



**LR** LONG RIDGE  
HEALTH & SCIENCE

260 LONG RIDGE ROAD  
STAMFORD, CT 06902

Strategically rebranded for medical, biotech and pharmaceutical companies with new interior and building systems

Welcoming new tenants Stamford Hospital and Yale-New Haven Health to our sprawling campus

140,000 SF STILL AVAILABLE  
FOR LEASING INFORMATION CONTACT:  
BUILDING AND LAND TECHNOLOGY





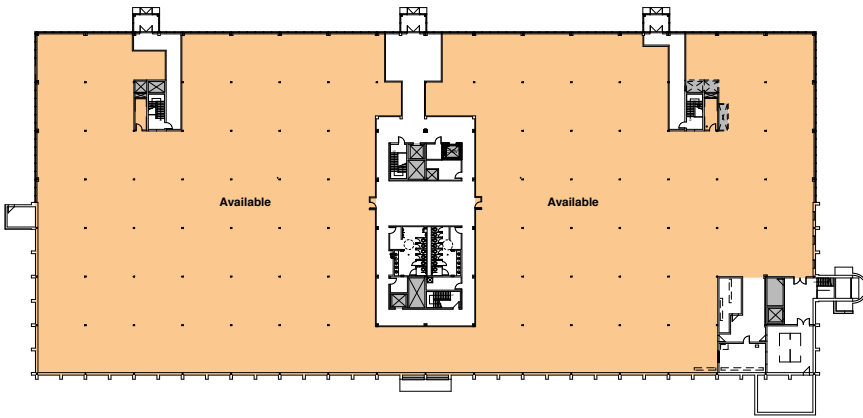
Building and Land Technology

1 ELMCROFT ROAD  
STAMFORD, CT 06902  
203 846 1900

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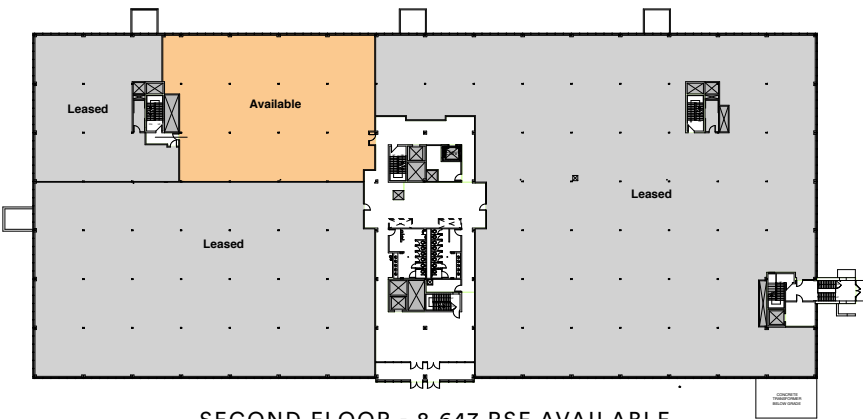
## AVAILABILITY



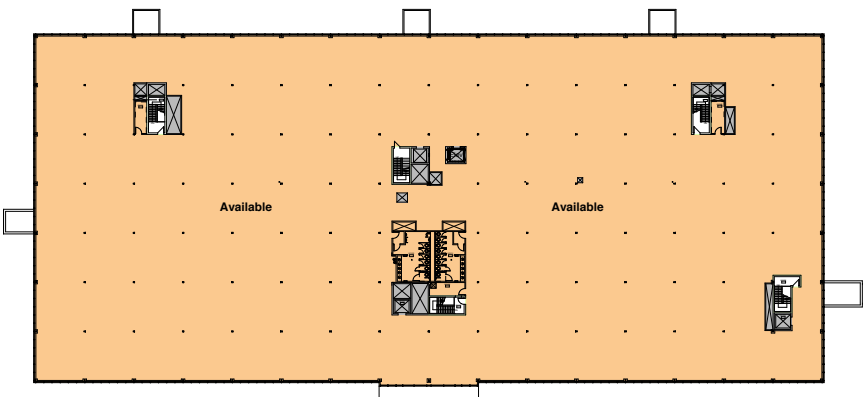
FIRST FLOOR - 65,667 RSF



POTENTIAL DEMISE OF FIRST FLOOR



SECOND FLOOR - 8,647 RSF AVAILABLE



THIRD FLOOR - 65,667 RSF

## OVERVIEW

Centrally located on the Long Ridge Road corridor that connects the Merritt Parkway, I-95, and CBD District. Long Ridge Health & Science has strategically been rebranded for medical, biotech, pharmaceutical and wellness center users.

Long Ridge Health & Science now features new mechanical systems, elevators, ADA bathrooms, a redesigned entry, and ample parking.

## FEATURES

- Excellent visibility
- Convenient access to the Merritt Parkway, I-95, Stamford Train Station, and CBD District
- Close proximity to restaurants and shopping
- Large efficient floor plans
- Ample parking
- Campus-like setting
- Prominent branding available
- Part of a corporate campus with Stamford Hospital and Yale-New Haven Health
- Expansion potential with an additional 15.0 acres immediately adjacent to the south

## PROPERTY FACTS

|                  |                                    |
|------------------|------------------------------------|
| Year Built       | 1970; renovated 2015/2016          |
| Acres            | 17.596                             |
| Building Area    | 197,000                            |
| Floor Size       | 65,667                             |
| Number of Floors | 3                                  |
| Ceiling Height   | 10'-0"                             |
| Column Spacing:  | 24'-0"                             |
| Zone             | Commercial Design District         |
| Parking          | 2.5/1,000 with expanded capability |
| Fuel Source      | Electric/Gas                       |
| Elevators        | 3 modernized & 1 New 3,500#        |