

# 1 LANDMARK SQUARE, STAMFORD, CONNECTICUT

## BUILDING SPECIFICATIONS

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<b>YEAR BUILT</b>	1973
<b>ARCHITECT</b>	Victor Bisharat
<b>BUILDING SIZE</b>	299,000 sf
<b>BUILDING HEIGHT</b>	22 Floors
<b>BUILDING CONSTRUCTION</b>	A mix of travertine marble, stone and brick floors with wood, fabric and glass accents Facade: Landmark Square has undergone a full repositioning including a new facade on One Landmark Square, new outdoor plazas with valet parking and a concierge, new roofs and cooling towers where necessary, upgraded common area finishes and new amenities throughout
<b>FLOOR SIZES</b>	11,000 to 23,000 sf  <b>Floor 1</b> 23,000 sf <b>Floor 2</b> 22,720 sf <b>Floors 3-22</b> 11,000 sf
<b>FLOOR LOADS</b>	50lbs per sf
<b>TYPICAL SLAB HEIGHTS</b>	10'2"
<b>CEILING HEIGHT</b>	8'6" typical floor to finish ceiling
<b>COLUMN SPACING</b>	30' along window line Interior is column free
<b>MULLION SPACING</b>	49"
<b>ELEVATORS</b>	6 passenger elevators and 1 freight elevator
<b>ELECTRIC</b>	There are two electrical feeds with an automatic transfer switch that supply ample electrical capacity throughout the complex
<b>HVAC/SUPPLEMENTAL COOLING</b>	Cold and hot deck constant air volume plant, controlled by multiple VAVs in each floor with perimeter hydro heating baseboard
<b>LIFE/SAFETY</b>	Addressable fire alarm system, fully sprinkled, generator for life support and elevator recall
<b>SECURITY/ACCESS</b>	24-hour/7day attended security complemented by card access systems and digital camera systems
<b>TELECOM/CABLE</b>	Redundant telecommunications and high speed connectivity are available throughout the complex via major providers. Providers : Frontier, Verizon, Lightpath, Cogent and Cablevision
<b>TRANSPORTATION</b>	Private shuttle service to the Stamford Transportation Center Immediate access to I-95 and all connecting major roadways
<b>AMENITIES</b>	<ul style="list-style-type: none"><li>• Immediate access to all downtown amenities including restaurants and hotels</li><li>• Barbershop, money exchange, nine screen movie theater, Stamford Town Center Mall, tailor, dry cleaner, travel agency and optical lens store</li><li>• There is ample parking provided in Landmark's garage via self and valet parking</li><li>• Electric vehicle charging stations</li><li>• Auto detail services</li><li>• 20,000 sf fitness facility for tenants only, complete with squash courts, cardio equipment, weights, locker rooms, showers and saunas</li><li>• Full-time concierge services</li></ul>
<b>UTILITIES</b>	Electric CL&P Gas: Yankee gas Water: Aquarion

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### **PARKING**

There is ample parking provided in Landmark's garage below the complex and visitors utilize valet parking on the main plaza. Additional parking is provided by multiple garages/lots that surround the complex; 1025 covered spaces.

### **MAJOR TENANTS**

Ohlandt Greeley Ruggiero & Perle, Fox Rothschild, TMR Management, Inc., and Passur Aerospace, Inc.

### **ELECTRONIC WORK ORDERS**

Web based system provides convenient electronic work orders for all tenant work request.