

1 Post Road, Fairfield, CT 06824

Waterfront Office Space for Rent at \$32.00/SF Gross Plus Electric



Waterfront Office Space for Rent in Three-Story Building with Great Visibility on the Post Road (Route 1). There are three spaces available for rent totaling 11,717 RSF:

- Approximately 5,000 RSF of office space is available for lease on the second floor.
- 3,817 RSF of office space is available for lease on the third floor which is comprised of 11 perimeter private offices with water views, 6 internal private offices, an open office area, a reception, conference room, and a kitchen. The space is immediately off the elevator and directly across from the common men's and women's restrooms.
- 2,900 RSF of office space is available for sublease on the third floor near the elevator and common restrooms, The space is comprised of 4 perimeter private offices with water views, 2 open office areas, a conference room, an interior office with a skylight and an IT Room. The sublease expires on 2/23/2023.

On 1.29 acres, the 30,400 SF building features a boardwalk overlooking Ash Creek. It is handicapped accessible and there is abundant parking with 4 spaces per 1,000 RSF.

Within walking distance to restaurants, banks, hotels, shopping, and public transportation. Near the Circle Hotel Fairfield, Whole Foods, CVS, Home Depot, and the Edge Fitness Center. Less than one mile from I-95 (Exit 23) and the Fairfield Metro Train Station.

The Site

Total Space Available:	11,717 RSF
Space 1:	Approx. 5,000 RSF (2nd Floor)
Space 2:	3,817 RSF (3rd Floor)
Space 3:	2,900 RSF (3rd Floor)
Total Building Size:	30,400 SF
Land:	1.29 acres
Real Estate Taxes:	\$2.96/RSF (2019)
Core Factor:	13.6%
Zoning:	Designed Commercial District (DCD)
Year Built:	1985 (Renovated 2009)
Construction:	Brick Veneer
Stories:	Three
Floor:	2nd & 3rd
Tenancy:	Multiple

Features

Parking:	4 spaces per 1,000 RSF
Amenities:	Boardwalk Overlooking Ash Creek, Wet Sprinkler System

Utilities

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

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.

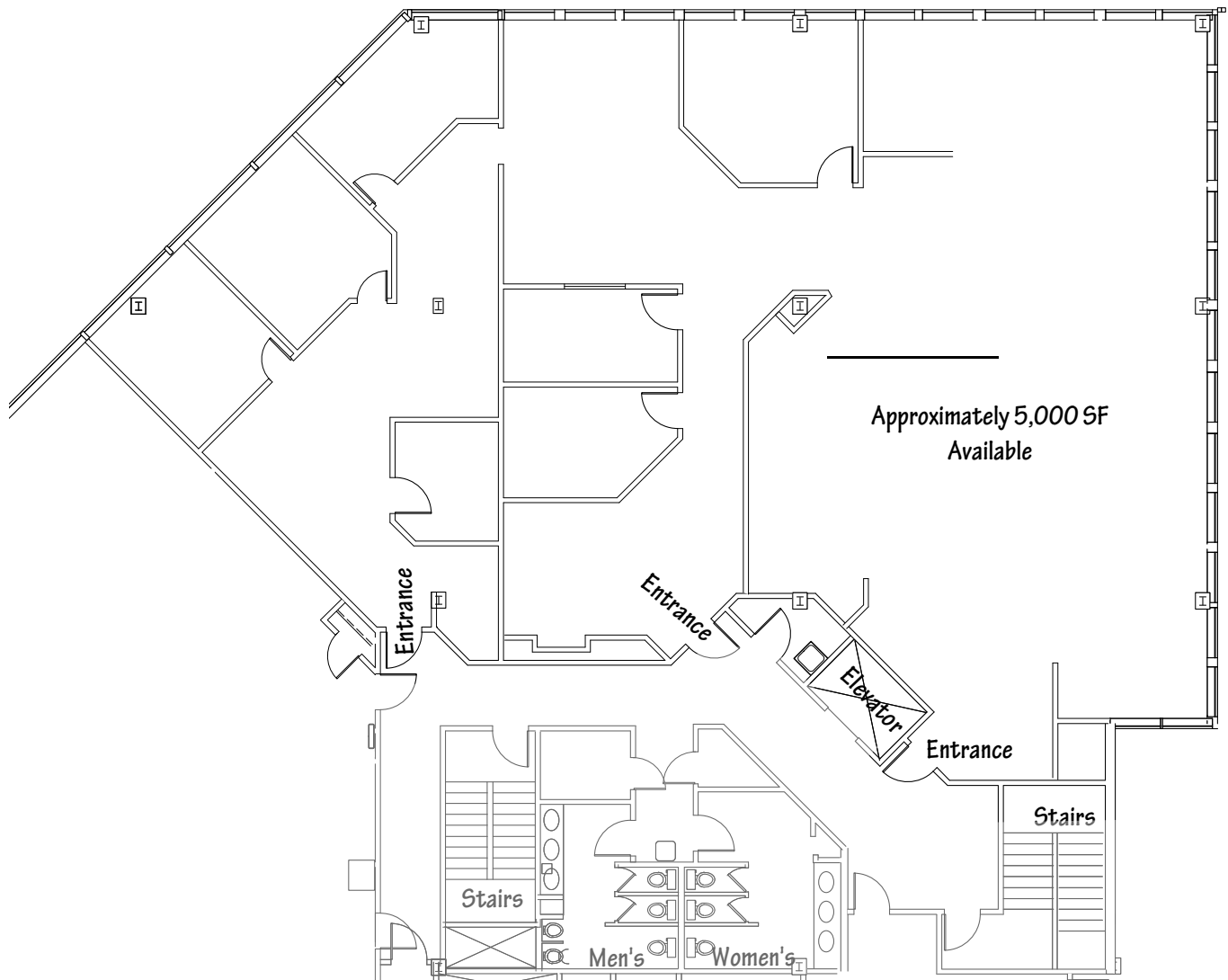
For Lease

1 Post Road

Floor Plan – 2nd Floor - Approx. 5,000 RSF

Fairfield, Connecticut 06824

NOT TO SCALE



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



2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

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.

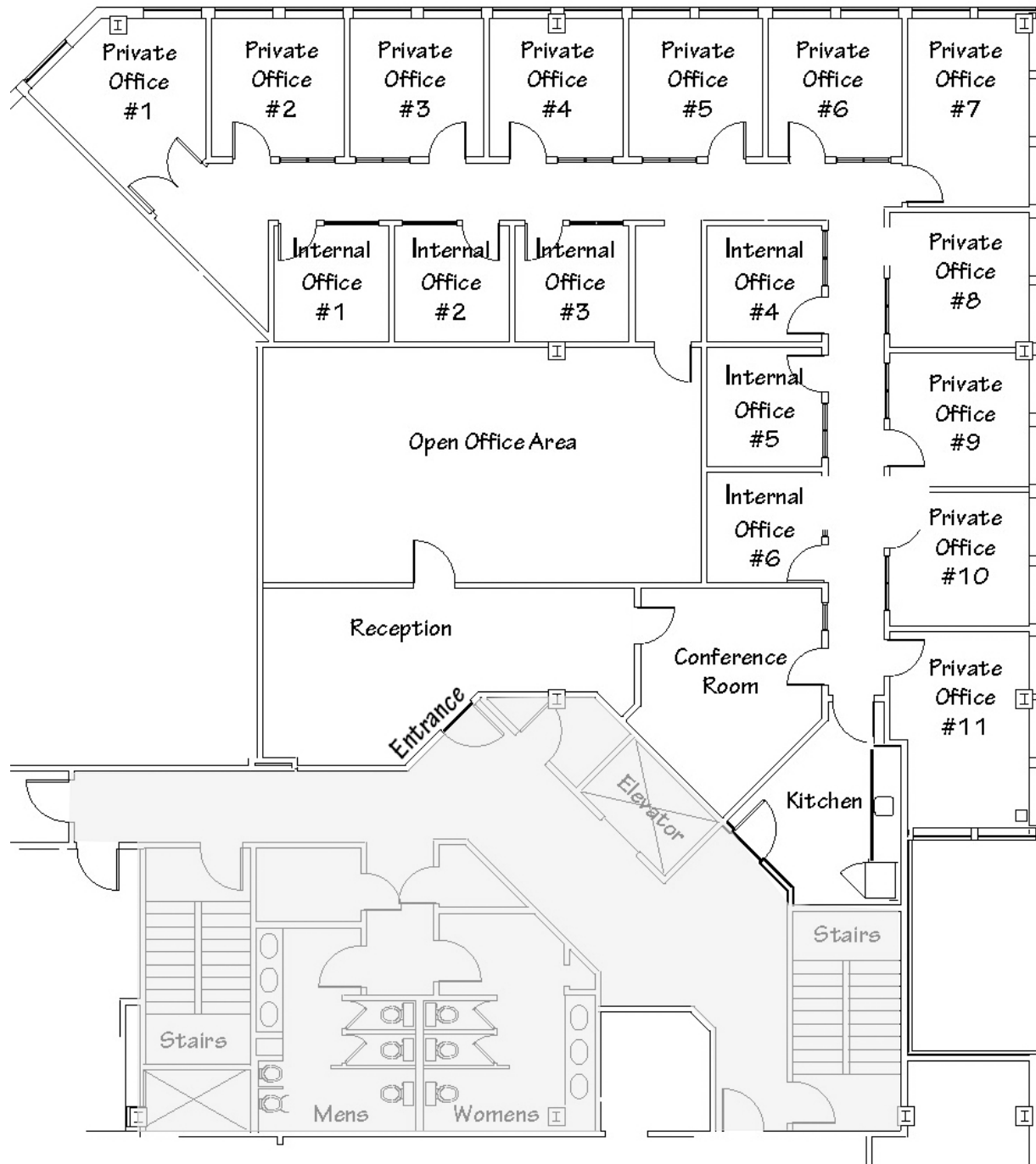
For Lease

1 Post Road

Floor Plan – 3rd Floor - 3,817 RSF

Fairfield, Connecticut 06824

NOT TO SCALE

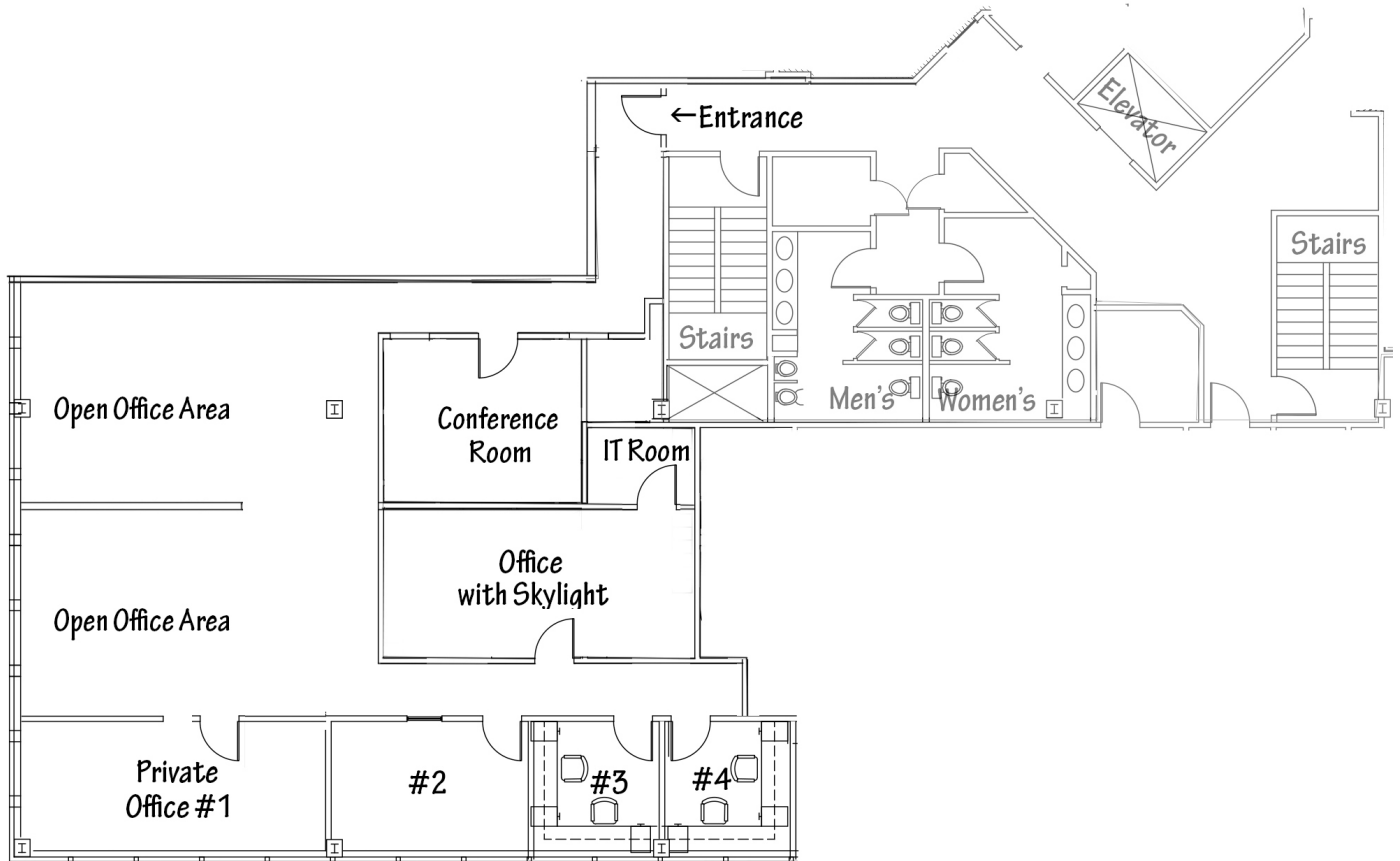


Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com



2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

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.



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

