

ONE ELIOT PLACE FAIRFIELD, CT 06824



Divisible Office Suite in Prime Commuter Location for Lease at \$30/SF Modified Gross + Utilities

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer the last remaining office suite at One Eliot Place in Fairfield, CT, for lease at \$30/SF Modified Gross + Utilities. The 4,921 SF suite is on the top floor of a three-story 24,350 SF handicap-accessible building built in 1995 in a prime location, between I-95 and Route One, and minutes to the train station. The building features a digital directory, elevator, street signage, UPS and FedEx drop boxes on-site, and abundant parking with 99 shared spaces. Multiple financial service companies and attorneys occupy the remainder of the building, including Northwestern Mutual and the Town of Fairfield Attorney.

The current configuration of the suite includes 13 perimeter offices, two conference rooms with skylights, a large open office area, a waiting room, two reception rooms, a kitchenette, and two private restrooms (one with a shower).

In a Designed Commercial District (DCD) zone, One Eliot Place is in an excellent location and easily accessible. The property is within walking distance of restaurants, banks, and shopping. It is one block from Post Road (Route One), next to CVS, Marshalls, and DSW, and near Bob's Stores, UPS, and Stop & Shop.

One Eliot Place is steps from a Greater Bridgeport Transit bus stop and less than one mile from I-95 (Exit 22), the Fairfield Metro-North Train Station, and Fairfield University. The property is 26 miles to Tweed New Haven Airport and 30 miles to Westchester County Airport.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Financial Information

Lease Rate: \$30/SF Modified Gross + Utilities

The Site

Total Space Available: 4,921 SF

Total Building Size: 24,350 SF

Land: 1 Acres

Zoning: Designed Commercial District (DCD)

Year Built: 1985

Construction: Acrylic Stucco

Stories: Three

Tenancy: Multiple

Features

Parking: Abundant Parking with 99 Spaces in Common

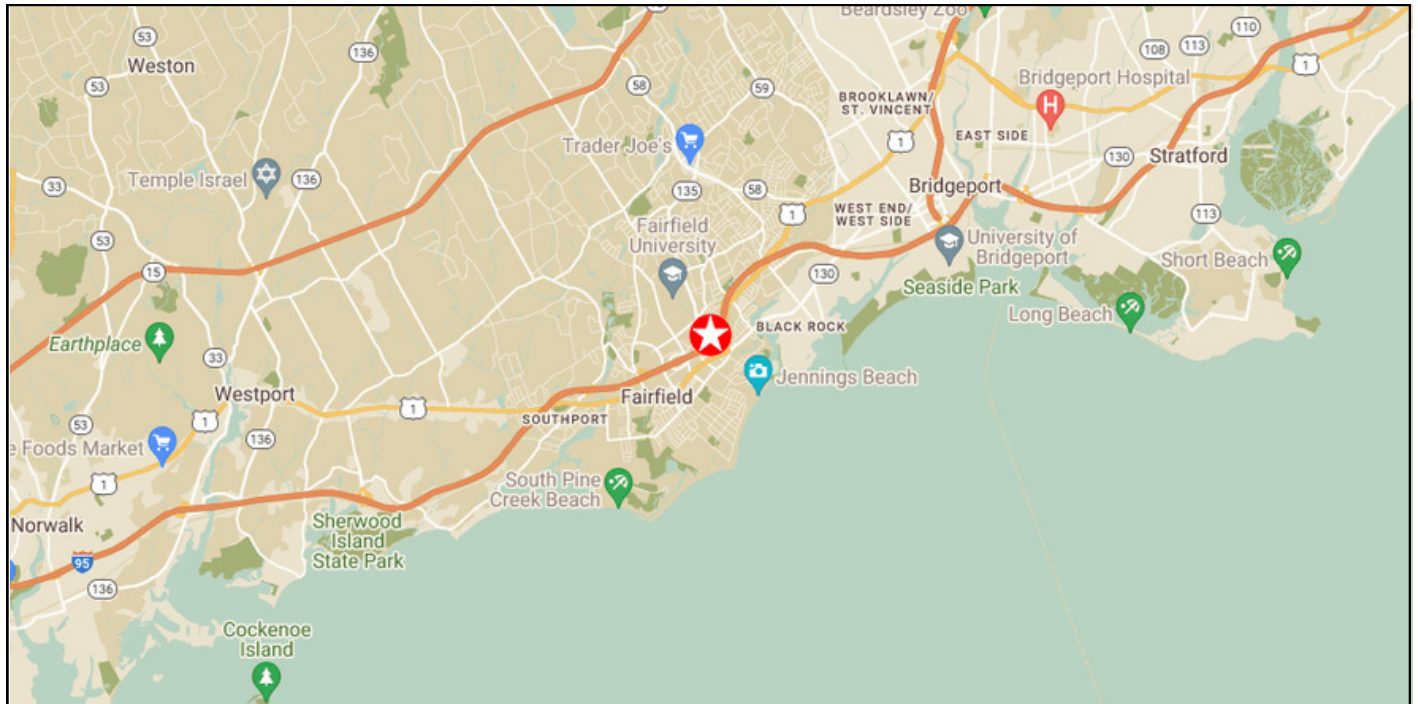
Amenities: Signage, Elevator, Wet Sprinkler System, Kitchenette, Private Restrooms, Skylights, Handicap Accessible, FedEx & UPS Drop Boxes

Utilities

Water/Sewer: City/City

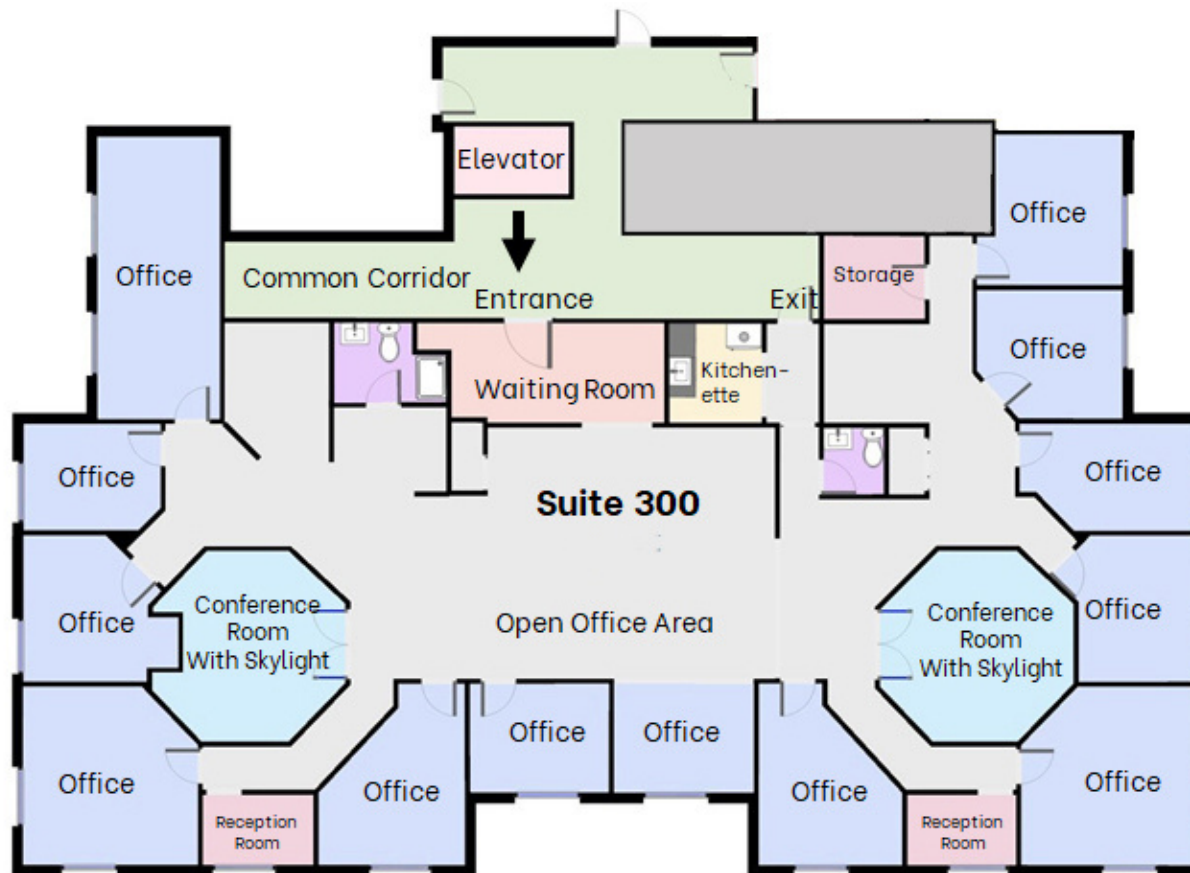
A/C: Central Air Conditioning

Heating: Electric



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FLOOR PLAN: 4,921 SF (DIVISIBLE)
NOT TO SCALE



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