

1055 WASHINGTON BOULEVARD, STAMFORD, CONNECTICUT

BUILDING SPECIFICATIONS

YEAR BUILT	1986
ARCHITECT	Kling Stubbins
BUILDING SIZE	177,000 sf
BUILDING HEIGHT	10 Floors
BUILDING CONSTRUCTION	Steel frame with a poured concrete deck and a granite and glass curtain wall
FLOOR SIZES	23,800 sf Typical Floor Floor 3 12,870 sf Floor 4 22,910 sf Floors 5-9 23,800 sf Floor 10 18,750 sf
FLOOR LOADS	50lbs per sf
COLUMN SPACING	43'x61'
CEILING HEIGHT	8'8"
FLOOR-TO-FLOOR HEIGHT	13"
MULLION SPACING	5'
ELEVATORS	3 passenger elevators, 1 freight and 3 elevators servicing the parking garage
HVAC/SUPPLEMENTAL COOLING	Chiller system with a multi zone air handler on each floor with cooling deck and hot water reheat coils
ELECTRIC	Redundant electrical power with transfer switch
LIFE/SAFETY	175 KW Generator is for the emergency back up of the fire life safety systems such as the fire panel, fire pump, emergency lighting, elevators and some building freeze protection equipment
SECURITY/ACCESS	24/7 attended security in the lobby complemented by a card access system
TELECOM/CABLE	High speed connectivity is available via multiple providers Frontier, Lightpath, and Cablevision
TRANSPORTATION	Private shuttle service to Stamford Transportation Center for bus, Metro North and Amtrak service Immediate access to I-95 and all connecting major roadways
AMENITIES	<ul style="list-style-type: none">• On-site covered parking for tenants• Electric vehicle charging stations• Full-service cafeteria with indoor and outdoor seating• Auto detail services
MAJOR TENANTS	Asset International, Inc., BDO USA LLP, Colliers International, Nordic Tankers USA LLC, and Robinson & Cole LLP
UTILITIES	Electric: CL&P Gas: Yankee Gas Water: Aquarion
ELECTRONIC WORK ORDERS	Web based system provides convenient electronic work orders for all tenant work requests