

## 1499 Post Road, Fairfield, CT 06824

Fairfield Center Office Suite Available for Sublease - Short Term Sublease Available: Price upon Request



**Professional 3,150 RSF Office Suite on the Post Road in Fairfield, Connecticut, is Available for Sublease.** Located above the Fairfield University Book Store, the office suite is accessible via a private entrance from the top level of a two-story parking garage. The space features custom millwork and is currently configured with a reception area, eleven offices, conference room, kitchenette, photocopy room, and two restrooms.

Building amenities include an elevator, wet sprinkler system, generator, individual suite security systems, handicap accessibility, and abundant on-site parking.

Located in the center of downtown Fairfield, it is minutes to Fairfield Metro-North Train Station and I-95 (Exit 21), near a Greater Bridgeport Transit Bus Stop, and 30 miles to the Westchester Airport.

### The Site

<b>Space Available:</b>	3,150 RSF
<b>Total Building Size:</b>	93,741 RSF
<b>Zoning:</b>	Center Designed Business District (CDD)
<b>Year Built:</b>	2000
<b>Construction:</b>	Concrete Cinder
<b>Stories:</b>	2
<b>Tenancy:</b>	Multiple

### Three Mile Demographics

<b>Population:</b>	51,062
<b>Median HH Income:</b>	\$182,000

### Features

<b>Parking:</b>	250 Spaces on Parking Deck
<b>Amenities:</b>	Elevator, Generator, Wet Sprinkler System, Suite Security Systems for Each Occupant, Handicap Accessible, Kitchen, Second Egress

### Utilities

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

### Five Mile Demographics

<b>Population:</b>	105,421
<b>Median HH Income:</b>	\$73,510

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.



RECEPTION



CUSTOM MILLWORK



LARGE PRIVATE OFFICE



SMALL PRIVATE OFFICE



CONFERENCE ROOM

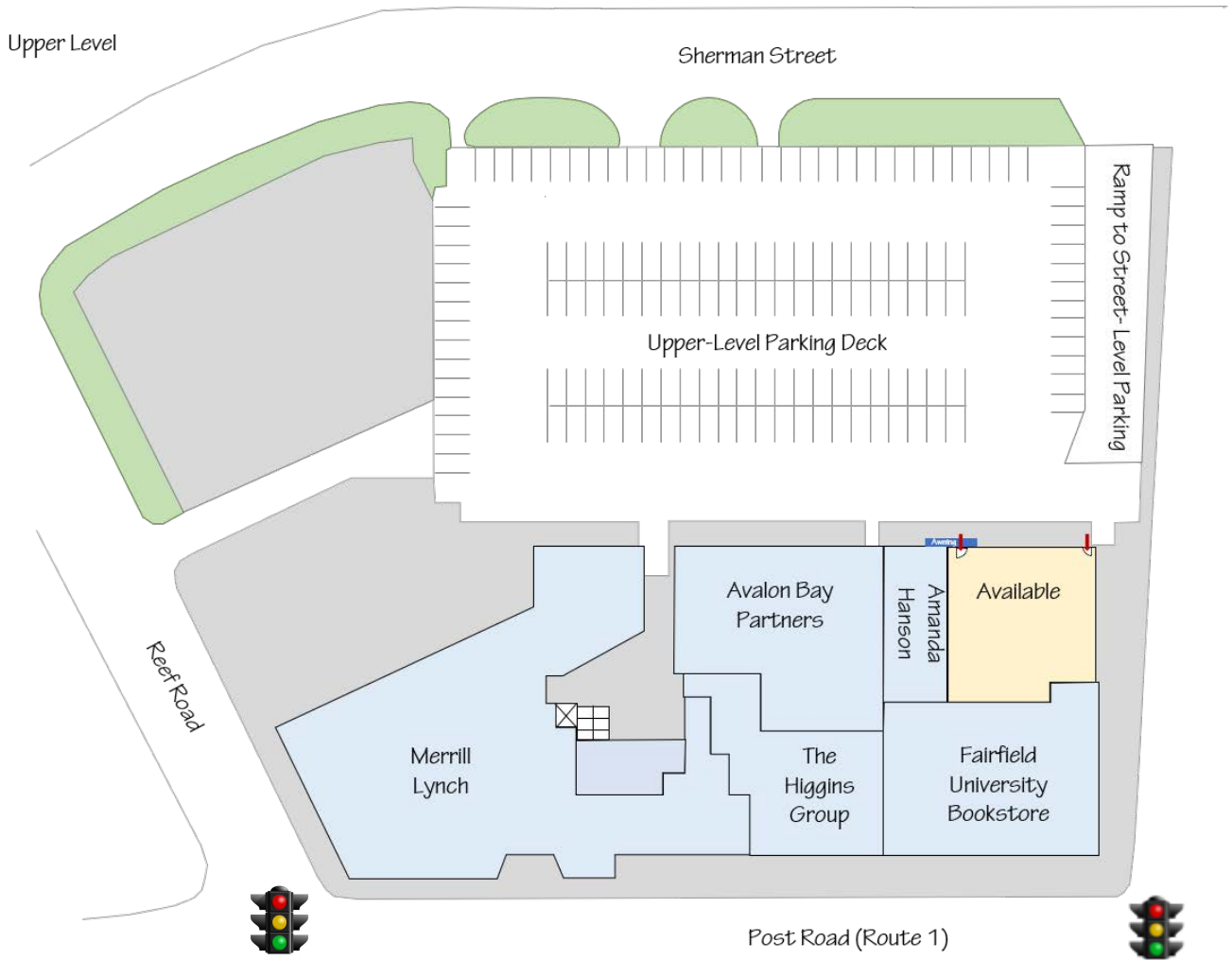


PARKING DECK WITH PRIVATE ENTRANCE

**Contact:**

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ekornreich@angelcommercial.com

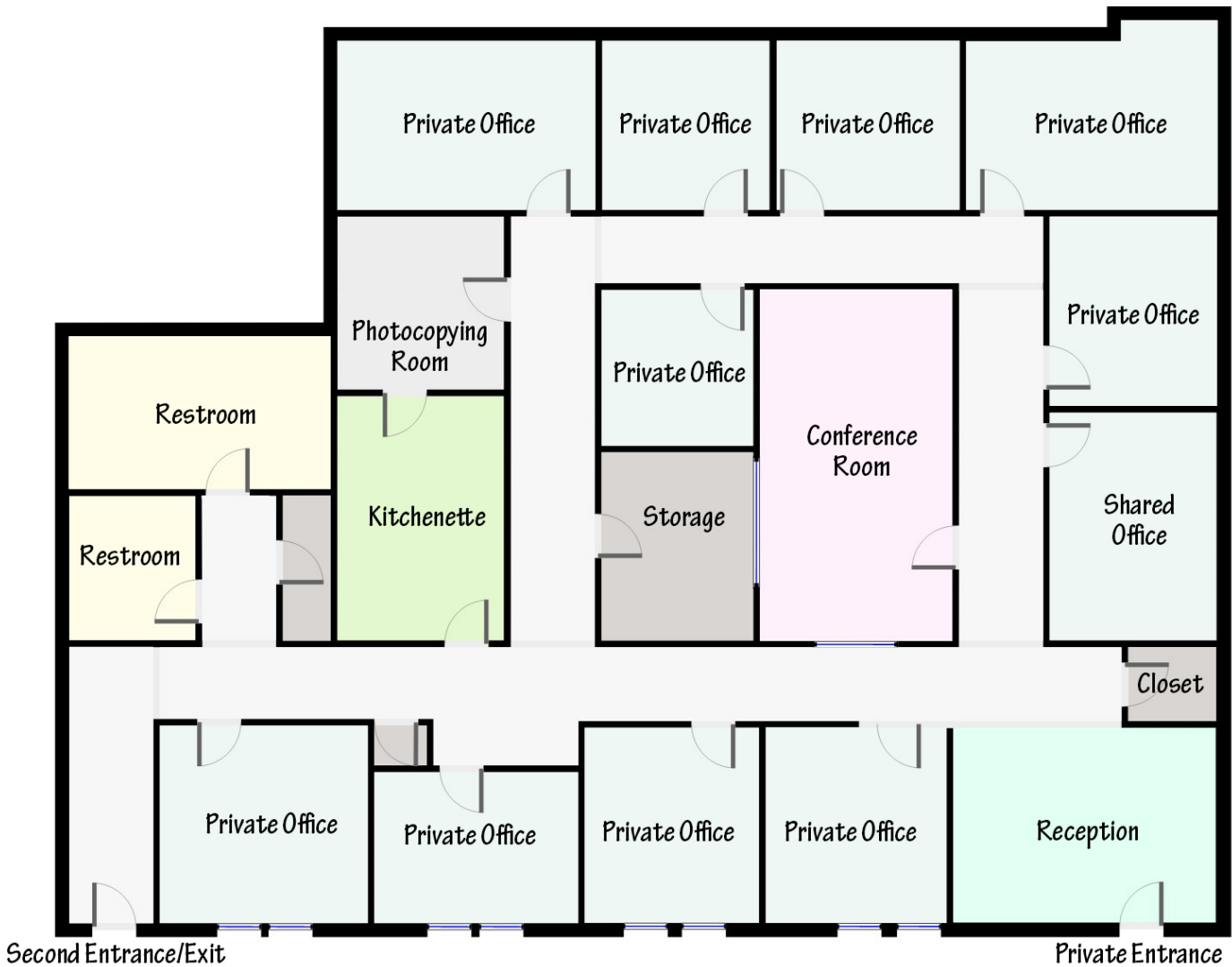




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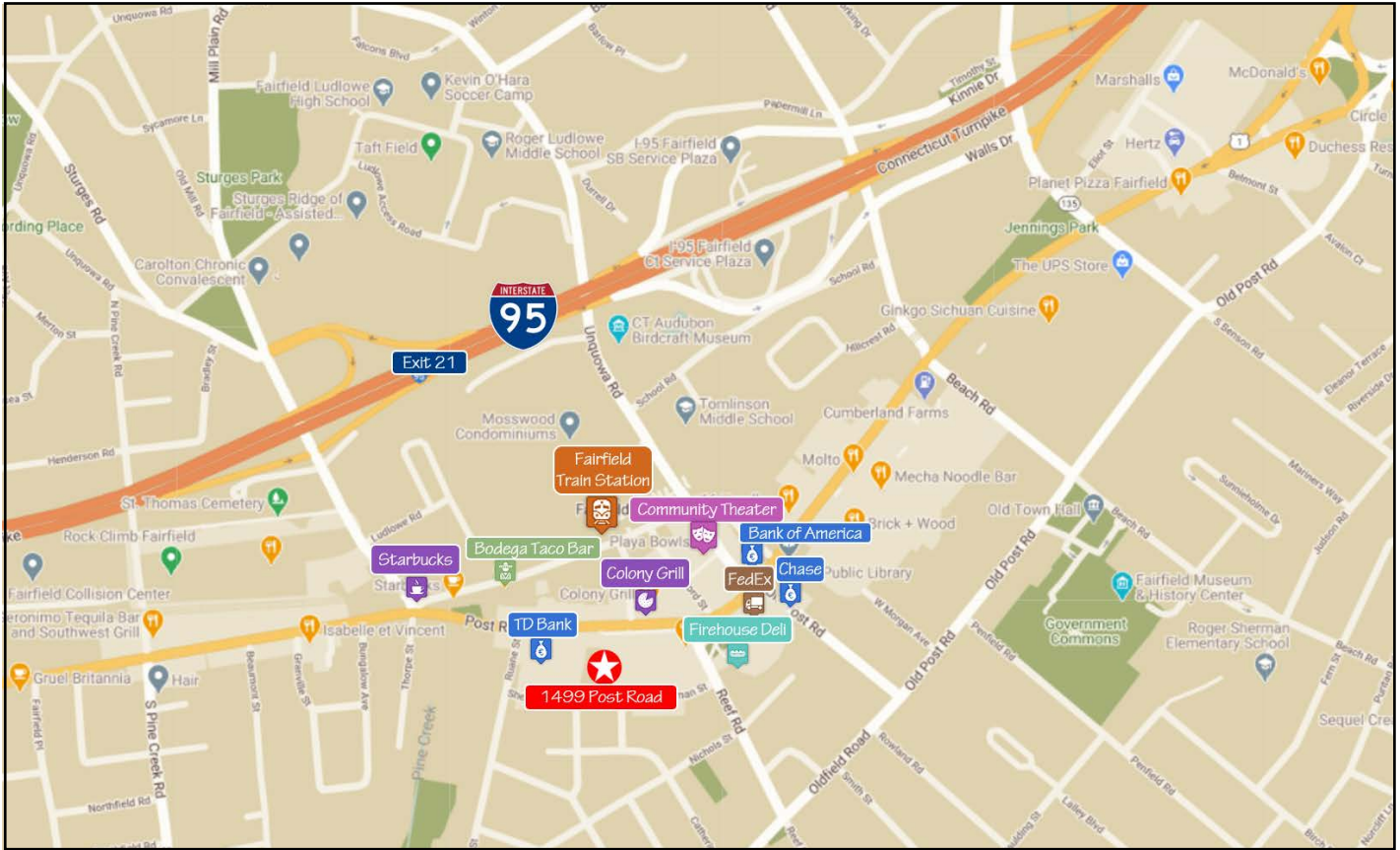




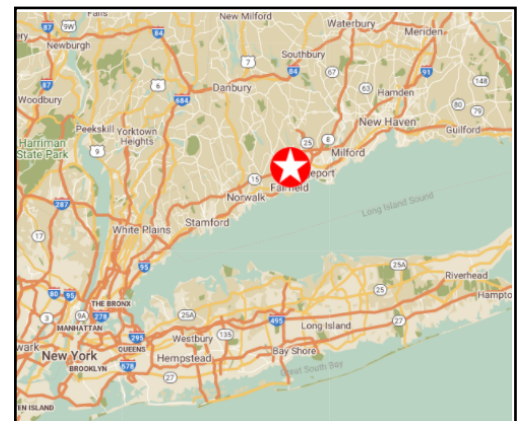
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Enjoy the amenities and conveniences of this Fairfield Center location. Walk to shops, restaurants, library and banks. Minutes to Fairfield Metro-North Train Station and I-95. On a Greater Bridgeport Transit Post Stop. Just 30 miles to the Westchester Airport.



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