

201 TRESSER SPECIFICATIONS

BUILDING AREA

450,768 Sq. Ft. Class A office space

MANAGEMENT

One Stamford Realty provides on-site property management

YEAR BUILT

1973, extensively renovated in 1999 with Lobby and Fitness center renovations in 2020

SERVICE HOURS

8:00 am to 6:00 pm Monday – Friday

AMENITIES

5-acre green plaza with fountains, walking paths and outdoor seating
8,000 Fitness Center with locker rooms and showers
Tiered auditorium and shared conference space
Plaza Level Café

TECHNOLOGY

Cable TV provider: Optimum
Data Provider: Lightpath, AT&T, Verizon

UTILITIES

Electric: Eversource via twin 13,200-volt feeds; power is distributed via nine transformers, with step down voltage from 480-volt, 3-phase power
Water: Acquarion Water Company via 10" main from Tresser Boulevard
Gas: Eversource
Sewer: City of Stamford

HEATING

Hot water provided by two natural gas fired Cleaver Brooks Flextube boilers

Hot water distribution via primary and secondary pumps with variable frequency drives

COOLING

Four Carrier chillers, each rated for 500 tons; units rebuilt between 2014 -2017
500-ton Mueller heat exchanger allowing for free cooling during winter months
Two Evapco cooling towers, sharing a single distribution system allowing towers to function as one

AIR DISTRIBUTION

Five penthouse located air handlers with hot water and coils provide central distribution to tenant floors and respective VAV boxes
Two large capacity air handlers provide constant volume heating and cooling to perimeter units on tenant floors
Seven smaller capacity air handlers provide constant volume heating and cooling to perimeter units on tenant floors
Seven smaller capacity air handlers supply HVAC to main lobby and all 1st floor amenities

SECURITY & ACCESS

State-of the art electronic surveillance and access control systems
24-hour staffed security console with roving security throughout property
Staffed security at Tresser garage entrance

CONSTRUCTION

Steel beams and columns with poured-in-place concrete slabs with metal decking

COLUMNS AND CEILING HEIGHT

Column spacing varies from floor to floor
Office floor heights 12'8" slab to slab
Plaza Level height 15'0" slab to slab

Garage Levels 2 and 4 heights 10'0"

FIRE & LIFE SAFETY

Fully sprinklered with dry system in parking areas and 1,000 gallon/minute wet system on office floors
Simplex-Grinnell fully accessible fire alarm system with smoke and heat detectors
250kW backup generator for life safety including fire pump, emergency lighting, stairwell fans, and passenger elevators
180kW generator for select building systems including water booster pump, freight elevator, main telecom room equipment/HVAC

ELEVATORS

Six passenger elevators service all 13 floors, with each cab rated for 4,000 lbs. New door operators, hall lanterns, cab operating panels and two-way communication system were installed between 2015 – 2018
One Westinghouse freight elevator, rated for 6,000 lbs services all floors

PARKING

Three levels of parking with 1,080 spaces including code compliant handicap spaces
Two dual-headed electric car chargers

The logo for 201 Tresser features the number '201' in a large, bold, dark grey font. Below it, the word 'TRESSER' is written in a smaller, bold, dark grey font. The overall design is clean and modern.