Level 3 & Fibertech, and there are two points of entry from Bedford and Summer Streets.





**FIRST FLOOR: 2,903 RSF AVAILABLE**



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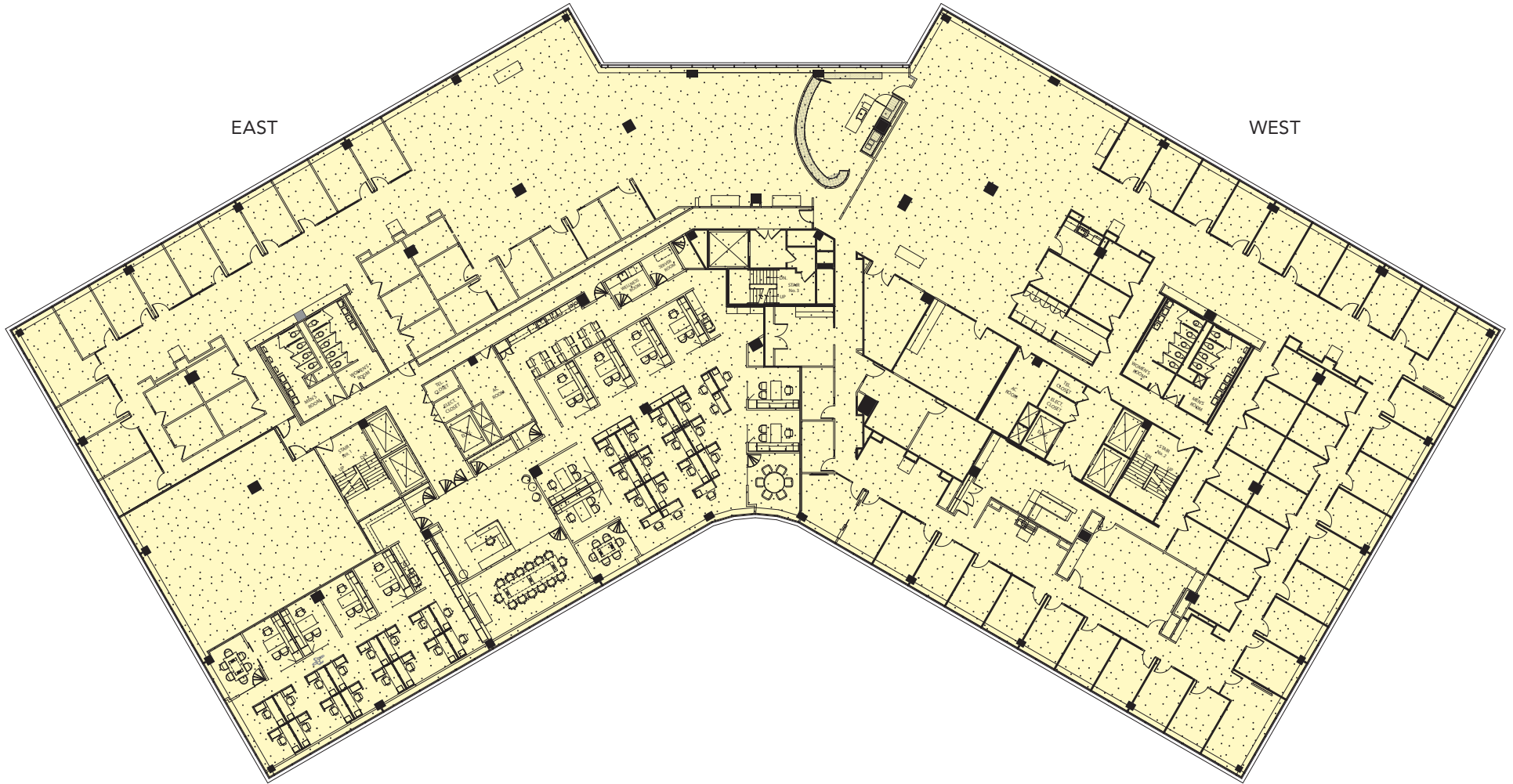
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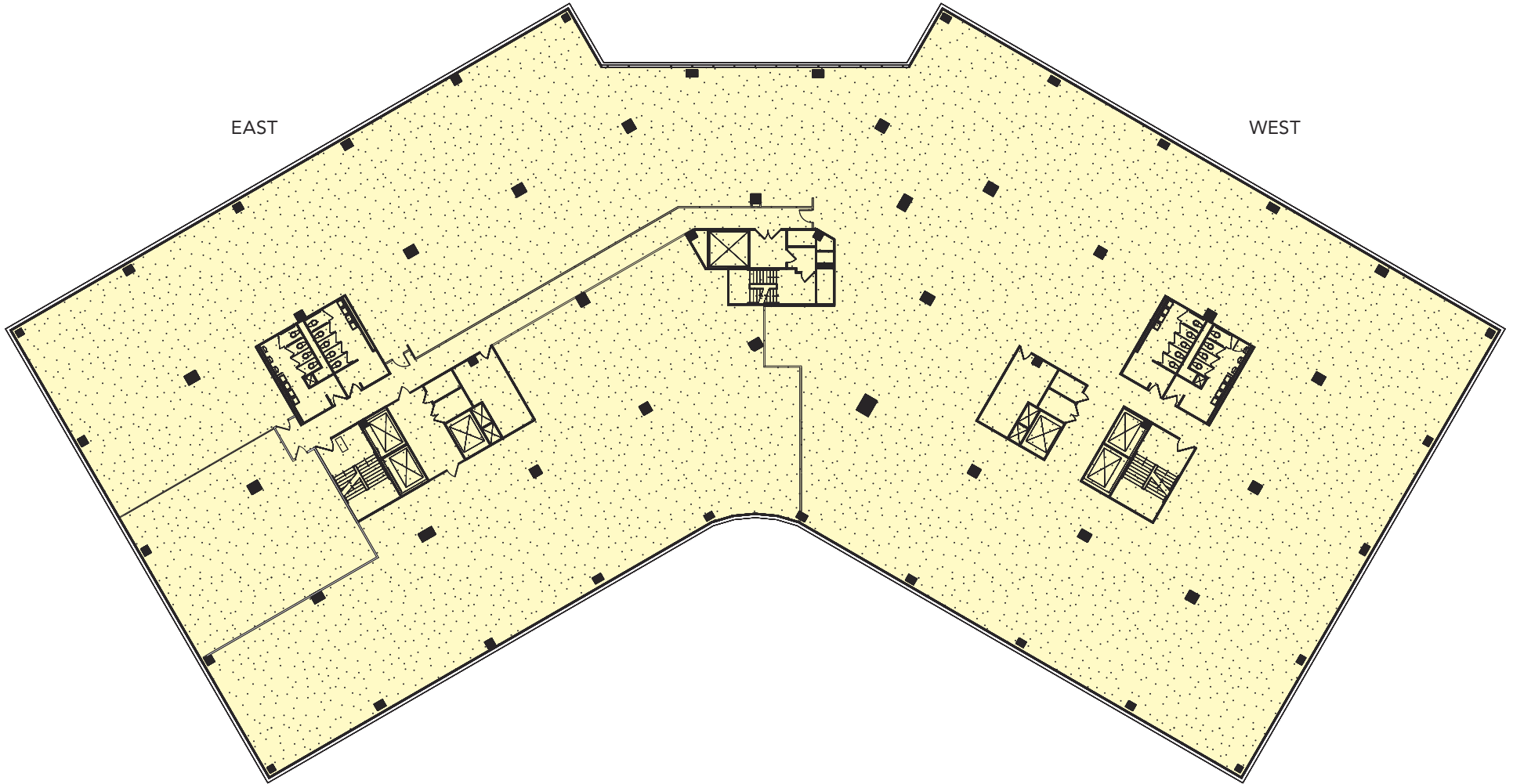
THIRD FLOOR: 44,597 RSF AVAILABLE



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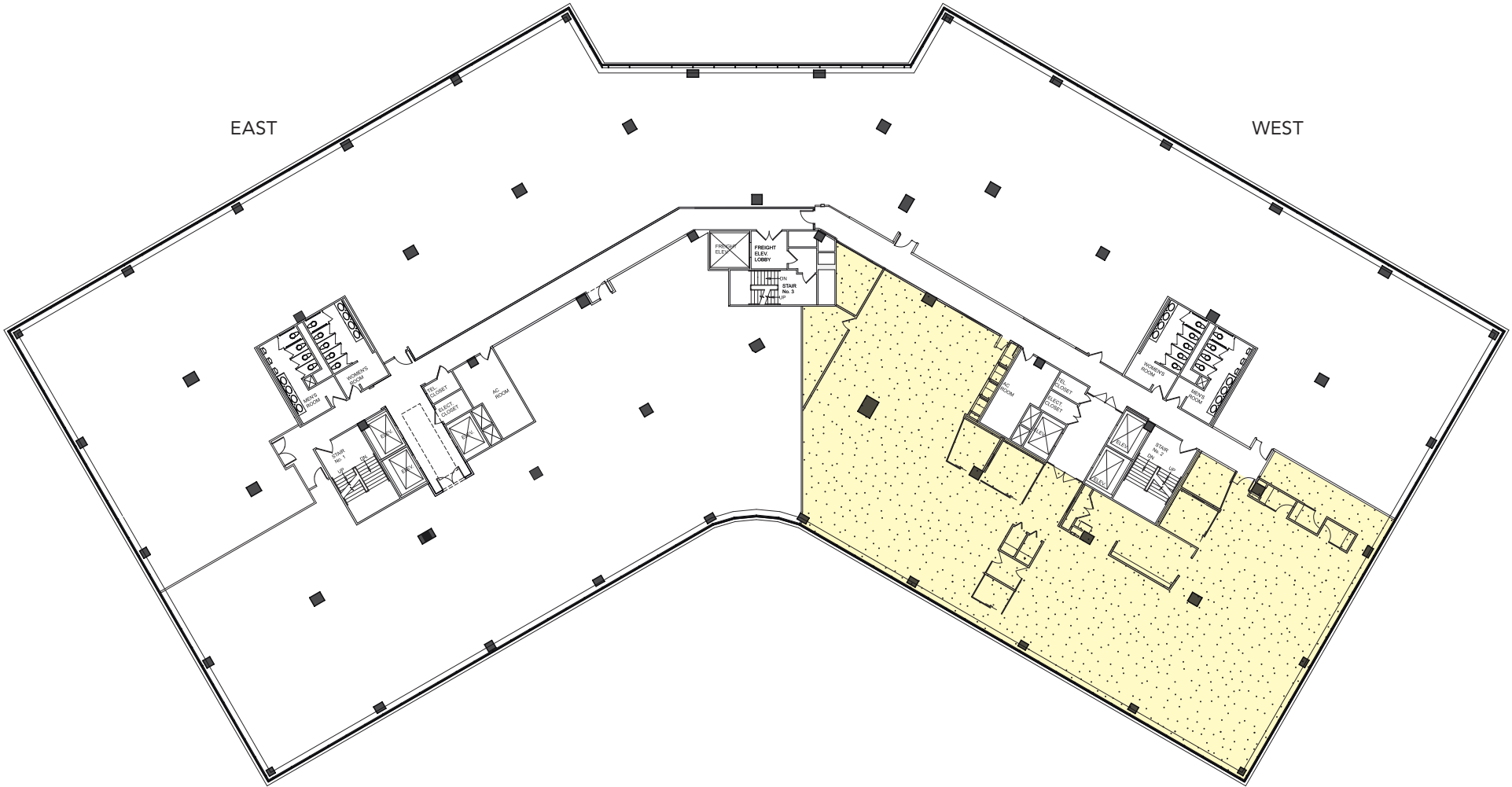
**THIRD FLOOR: 44,597 RSF AVAILABLE**



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FIFTH FLOOR: 9,973 RSF AVAILABLE



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EXTERIOR FROM BULL'S HEAD INTERSECTION



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EXTERIOR FROM SUMMER STREET



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MAIN ENTRANCE



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SUMMER STREET VISITOR ENTRANCE



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THIRD FLOOR ELEVATOR LOBBY



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## MODERN ELEVATOR CABS



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**HIGH-END RESTROOMS**



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## State-of-the-Art Fitness Center

- Treadmills, ellipticals, recumbent bikes, upright bikes
- Personal TV's on most cardio equipment
- Strength equipment, including: chest press, shoulder press, lat pull-down machine, dual leg extension and curl machine, dual ab and back machine, dumbbells
- Full-service men's and women's locker rooms with showers and towel service
- On-site personal trainer, Core Principles, offers fitness programs, and semi-private and private personal training sessions focusing on athletic performance, fat loss, stress management, and overall lifestyle improvement



## Full-Service Gourmet Café

- Indoor and three-season outdoor seating
- Menu offers fresh and nutritious options – healthy alternative to fast food
- Salad bar, grab-and-go meals, hot daily specials
- Fresh baked goods and specialty coffees & teas
- Breakfast, lunch, and take-home dinner
- Convenient on-and-off-site catering capabilities for meetings and events
- Wi-Fi and charging stations



## Conference Center – D-Level

### Conference Center Highlights

- Two-to-three rooms – configurable for a variety of room styles including classroom, boardroom and auditorium
- High-tech audio-visual equipment
- Conference tables, chairs, and movable podiums
- Full-service pantry located adjacent to conference rooms and on-site catering services
- Registration and waiting areas
- High-speed Wi-Fi
- Easy, online booking system

### Main Conference Room

- 28' x 50' with seating capacities up to 88 people (auditorium-style) and 44 people (classroom-style)
- Two projectors and retractable screens
- Room can be divided into two separate 28' x 25' rooms via folding wall panels

### Meeting/Breakout Room

- 30' x 36' with seating capacities up to 36 people (auditorium-style) and 18 people (classroom-style)
- Projector and retractable screen



Main Conference Room



Main Conference Room



Waiting Area



Full-Service Pantry



Meeting/Breakout Room



**AM**

**Depart  
Train Station**

**6:45 am**  
**7:15 am**  
**7:45 am**  
**8:15 am**  
**8:45 am**  
**9:15 am**  
**9:45 am**

**Arrive  
707**

6:53 am  
7:23 am  
7:53 am  
8:23 am  
8:53 am  
9:23 am  
9:53 am

**Arrive  
3001**

**6:59 am**  
**7:29 am**  
**7:59 am**  
**8:29 am**  
**8:59 am**  
**9:29 am**  
**9:59 am**

**Arrive  
2777**

7:02 am  
7:32 am  
8:02 am  
8:32 am  
9:02 am  
9:32 am

*Ashforth Express Shuttle Schedule*

**To and From the Stamford Transportation Center**

- Ashforth provides a premier shuttle to and from the Stamford Transportation Center, with stops at three of our buildings.
- The Ashforth Express is a free amenity to those who work in our building and picks up and drops off outside the first floor lobby.

**PM**

**Depart  
3001**

**3:57 pm**  
**4:27 pm**  
**4:57 pm**  
**5:27 pm**  
**5:57 pm**  
**6:27 pm**  
**6:57 pm**

**Depart  
2777**

3:59 pm  
4:29 pm  
4:59 pm  
5:29 pm  
5:59 pm  
6:29 pm  
6:59 pm

**Depart  
707**

4:03 pm  
4:33 pm  
5:03 pm  
5:33 pm  
6:03 pm  
6:33 pm  
7:03 pm

**Arrive  
Train Station**

**4:13 pm**  
**4:43 pm**  
**5:13 pm**  
**5:43 pm**  
**6:13 pm**  
**6:43 pm**  
**7:13 pm**

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### BEST-IN-MARKET COMMON AREAS



FOR LEASING INFORMATION:  
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**3001 STAMFORD SQUARE  
3001 Summer Street, Stamford, CT**

**DETAILED FACT SHEET**

**Building Address:** 3001 Summer Street  
Stamford, Connecticut

**Cross Streets:** Bedford Street/High Ridge Road/Long Ridge Road

**Current Zone:** C-B

**Owner:** Stamford Square Associates  
c/o The Ashforth Company  
707 Summer Street  
Stamford, CT 06901

**Property Manager:** Albert B. Ashforth, Inc. – Management Services  
707 Summer Street  
Stamford, CT 06901

David Marks, Senior VP, Director of Operations  
203-359-8500

Ingrid Voggel, Property Manager (on-site)  
203-356-9985

**Building Architect:** Emery Roth & Sons

**Space Planner:** Esposito Design Associates

**Land Size:** 2.18 acres

**Building Size:** 290,000 sq. ft.

**Number of Floors:** 4 levels of parking and 8 levels of office (including D Level)

<b>Floor</b>	<b>Floor Size</b>	<b>Multi Tenant Loss Factor</b>	<b>Full Floor Loss Factor</b>	
D		6,537 sq. ft.	23.76%	N/A
1		27,982 sq. ft.	23.76%	N/A
2-6		44,597 sq. ft.	23.76%	16.14%
7		29,594 sq. ft.	23.76%	10.94%



**Age:** 1980; several major renovations, latest 2011

**Site Description:** The property consists of 2.18 acres of land with direct access from Summer Street and Bedford Street. The Plaza Level is accessed from Bedford Street and features 23 visitor parking spaces. There are also 65 covered visitor parking spaces available on D Level, accessible from Summer Street. Secured (access controlled) and covered tenant parking areas are accessible from Bedford Street and Summer Street.

### **Building**

**Electric Service:** Electrical service originates from CL&P's South End substation on Dock Street in Stamford. The service is 480/277 volt Y spot network fed by four (4) high voltage feeders (underground duct banks) that supply six (6) network transformers.

Building risers are rated at 4,000 amps on the west side and 4,000 amps on east side. There is a main disconnect for each side of the building. Each floor of each building has a 250 amp disconnect servicing tenant lighting and outlets.

**Voltage:** 480, 277, 208 and 120

**Submeter:** Arrangements made by each tenant

**Watt Load:** 6 watts per sq. ft. demand load allocated for tenant's use

**Emergency Generator:** Cummins diesel 300 KW (building life safety)

**Cable TV Service:** Cablevision, Dish Network

### **Fiber Optic**

**Telephone:** AT&T, Cablevision, Fibertech, L3, and Verizon Business. Building has network diversity through Fibertech with 2 fiber entry points.

**Sprinklers:** Interior - wet system 100%

Garage levels - dry system 100%

**Elevator(s):**

The building has two (2) cores. Each core has one (1) bank of three (3) passenger elevators servicing each building including all of the parking levels. One (1) freight elevator services D Level/loading area and all office floors.

Manufacturer: KONE (modernized 2009)

Speed: Passenger 350 FPM  
Freight 200 FPM

Capacity: Passenger 3,000 lbs.  
Freight 4,000 lbs.

Cab Size: Passenger 69"W x 59"L x 90"H  
Freight 70"W x 84"L x 120"H

Door Opening: Passenger 83"H x 42"W  
Freight 90"H x 48"W

**Heating/Ventilation/Air Conditioning (HVAC)**

Siemens Building Management System.

**HVAC System:**

Water source heat pumps.

Fuel: Gas

Manufacturer: Florida Heat Pump

No. of units: 8 interior units (ECO96) per floor,  
approximately 76 perimeter units (CA012)  
per typical floor

Size of ea. unit: Interior units are nominal 8 tons each,  
perimeter units 1 ton each

Total capacity: 140 tons heating/cooling per typical floor

Cooling tower: Two (2) Cell Baltimore Air Coil, installed  
2004

Boilers: Two (2) Hydro Therm units (MG-1925);  
1,525,000 BTU/hr. each totaling 3,050,000  
BTU/hr.

**After Hours**

**HVAC Charge:** \$75.00 hour prorated by floor subject to adjustment.

**Supplemental HVAC:** Supplemental direct expansion units are available at additional cost to the Tenant.

**Number of**

**Parking Spaces:**

Standard Size:	699
Compact:	18
Handicap:	12
Visitor D Level:	65
Visitor Plaza Level:	23
Total	817
Garage entrance clearance	6' 8"

**Fire Protection:** Fully sprinklered, compartmentalized. Addressable heat detectors, addressable smoke detectors and smoke evacuation

**Parking Allocation:** 3 spaces per 1,000 rentable sq. ft.

**Bay Size:** 30' X 30' typical

**Floor Loads:** 50 lbs. sq. ft. live load  
20 lbs. sq. ft. partition load

**Window Mullion:** 5'0"

**Loading Docks:** 1

**Drive-In Bays:** None

**Ceiling Height:**

Deck:	10'2"
Clear:	10'2"
Finished:	8'4" - 9'6"

	<b>Type of Roof:</b>	EPDM Carlisle 20 Year
<b>Age of Roof:</b>		2006
<b>Super Structure:</b>		Post tension, steel and concrete
<b>Curtain Wall:</b>		Travertine marble & tinted double glazed glass.
<b>Number of Bathrooms:</b>		30 Total: 2 men's per floor and 2 women's per floor (1 women's/men's on D Level)
	<b>Location:</b>	Opposite Elevator Core
	<b>No. men's:</b>	15
	<b>Stalls:</b>	8 per floor
	<b>Urinals:</b>	6 per floor
	<b>Sinks:</b>	8 per floor
	<b>No. women's:</b>	15
	<b>Stalls:</b>	10 per floor
	<b>Sinks:</b>	8 per floor
	<b>No. handicap</b>	
	<b>Stalls:</b>	2 men's & 2 women's per floor
<b>Security:</b>		24hr manned security, card access, & video surveillance
<b>Amenities:</b>		Fully equipped fitness center (unmanned), high-tech conference center with full service pantry, Ashforth Express shuttle to Stamford train station, and a full-service gourmet café with indoor/outdoor seating for 100.
<b>Utility Companies:</b>	<b>Electric:</b>	CL&P
	<b>Substation</b>	
	<b>Location:</b>	South End, Dock Street
	<b>Water:</b>	Aquarion
	<b>Gas:</b>	Yankee Gas
	<b>Sewer:</b>	City of Stamford
	<b>Telephone:</b>	AT&T & Cablevision



Jones Lang LaSalle Americas, Inc.  
100 First Stamford Place, Suite 201  
Stamford, CT 06902  
tel +1 203 705 2220 fax +1 203 705 2221

**Underground Tank(s):** None

**Heating Oil Fuel  
Tank(s):**

None

**Phase I  
Environmental  
Study Available:**

Yes

**Roof Charges:**

\$100/mo. for satellite dishes; \$100/ton/mo. for supplemental HVAC



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