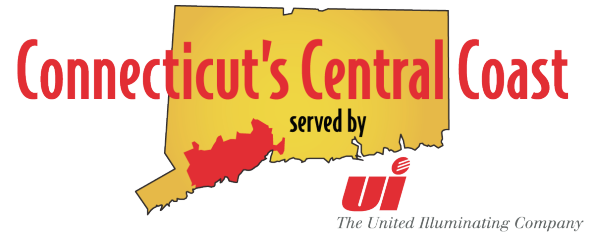


# The Pinnacle



Town: Stratford  
Zip Code: 06615  
Address: 99 Hawley Lane  
Property Type: Class A Office  
Available Square Feet: 59,000  
Total Square Feet: 175,483  
Contiguous Square Feet: 47,163  
Floors: 5  
Sale: No  
Lease: Yes  
Lease Price: \$22.50 per sq. ft.

## Building

Previous Use: Office Building  
Total Acres: 8  
Building Dimensions: NA  
Additional Buildings: None  
Office Class: Class A  
Property Tax Rate: 30.36 mills  
Special Taxing Zone: No  
Zoning: Office  
Year Built: 1989, renovated 2008  
Parking: 515 space garage, 132 surface  
A/C: Yes

## Utilities

Natural Gas/Provider: Southern CT Gas  
Size of Gas Line:  
Gas Pressure (PSI):  
Water Provider: Aquarion  
Size of Water Main:  
Sewer Provider:  
Size of Sewer Main:  
Electric Service Provider: UI  
Distribution Voltage:  
Amps:  
Phase:  
Dual Feed:  
Fiber: Yes

## Transportation

Distance to Highway: 1 mile Rte. 8 and 15  
Access Roads: Hawley Lane  
Distance to Airport: 19 miles  
Distance to Commuter Rail: 3 miles

## Notes

Renovated in 2008 this building is premier Class A office space in exclusive Fairfield County. Includes an on-site fitness center and café, concierge service. Separate atrium lobbies. Back-up power generation.

## Contact:

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