

ONE POST ROAD FAIRFIELD, CT 06824



Waterfront Office Suite on Post Road for Lease at \$32/RSF Gross + Electric

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a 5,556 RSF (divisible to 2,700 RSF) office suite in a waterfront building at **One Post Road in Fairfield, CT**, for lease at \$32/RSF Gross + Electric. The office suite is located on the third floor and is configured with eight private perimeter offices (4 with water views), two interior offices, two open office areas, a conference room, a kitchenette, and a private restroom.

With 383 linear feet of frontage on Post Road, the waterfront office building has great visibility and features a boardwalk overlooking Ash Creek, modern glass double entrance doors, recessed lighting, and high-end finishes including rich wood moldings and marble floors. It is handicapped accessible, and there is abundant parking with four spaces per 1,000 RSF. Other tenants in the building include Beers, Hammerman, Cohen & Burger PC; Columbia Mental Health; Old Republic National Title Insurance Co.; Lindenmeyr Central; Regenerating Solutions; and Yellow Brick Real Estate.

Only 53 miles from Grand Central Station in NYC, One Post Road is within walking distance to restaurants, banks, hotels, shopping, and public transportation. It is less than one mile from I-95 (Exit 23) and the Fairfield Metro Train Station. It is near the Circle Hotel Fairfield, Whole Foods, CVS, Home Depot, and the Edge Fitness Center.

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: \$32/RSF Gross + Electric

Core Factor: 13.6%

The Site

Space Available: 5,556 RSF (Divisible to 2,700 RSF)

Building Type: Flex

Total Building Size: 32,239 SF

Land: 1.954 Acres

Zoning: Designed Commercial District (DCD)

Year Built: 1985 (Renovated 2009)

Construction: Brick Veneer

Stories: Three

Tenancy: Multiple

Features

Parking: 4 Spaces per 1,000 RSF

Amenities:

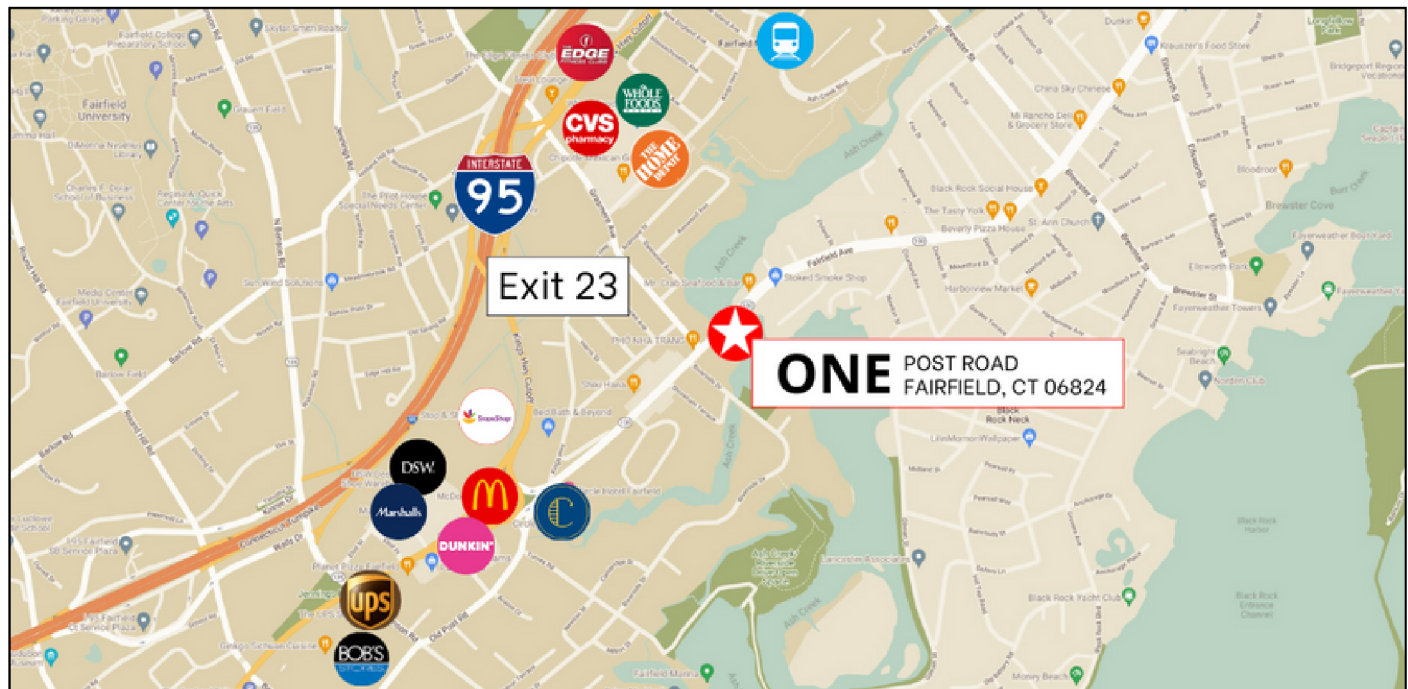
Handicapped Accessible Common Restroom on Each Floor, Boardwalk Overlooking Ash Creek, Wet Sprinkler System, Upgraded Elevator System, New Roof & Furnace (2020)

Utilities

Water/Sewer: City/City

A/C: Central Air Conditioning

Heating: Gas



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Floor Plan: 5,556 RSF
(Divisible to 2,700 RSF)



NOT TO SCALE

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