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## **Advantage Realty brokers 65,000 s/f sale to Hunter Gregory Realty**

August 19, 2010 - Connecticut

The three-story, 65,000 s/f Class A office building located at 101 East Ridge Dr., now Mountain View Corporate Center, has been acquired by Greg Smith of Hunter Gregory Realty, with partners Robert Beck and Scott Sambade, in a transaction brokered by Michael Struna of Advantage Realty, Bethel. Bridge Loan Financing was also provided by Revere Capital, LLC.

Constructed in 1981, 101 East Ridge Dr. was previously owned by Phoenix Ridge LLC. Formerly home to GE Capital and other corporate tenants, the building became vacant in 2008 and reverted to lender TD Bank in 2009.

Following a lobby upgrade completed by the previous owners, the new ownership with its experience as a general contractor will make additional improvements to 101 East Ridge Dr. Situated on 4.1 landscaped acres with pastoral views of Fairfield County, the building offers direct access to Exit 8 of I-84. Near many restaurants, shops, and hotels, it is also within 30 minutes by car of Westchester County Airport and 60 minutes from Bradley International, LaGuardia, and JFK International airports.

Architecturally, the building features a dark band window line that contrasts the white minimalist cornice. Its 21,500 s/f center core floors plates provide flexibility for single or multi-tenant build-out and configuration.

Hunter Gregory Realty Corporation is a full service real estate development firm based in Westport.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540