

Southport Crossing

3530 Post Road
Southport, CT 06890



BROKER:

Jon Angel, President
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ANGEL 
COMMERCIAL, L.L.C.

SOUTHPORT CROSSING
3530 POST ROAD
SOUTHPORT, CT 06890

**Last Remaining
Office Suite
for Lease**

5,280 SF

(DIVISIBLE TO 3,000 SF)

In 37,500 SF

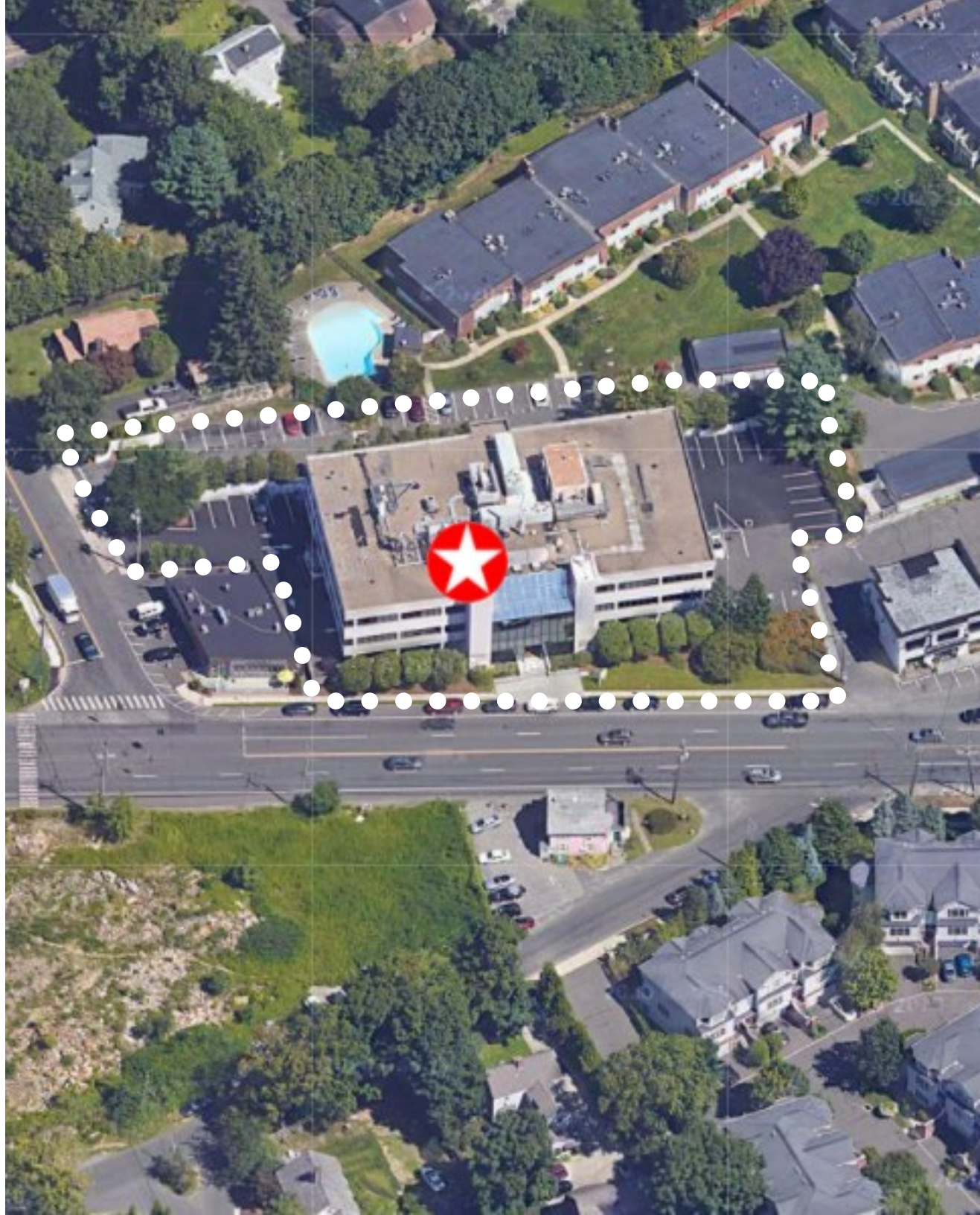
Professional Building

On 0.94 Acres

LEASE RATE

\$28.75/SF

Gross + Electric



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Landlord Ready to Create Dream Office Space

Angel Commercial, LLC, acting as the exclusive commercial real estate broker is pleased to offer a 5,280 SF (divisible to 3,000 SF) office suite at Southport Crossing, 3530 Post Road East in Southport, CT, for lease at \$28.75/SF Gross + Electric.

The landlord is ready to create a dream office space by offering a custom tenant fit-out. Claim your custom floor plan and tenant fit-out in this well-located corporate office building in an ideal commuter location. The building is minutes to I-95, the Southport Metro-North Train Station, banks, restaurants, and the Equinox Fitness Center.

Only one office suite is available for lease in this 37,500 SF three-story building on Post Road with excellent visibility, covered parking with 135 shared spaces, a picnic area, and onsite UPS and FedEx Drop Boxes. Recent improvements include completely renovated common restrooms and new carpeting in main hallways and elevators.

Financial Information

Lease Rate:	\$28.75/SF Gross + Electric
Core Factor:	20%

The Site

Total Building Size:	37,500 SF
Space Available:	5,280 SF (Divisible to 3,000 SF)
Land:	0.94 Acres
Zoning:	DCD (Designed Commercial District)
Construction:	Brick/Masonry
Year Built:	1982
Stories:	Three
Floor:	Third
Tenancy:	Multiple

Features

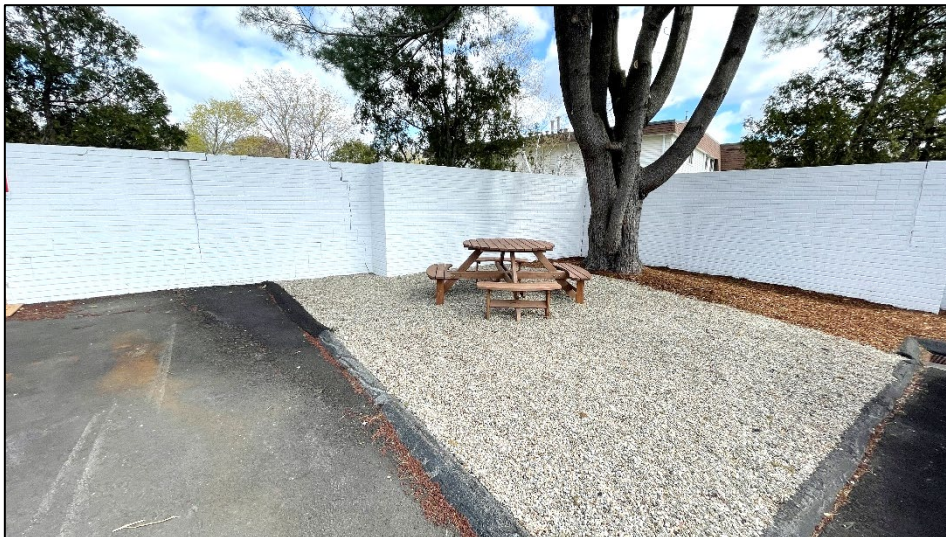
Traffic Count:	22,200 Daily Average Volume
Parking:	135 Shared Structured & Covered Spaces
Amenities:	Two Elevators, Recently Renovated Common Restrooms, New Carpeting in Main Hallways & Elevator, Picnic Area, FedEx & UPS Drop Boxes Onsite, Handicap Accessible

Utilities

Water/Sewer:	City/City
Heating:	Gas
A/C:	Central Air-Conditioning

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Photo Gallery- Exterior



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Photo Gallery- Common Areas



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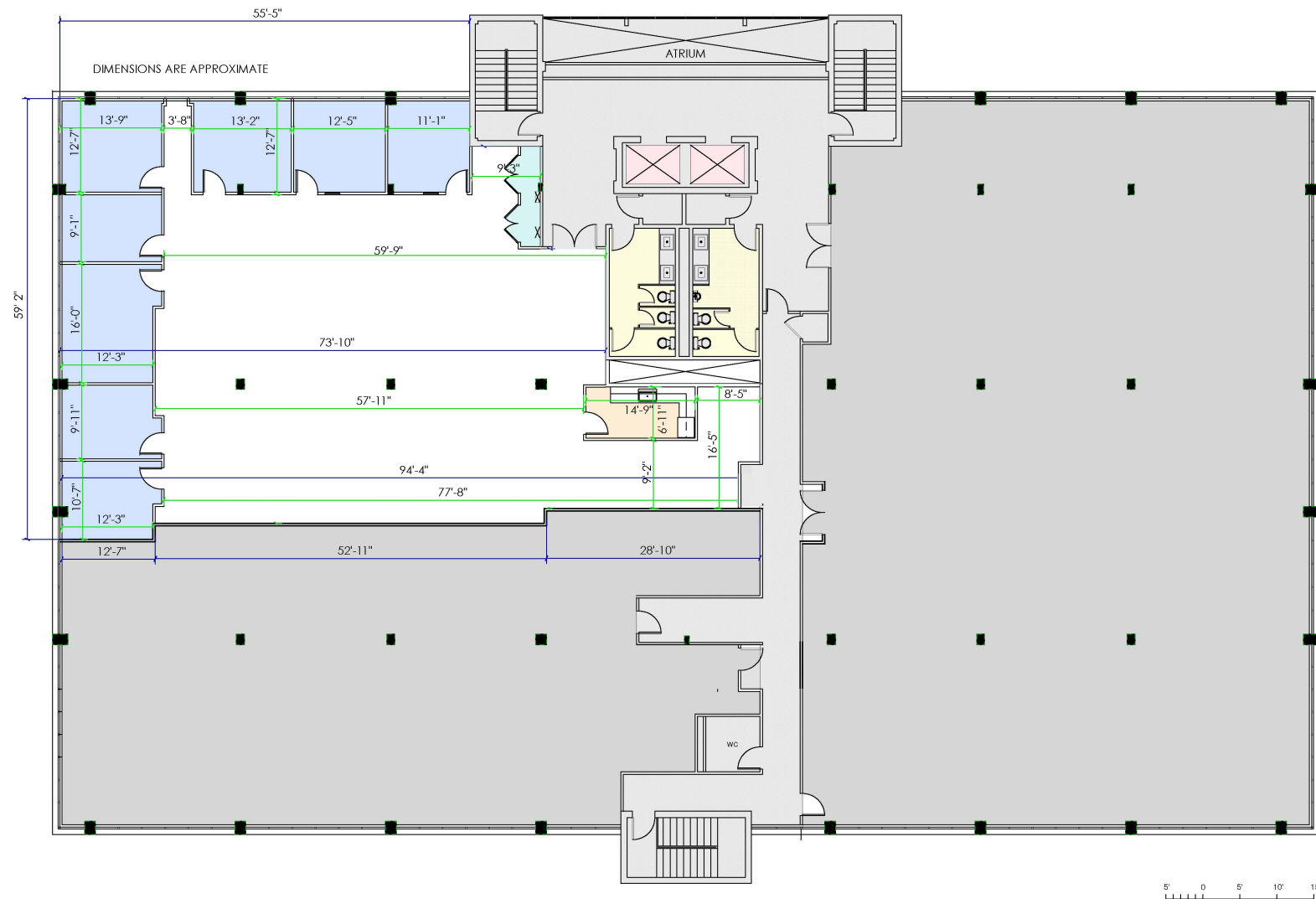
Photo Gallery – Suite 301A



5,280 SF (Divisible)

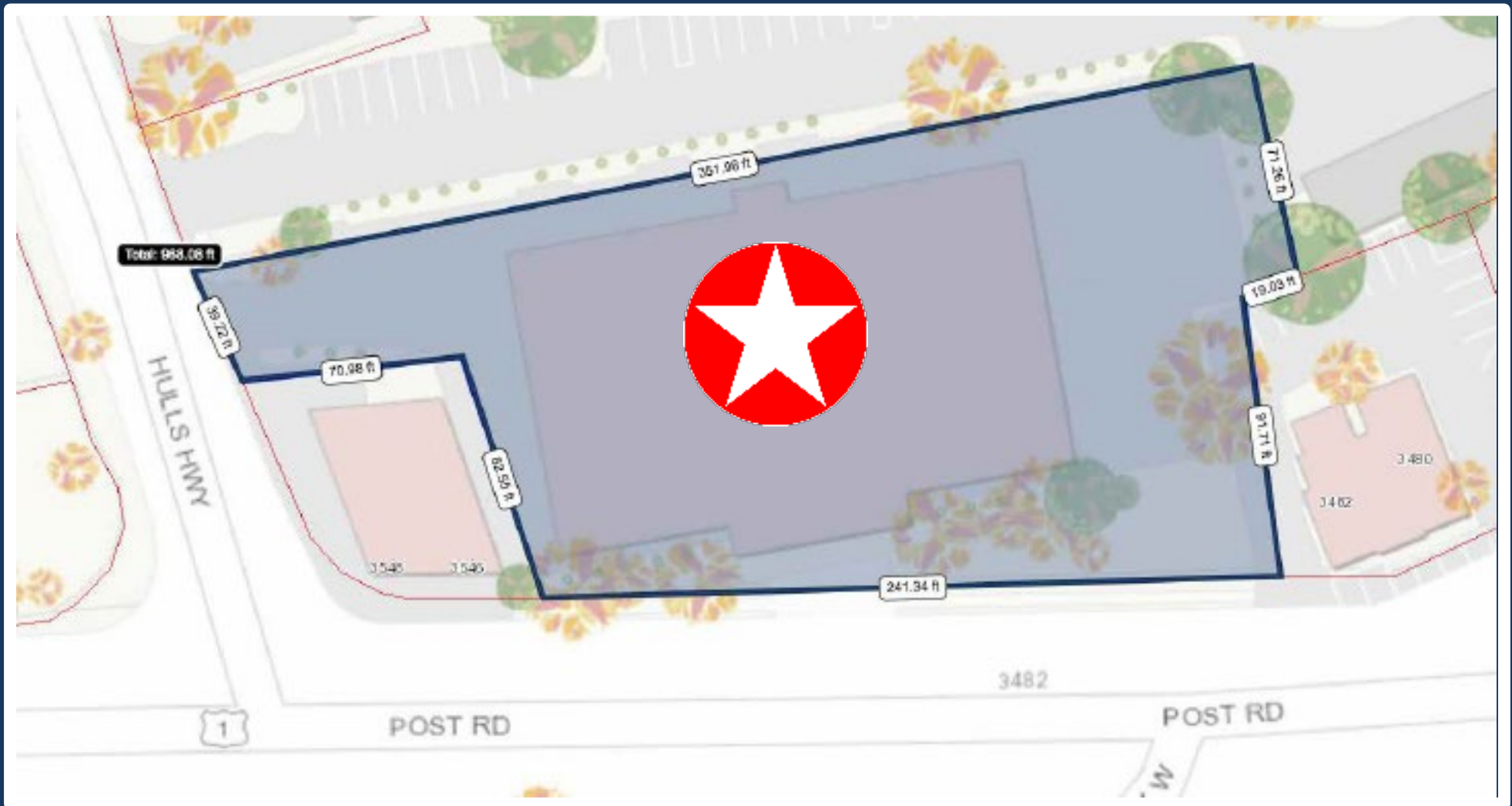
Floor Plan – Third Floor

CURRENT CONFIGURATION – 5,280 SF (Divisible TO 3,000 SF)



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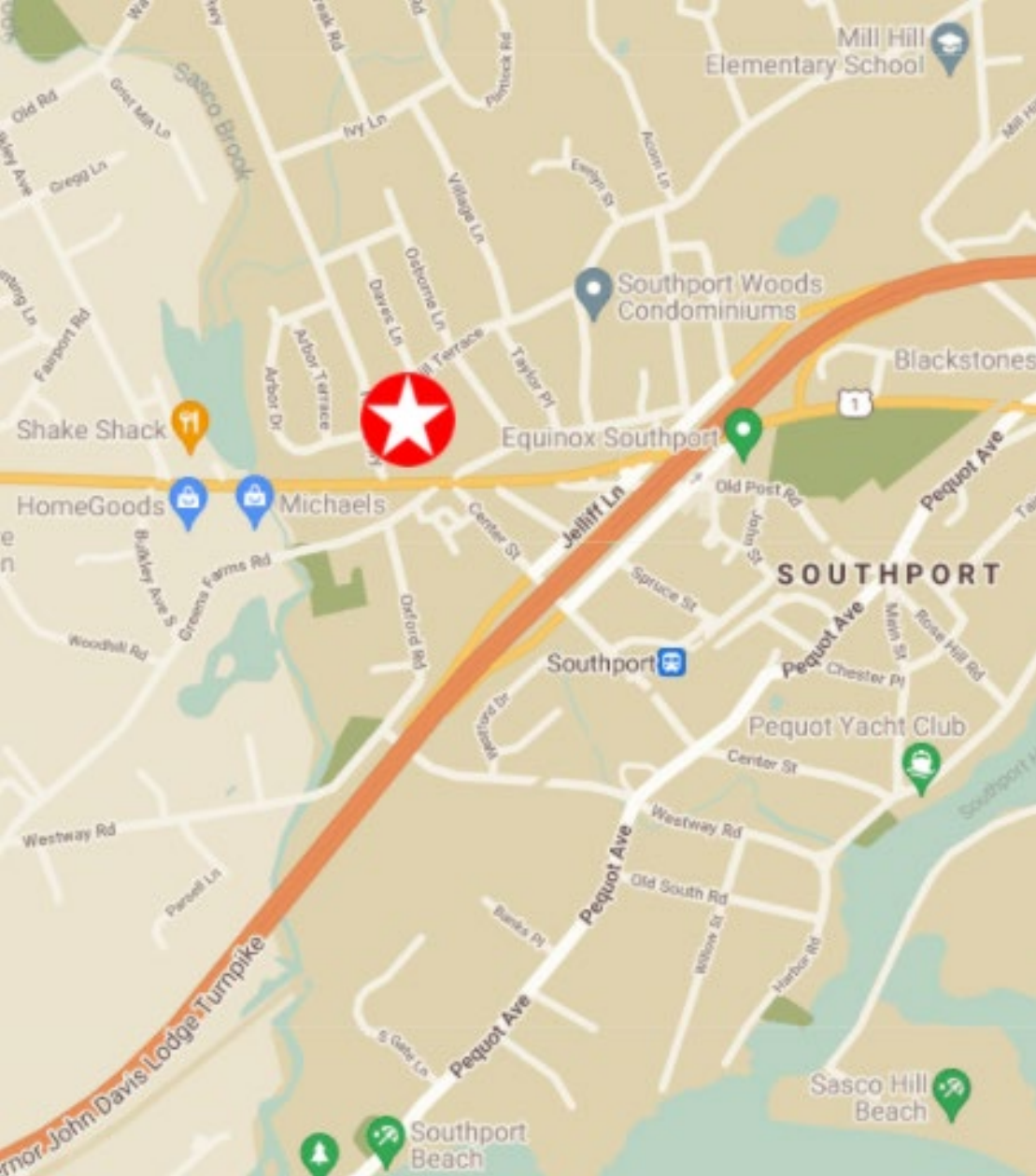
Parcel Map



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Conveniently Located

“Southport Crossing” is located immediately off I-95 (Exit 19) and Route 1, and within walking distance of the Southport Metro-North Train Station. Close to Banks, Restaurants, Shopping, and the Equinox Fitness Center.



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