

Waterfront Office Suite on
Post Road for Lease

ONE POST ROAD
FAIRFIELD, CT 06824

FOR LEASE



BROKER:

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ANGEL 
COMMERCIAL, LLC



1.954

ACRES

Overlooking Ash Creek

ONE POST ROAD
FAIRFIELD, CT 06824

**Waterfront Office Suite
On Post Road
for Lease**

5,556 RSF
(Divisible to 2,700 RSF)

LEASE RATE

\$32/RSF
Gross + Electric

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.

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Financial Information

Lease Rate:	\$32/RSF Gross + Electric
Core Factor:	13.6%

The Site

Space Available	5,556 RSF
Gross Building Area:	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

Traffic Count:	14,590 Average Daily Volume
Parking:	4 Spaces per 1,000 RSF
Amenities:	Handicap 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

Demographics: One Mile

ONE POST ROAD
FAIRFIELD, CT 06824

Population

14.3k

↑ 1%

Compared to 14.2k in 2021

↑ 4%

Compared to 13.7k in 2018



Household Income

\$93.6k

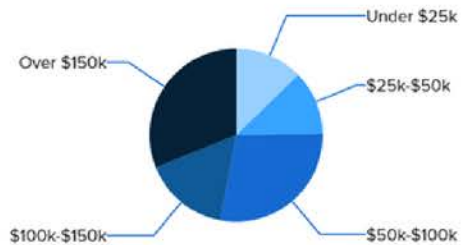
Median Income

\$106k

2026 Estimate

↑ 3%

Growth Rate



Household Income

\$93.6k

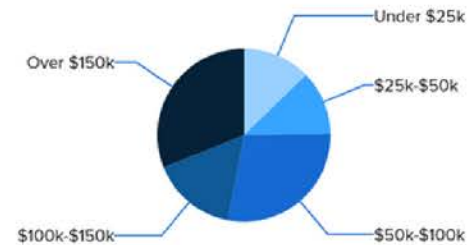
Median Income

\$106k

2026 Estimate

↑ 3%

Growth Rate



Demographics: One Mile

ONE POST ROAD
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Number of Employees

7,468

Top 5 Employment Categories

Management

Sales & Related

Office & Administrative Support

Food Prep & Service

Production

Housing Occupancy Ratio

16:1

16:1 predicted by 2026

Occupied

Vacant

Renter to Homeowner Ratio

1:1

1:1 predicted by 2026

Renters

Homeowner

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A Magnificent Waterfront Setting

One Post Road offers expansive views of Ash Creek and features a boardwalk to enjoy the scenery.



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Great Visibility

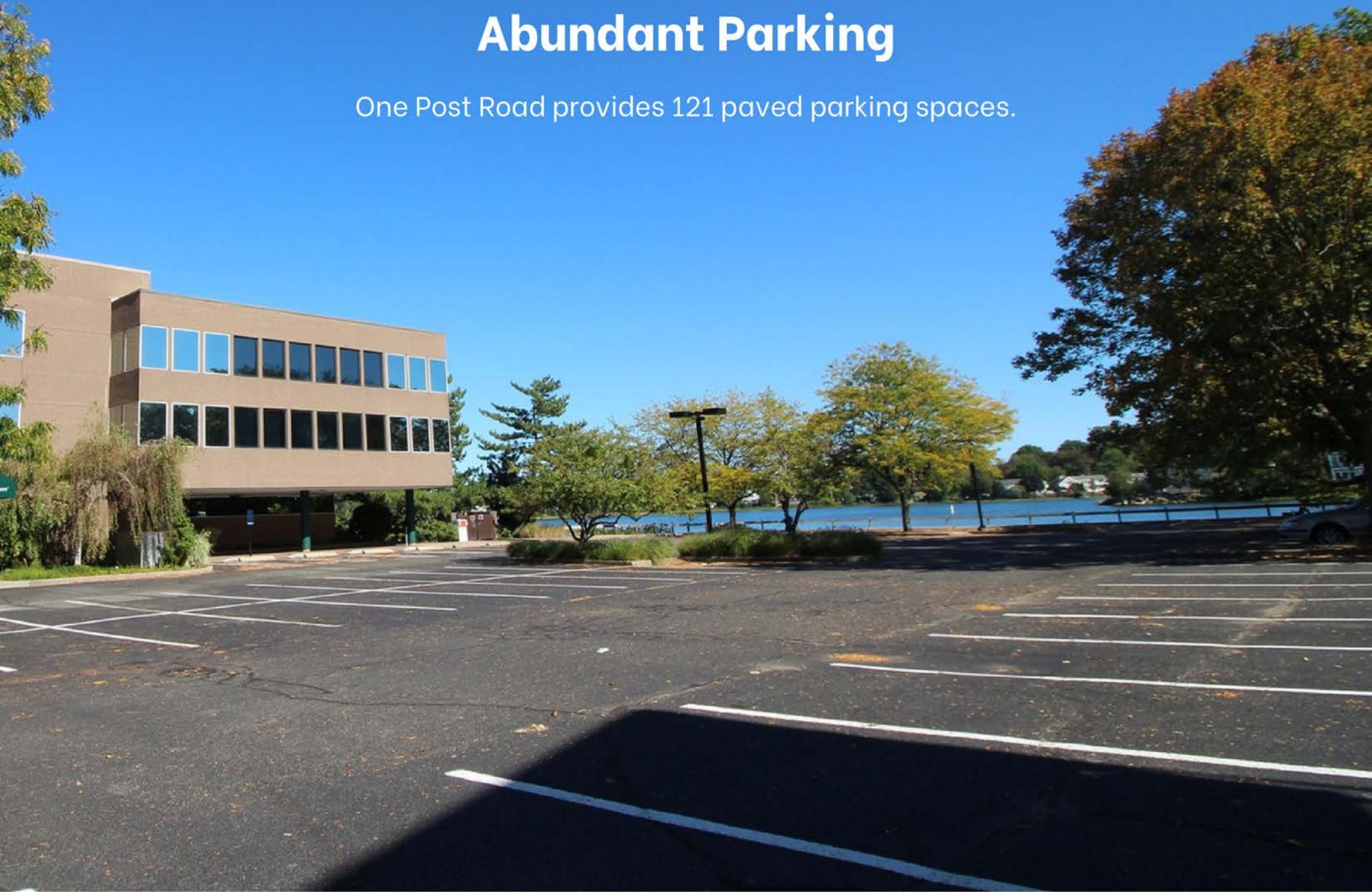
One Post Road is an eye-catching three-story office building located on Post Road in Fairfield, Connecticut.



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Abundant Parking

One Post Road provides 121 paved parking spaces.



Modern Interiors with Updated Mechanicals

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One Post Road features modern glass double entrance doors, recessed lighting, and high-end finishes including rich wood moldings and marble floors. In 2020, the elevator system was updated, a new furnace was added when the heating was switched from electric to gas, and a new roof was installed.



Photo Gallery

ONE POST ROAD
FAIRFIELD, CT 06824

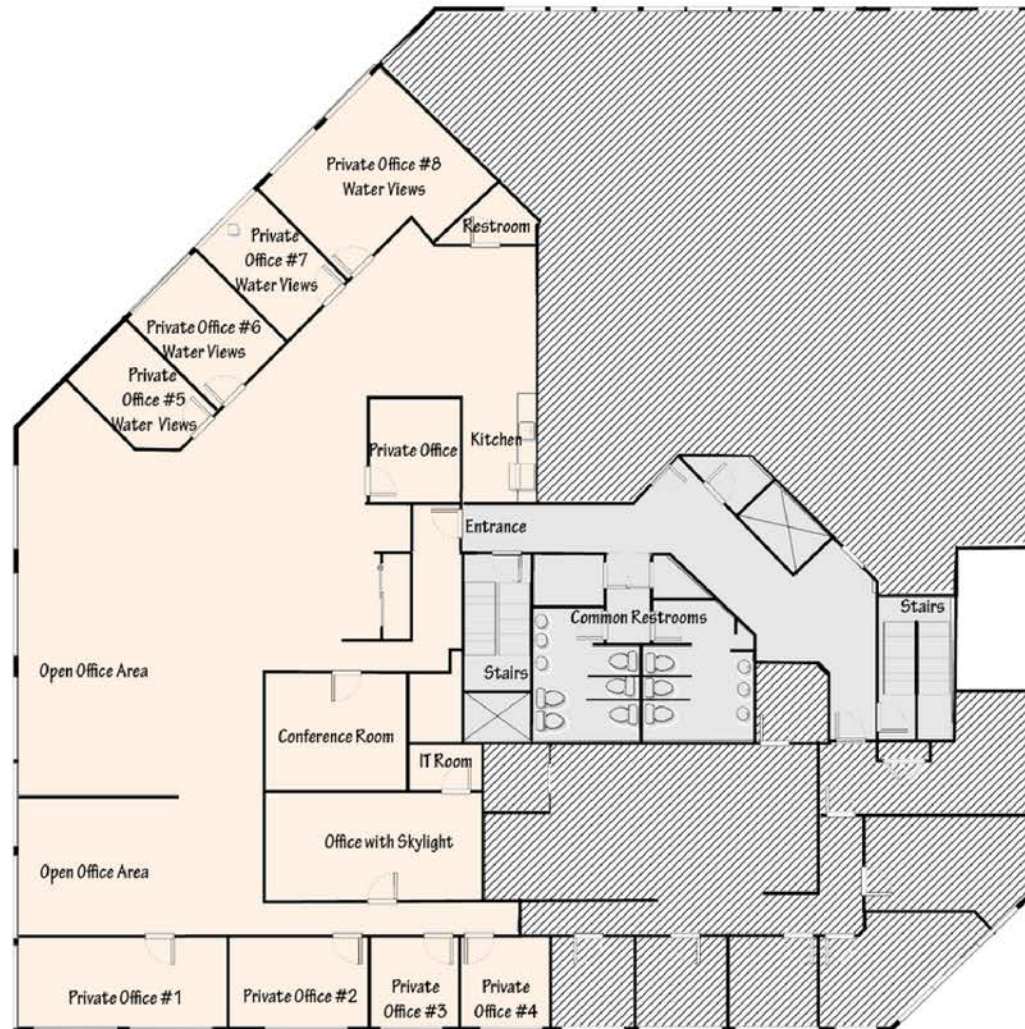


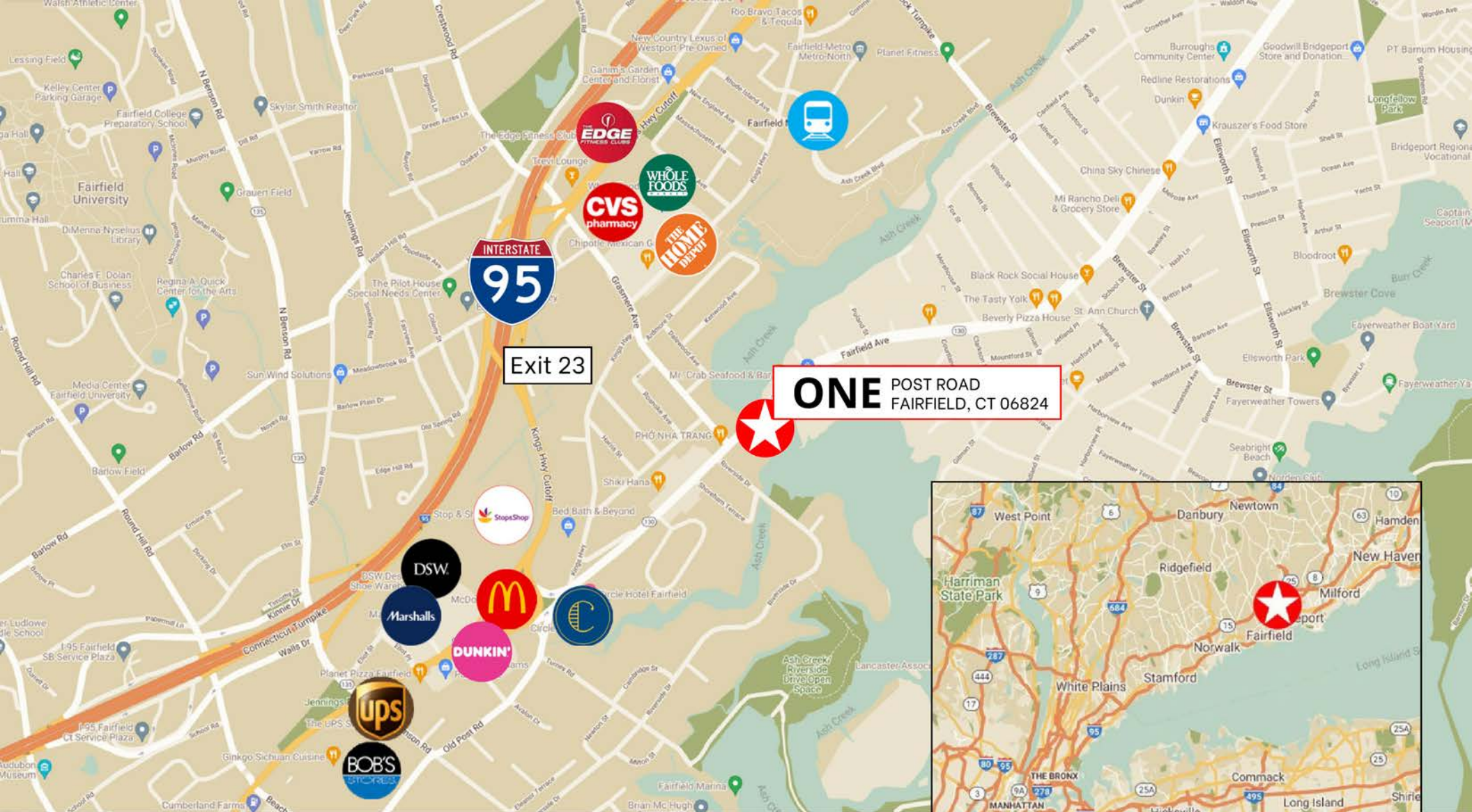
Floor Plan: 5,556 RSF

(Divisible to 2,700 RSF)

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NOT TO SCALE





Ideally Located

Only 53 miles from Grand Central Station in New York City, 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, and near Whole Foods, CVS, Home Depot, the Edge Fitness Club, Stop & Shop, McDonald's, DSW, Marshalls, Dunkin', the Circle Hotel, and Bob's Stores.

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 Designed Commercial District (DCD). Regulations regarding this zone begin on Page 60.

[View Zoning Regulations](#)

To schedule a tour of this property, please contact Jon Angel at (203) 335-6600
or jangel@angelcommercial.com,
or click a button below:

[Call to Schedule a Tour](#)

[Email to Schedule a Tour](#)

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