

CONTACT

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(203) 335-6600, Ext. 23

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

1499 Post Road

FAIRFIELD, CT 06824



Fairfield Center Office Suite Available for Sublease - Price upon Request

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a professional 3,150 RSF office suite at **1499 Post Road in Fairfield, CT**, for sublease. Located above the Fairfield University Book Store, the office suite is accessible via a private entrance from the top level of a two-story parking garage. The space features custom millwork and is currently configured with a reception area, eleven offices, conference room, kitchenette, photocopy room, and two restrooms.

Building amenities include an elevator, wet sprinkler system, generator, individual suite security systems, handicap accessibility, and abundant on-site parking.

1499 Post Road is located in the center of downtown Fairfield, minutes to the Fairfield Metro-North Train Station, and I-95 (Exit 21). It is near a Greater Bridgeport Transit Bus Stop and 30 miles to the Westchester Airport.

For more information, please contact Eva Kornreich, Vice President, Angel Commercial, LLC, at (203) 335-6600, Ext.23.

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Financial Information

Lease Rate: Price Upon Request

The Site

Space Available: 3,150 RSF

Total Building Size: 93,741 RSF

Zoning: Center Designed Business District (CDD)

Year Built: 2000

Construction: Concrete Cinder

Stories: 2

Tenancy: Multiple

Features

Parking: 250 Spaces on Parking Deck

Amenities: Elevator, Generator, Wet Sprinkler System, Suite Security Systems for Each Occupant, Handicap Accessible, Kitchen, Second Egress

Utilities

Water/Sewer: City/City

A/C: Central Air-Conditioning

Heating: Gas

Demographics

3 Miles

5 Miles

Population: 51,062 105,421

Median HH Income: \$182,000 \$73,510

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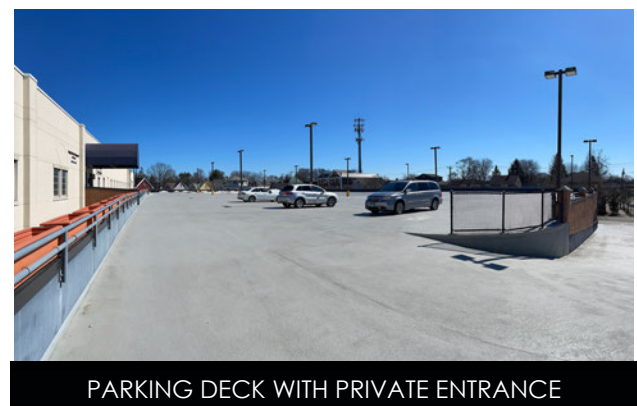
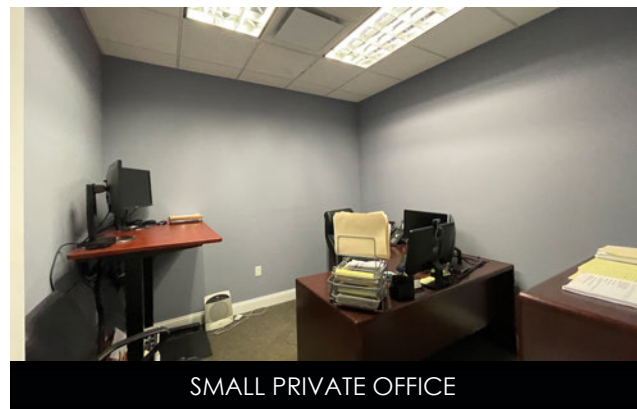
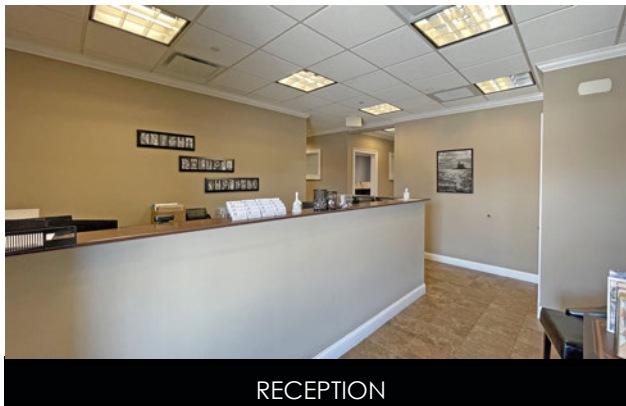
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Photo Gallery



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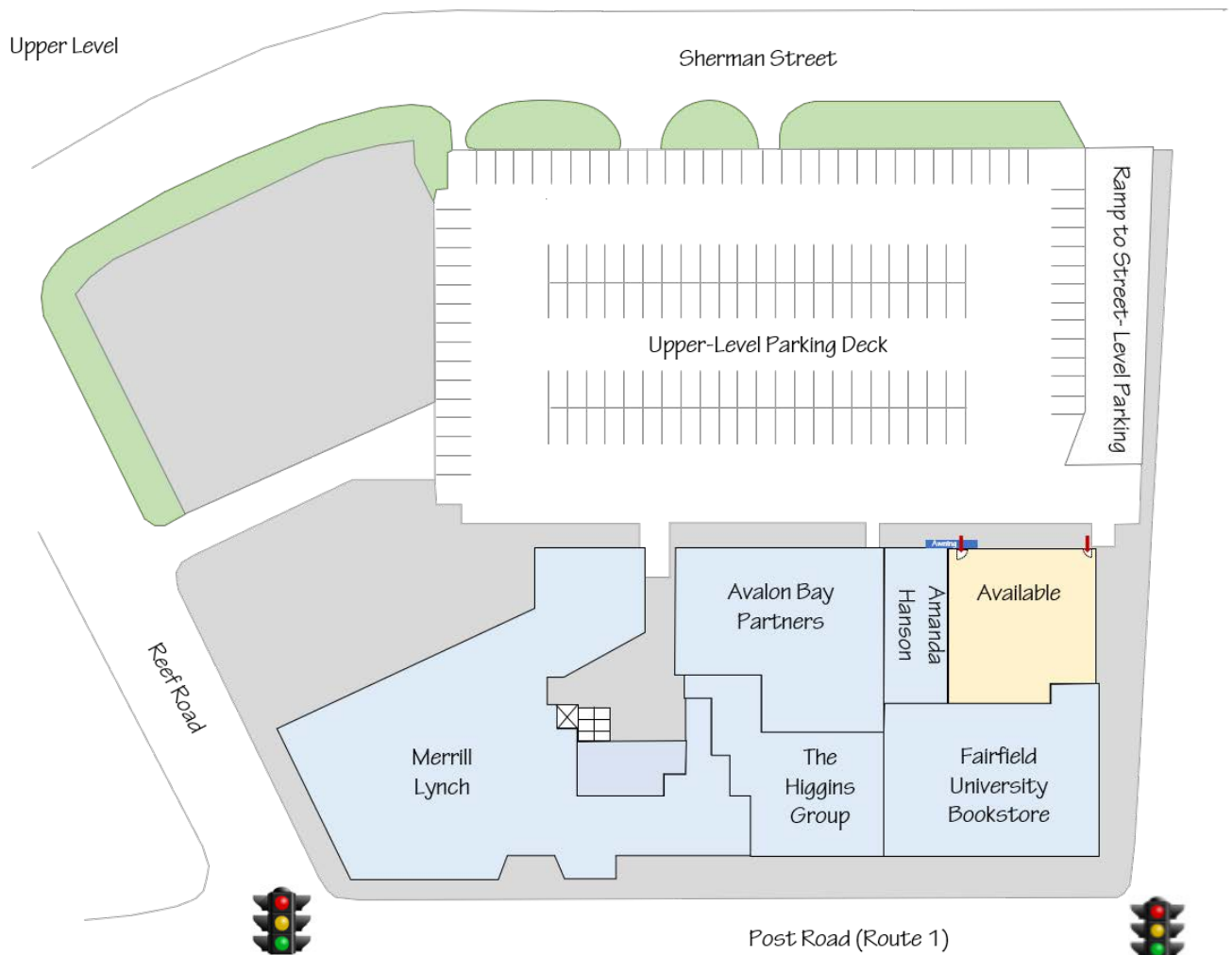
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Site Plan



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Floor Plan - 3,150 RSF (NOT TO SCALE)



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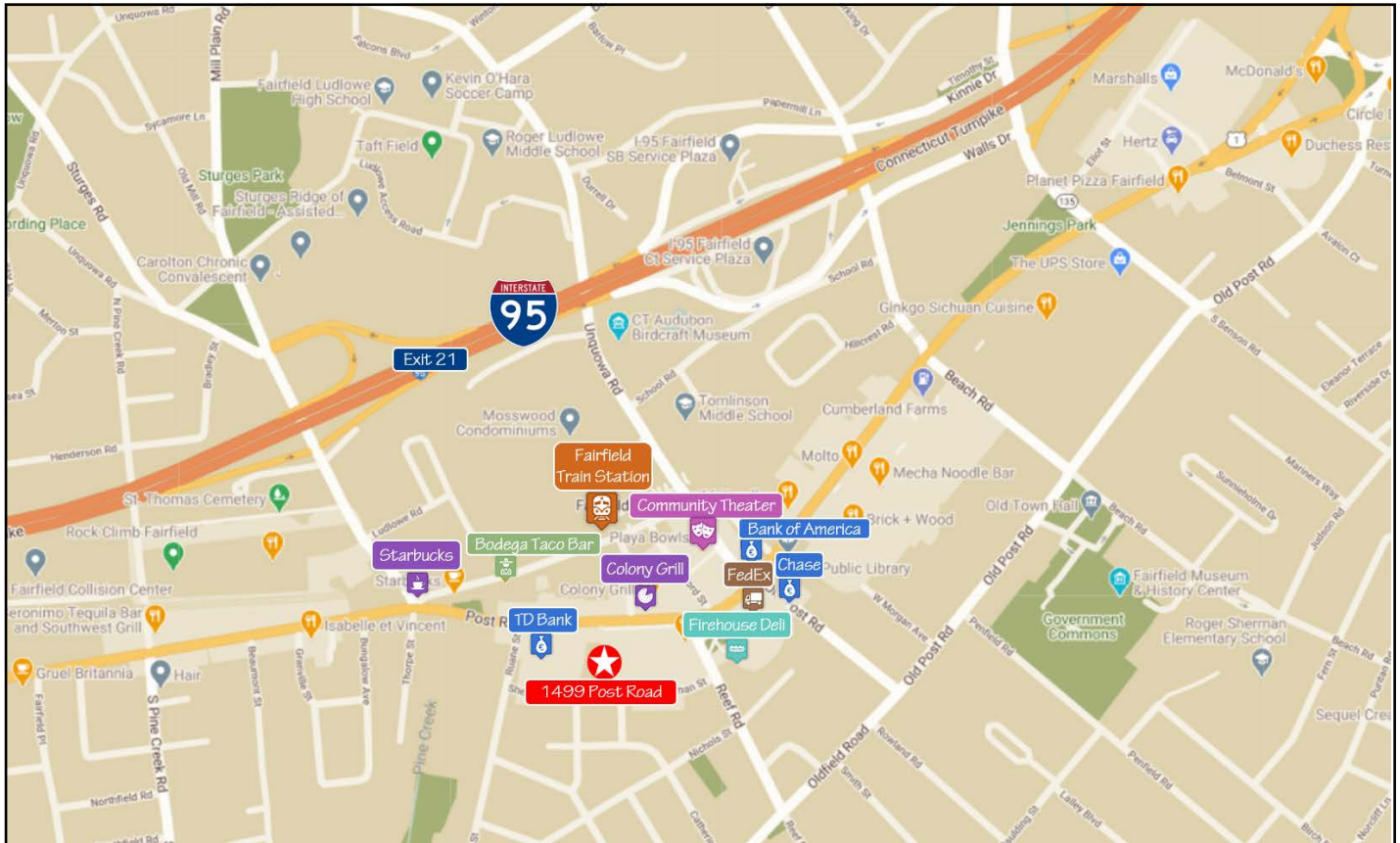
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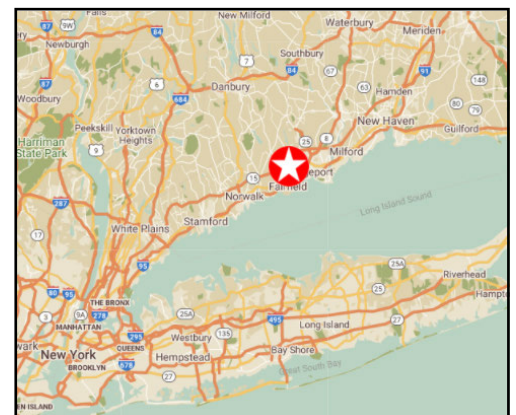
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Location Map



Enjoy the amenities and conveniences of this Fairfield Center location. Walk to shops, restaurants, library and banks. Minutes to Fairfield Metro-North Train Station and I-95. On a Greater Bridgeport Transit Bus Stop. Just 30 miles to the Westchester Airport.



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