Medical Office Space Available for Lease

1817 Black Rock Turnpike
Fairfield, Connecticut 06825

For Lease at $24.00/SF NNN

- **Medical Office Suite Available in Professional Office Building Located on Black Rock Turnpike.**
- Ideal for professional / medical use, there is one office suite available on the second floor. Suite 204 consists of 875 SF and it is currently configured with a waiting room, 5 offices, and a private restroom.
- The building has ample parking and is handicapped accessible.
- A complete energy-efficient program to update all HVAC and lighting systems throughout the building has recently been completed.
- Within walking distance to restaurants, banks, shopping, and public transportation. Across from Anytime Fitness and one block from ShopRite Shopping Plaza.
- Easy access to Merritt Parkway (Route 15), Exit 44, and I95, Exit 24. Less than two miles to the Fairfield Metro Train Station and on the Greater Bridgeport Transit Bus Line.

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

ANGEL COMMERCIAL, L.L.C.

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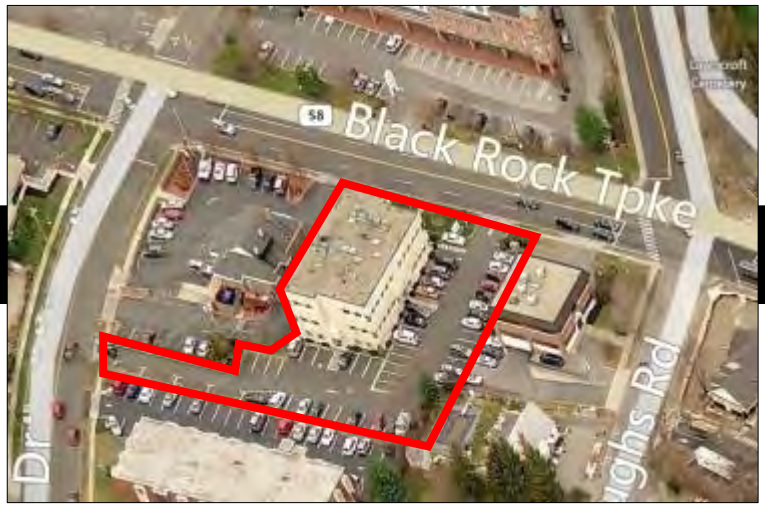

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The Site

Total Space Available:	875 SF
Total Building Size:	12,806 SF
Land:	0.67 acres
Real Estate Taxes:	$3.85/SF (2020)
Zoning:	DCD
Year Built:	1984, Renovated 2010
Stories:	Two
Tenancy:	Multiple
Floor:	Second

Features

Traffic Count:	22,458 Vehicles per day
Parking:	55 spaces in common
Amenities:	Skylights Elevator Sprinkler system

Utilities

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

Three Mile Demographics

Population:	130,411
Median HH Income:	$62,123

Five Mile Demographics

Population:	233,677
Median HH Income:	$60,404

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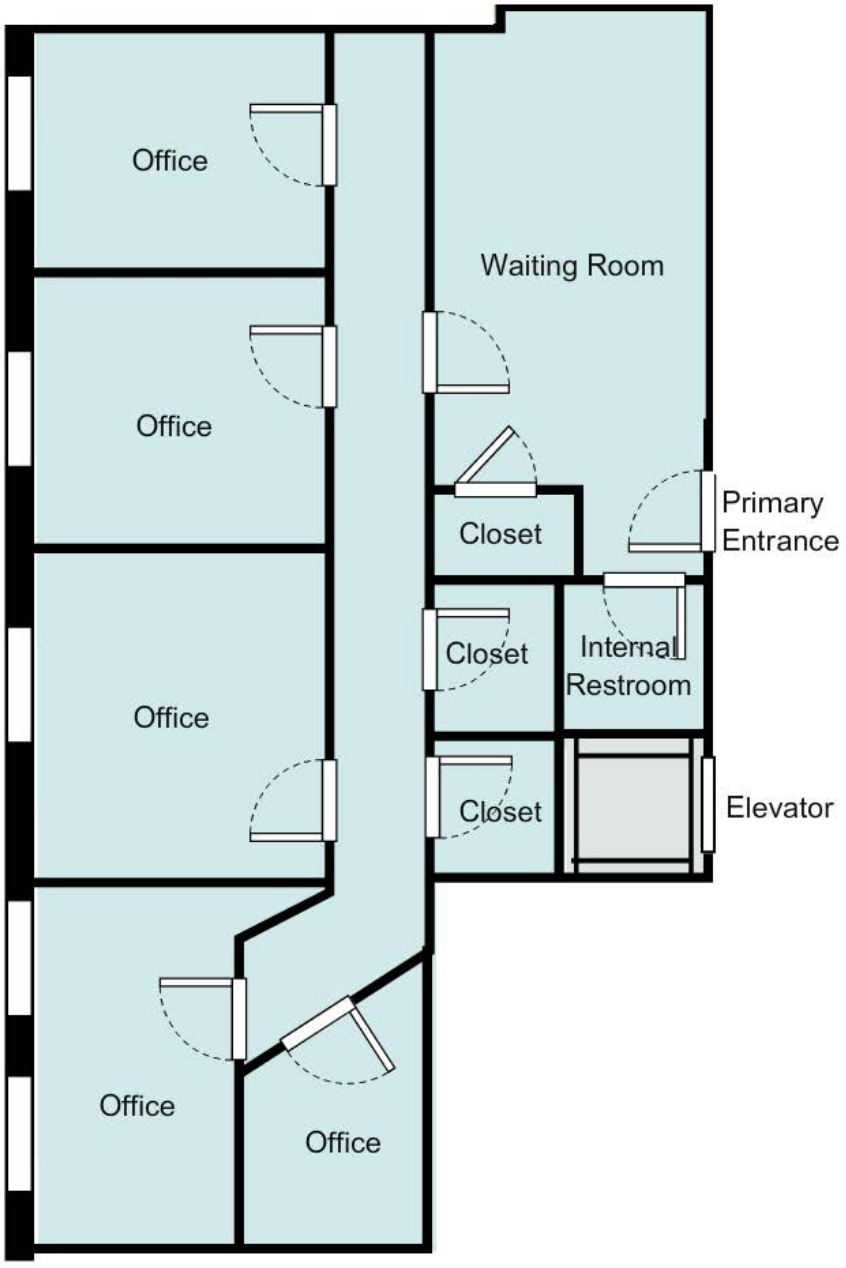
Floor Plan - NOT TO SCALE

Fairfield, Connecticut 06825



SUITE 204

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Location Map

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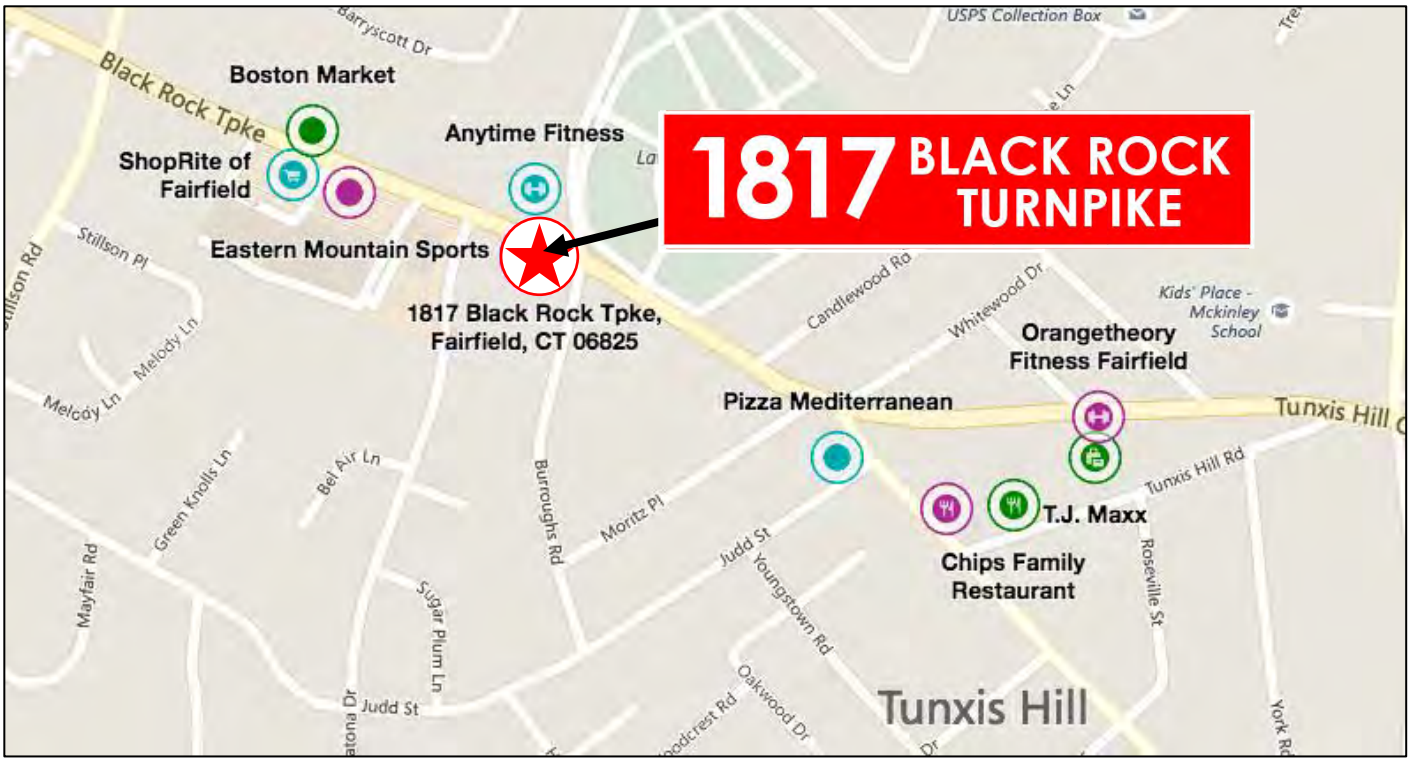

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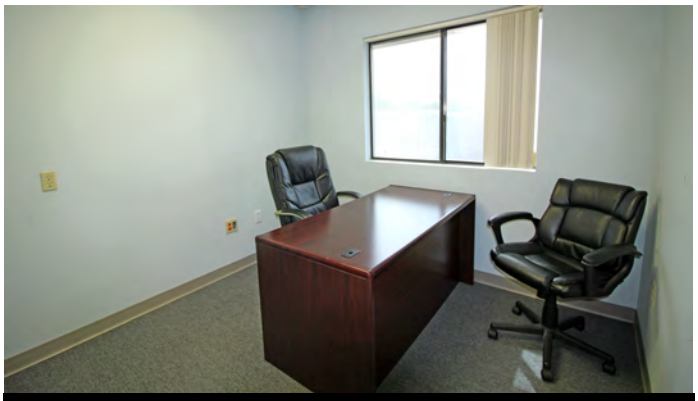
WAITING / CONFERENCE ROOM & SKYLIGHT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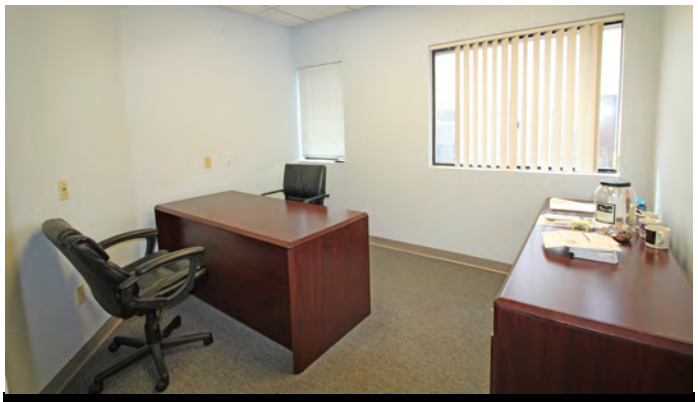
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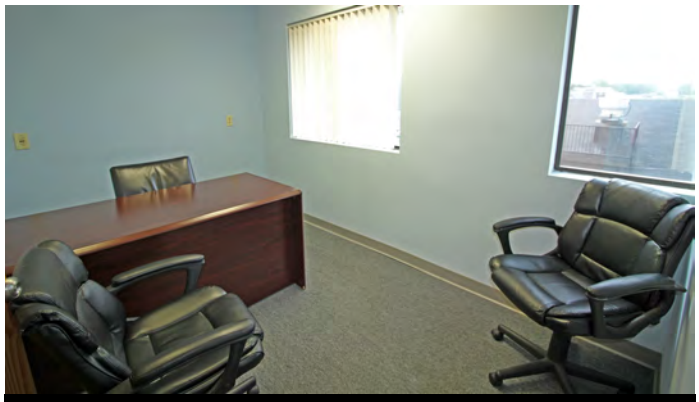
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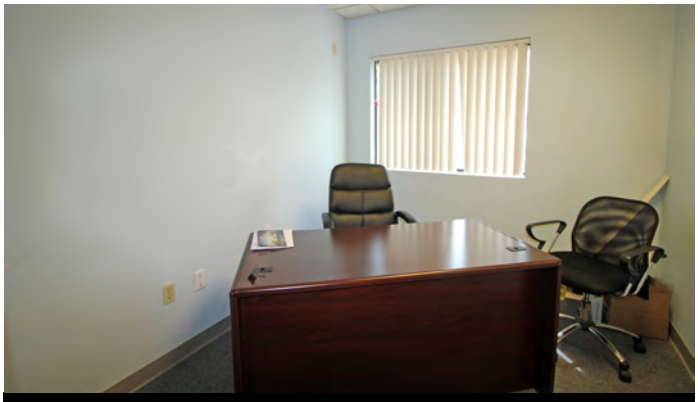
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