

707 SUMMER

707SUMMERSTREET.COM



PREMIER MODERN OFFICE

- Located in downtown Stamford
- Abundant parking in secure, covered, three-level garage
- Extensive capital improvements including updated building lobby, elevators, HVAC system, restrooms, and parking structure
- Deluxe shuttle service to/from Stamford Amtrak/Metro-North Station
- Building owner and manager headquartered on site
- Winner of BOMA Building of the Year Award and BOMA Earth Award

CENTRAL, ACCESSIBLE LOCATION

- Minutes to I-95 and Stamford Train Station; 10 minutes to Merritt Parkway
- Surrounded by blue-chip corporate neighbors
- Walking distance to Stamford Town Center, restaurants, shopping, banks, library, theaters, Courtyard by Marriott hotel, Mill River Park, and Stamford Train Station
- 45 minutes to LaGuardia, 60 minutes to JFK, and 25 minutes to Westchester County Airport

LOCAL, LONG-STANDING OWNERSHIP & MANAGEMENT

- The Ashforth Company, founded in 1896, and headquartered in Fairfield County for over 40 years
- Own, develop, manage 14 million square feet on the east & west coasts

ENVIRONMENTALLY & HEALTH CONSCIOUS WORK ENVIRONMENT

- Property renovated and operating with highly efficient building management and automated temperature control systems, and office lighting motion sensors
- 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
- LED lighting in parking garage and stairwells
- Eco-encouraged priority parking for hybrid vehicles and bicycles
- Ownership/management committed to environmental stewardship and social responsibility; results in lower operating costs



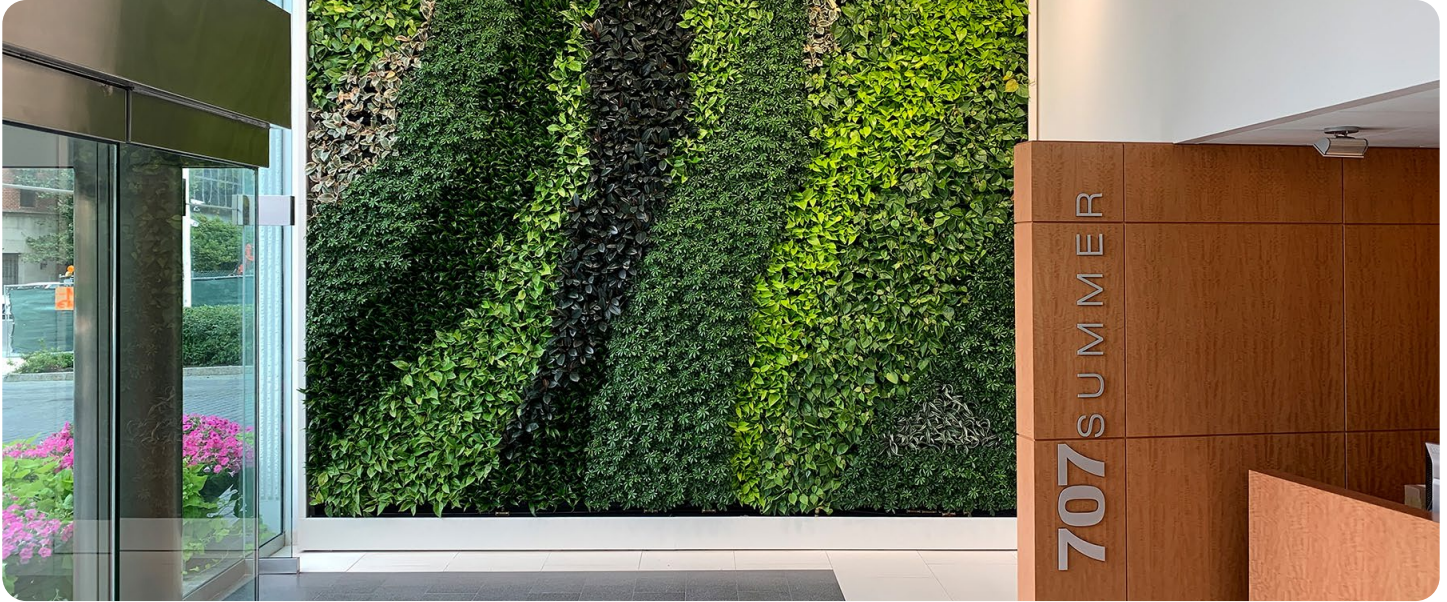
For leasing information:

Betsy Buckley, Senior Vice President
203 705-2227 | c. 203 913-7404
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George R. Walker, SIOR, Senior Vice President
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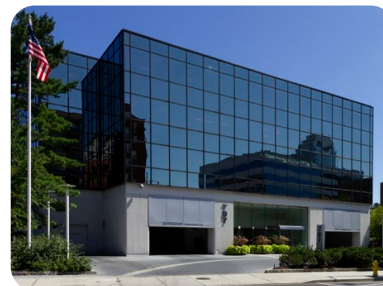
SPACE AVAILABILITY

FLOOR	SIZE (RSF)	PRICE (+ ELEC.)
3	10,801	\$30.00
5	8,485	\$30.00

PROPERTY FACTS

- BUILDING AREA** 73,924 square foot Class A office space on three floors situated on 1.3 acres
- OWNERSHIP** The Ashforth Company
- MANAGEMENT** Albert B. Ashforth, Inc.
- MAJOR TENANTS** The Ashforth Company; Albert B. Ashforth, Inc. – Management Services; A.P. Construction; OneWall Management; Michael Page International; Fugazy Sports; Treeline Biosciences; Liberty Wealth Advisors; BI Worldwide

- YEAR BUILT** Constructed in 1982; major renovations in 2002
- SECURITY & ACCESS** Card access at exterior, garage lobby doors and gates; lobby security/concierge service
- PARKING** Abundant parking in secure, covered, three-level garage; eco-encouraged priority parking for hybrid vehicles and bicycles



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