

Fairfield Center Office Space For Sublease

1261 POST ROAD
FAIRFIELD, CT 06824



CONTACT

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ANGEL 
COMMERCIAL, LLC

Fairfield Center Office Space

For Sublease at \$36/SF Full Service Gross

Angel Commercial, LLC is pleased to present a professional 1,471 SF office suite located within The Brick Walk at 1261 Post Road, Suite 102, Fairfield, CT, available for sublease at \$36/SF Full Service Gross. This immaculate suite is conveniently located in the heart of downtown Fairfield above Fidelity Investments.

The interior layout features a welcoming reception area, two windowed offices (including one oversized office that could be divided if desired), an interior office, a windowed open office area, a storage room, and a convenient kitchenette. The restroom is located immediately next to the entrance to the suite. The suite comes with three reserved parking spaces in the rear garage, with additional parking in common readily accessible in the Brick Walk parking lot. The current lease term runs through 12/21/25.

This office suite is situated in a Class A three-story professional building, encompassing 21,274 square feet with central air-conditioning and an elevator. The building's tenant mix includes primarily financial and legal firms. The building is surrounded by restaurants, banks, shopping, and public transportation.

1261 Post Road is located within a Center Designed Business District (CDBD) Zone, making it well-suited for a wide range of businesses. The property is less than one mile from I-95 (Exits 21 & 22), a ten-minute walk to the Fairfield Train Station, and steps to a Greater Bridgeport Transit Bus Stop.

1261

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Financial Information

Lease Rate:	\$36/SF FS Gross
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The Site

Space Available:	1,471 SF
Total Building Size:	21,274 SF
Land:	0.34 Acres
Zoning:	Center Designed Business District (CDBD)
Year Built:	1980
Construction:	Brick
Stories:	Three
Floor:	Second
Tenancy:	Multiple

Features

Parking:	Brick Walk Lot – Parking in Common, Garage – 3 Reserved Spaces
Amenities:	Elevator, Kitchenette

Utilities

Water/Sewer:	City/City
A/C:	Central A/C
Heating:	Gas

Demographics	One Mile	Three Miles
Population:	20.7k	85.1k
Median HH Income:	\$114k	\$98.2k

Floor Plan

1261 POST ROAD
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NOT TO SCALE

Photo Gallery

1261 POST ROAD
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Reception

Photo Gallery

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Open Office Area

Photo Gallery

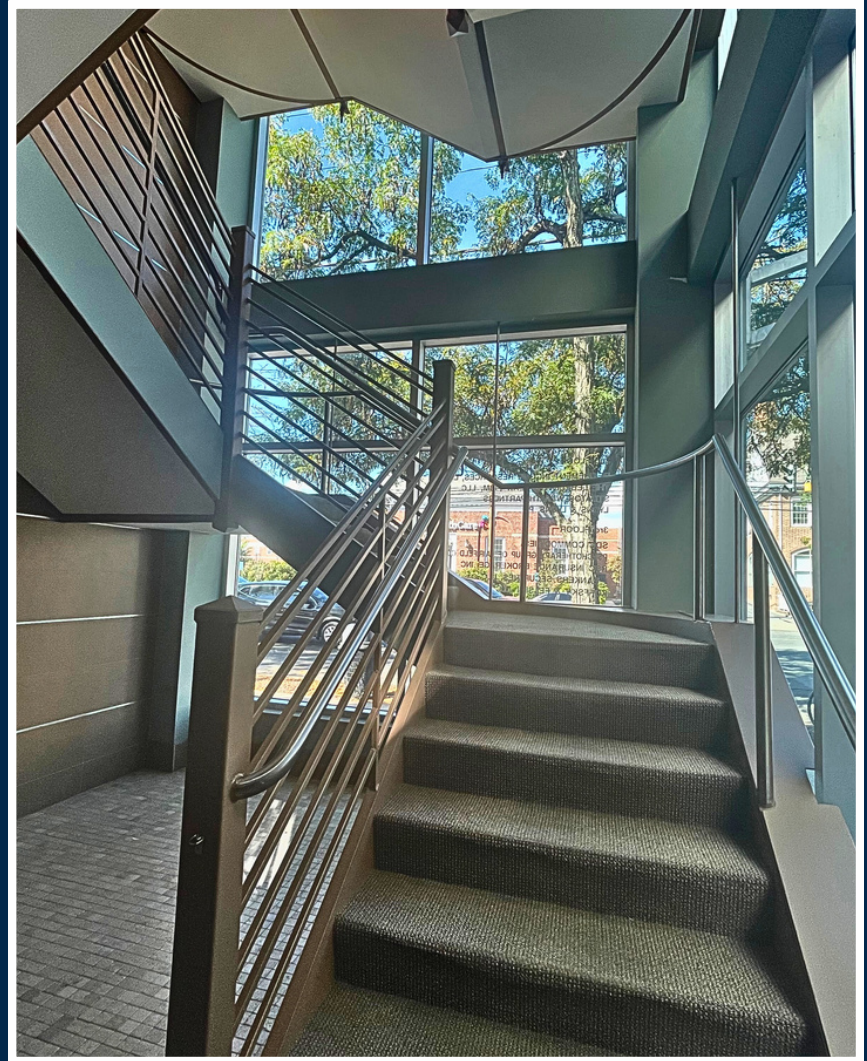
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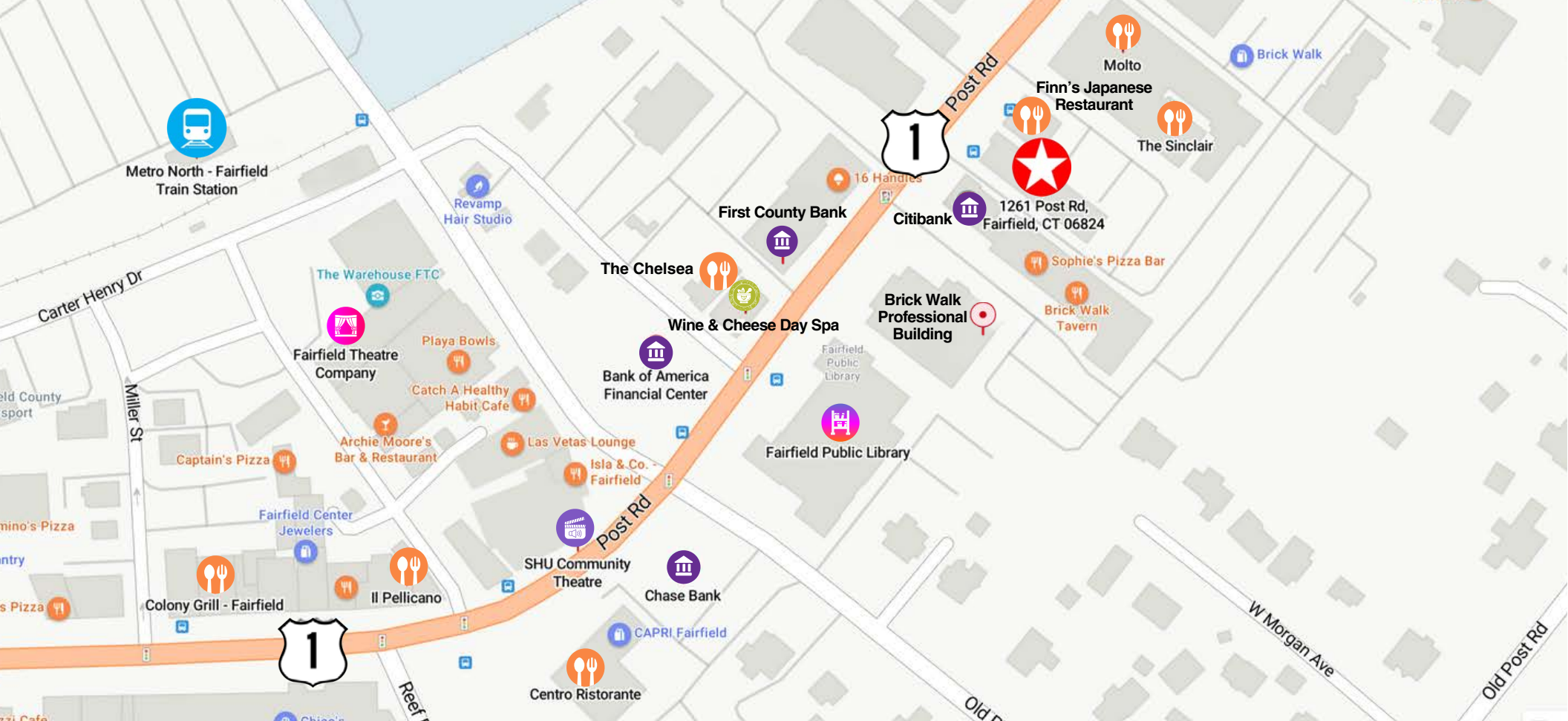
Windowed Private Office

Photo Gallery

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Elevator & Stair Access to Second Floor



Conveniently Located

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Next Steps...

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To learn more about the zoning regulations applicable to this property,
please click on the button below to view the Fairfield Zoning Regulations.
The property is in a Center Designed Business District (CDBD) Zone.

[View Zoning Regulations](#)

To schedule a tour of this property, please contact
Eva Kornreich at (203) 335-6600 Ext. 23
or ekornreich@angelcommercial.com,
or click a button below:

[Email to Schedule a Tour](#)

[Call to Schedule a Tour](#)

CONTACT

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ANGEL 
COMMERCIAL, LLC

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