

501 KINGS HIGHWAY EAST
FAIRFIELD, CT
06825



Class A Professional Office Space with Easy I-95 Access for Sublease at \$26/SF + Tenant Electric

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present 24,025 SF of divisible Class A office space at Riverview Plaza at 501 Kings Highway East in Fairfield, CT, for sublease at \$26/SF + Tenant Electric. Situated at the signalized intersection at Route 1 and Jennings Road, minutes from I-95, Exit 24 and the Fairfield Metro train station, the building is easily accessible and conveniently located. The space allows for a variety of offices uses, including medical office, as the building has an ample parking ratio. Divisible to 5,326 SF, various square footage requirements can be accommodated.

The space is on the third floor, immediately off the elevator, and features an open office area, 13 private offices, a video conference room, a call center, mail room, pantry, and private men's and women's restrooms. The current lease expires July 31, 2029, and may be extended directly with the landlord.

The executive office/medical building spans four stories and showcases a dramatic lobby with an atrium and upscale finishes including marble flooring. It boasts ample parking options, with a total of 530 shared spaces available, including covered parking. The handicap-accessible building caters to a variety of needs by offering a range of amenities. These include a wet sprinkler system ensuring fire safety, onsite property management for efficient assistance, and 24-hour access to accommodate diverse schedules. In addition, onsite FedEx and UPS boxes facilitate effortless shipping and receiving. Other tenants in the building include Save the Children, Fairfield Public Schools, the Yale New Haven Health Sleep Center, Connecticut Access Care, and others.

Located in a Designed Commercial District (DCD) Zone, 501 Kings Highway East enjoys a strategic location just 1.1 miles from the Fairfield Metro Train Station, and minutes away from I-95 (Exit 24). It is close to popular establishments including Walgreens, CVS, Stop & Shop, Aldi's, Floor & Decor, Cumberland Farms, T.J. Maxx, and the United States Postal Service.

Don't miss out on this incredible leasing opportunity in a prime location that offers high visibility, a convenient commute, and a thriving commercial community.

Financial Information

Lease Rate: \$26/SF + Tenant Electric

The Site

Space Available: 24,025 SF (Divisible to 5,263 SF)

Total Building Size: 113,468 SF

Land: 7.9 Acres

Zoning: Designed Commercial District (DCD)

Year Built: 2001

Construction: Brick/Masonry

Stories: Four

Tenancy: Multiple

Floor: Third

Features

Parking: 530 Shared Spaces (80 Covered)

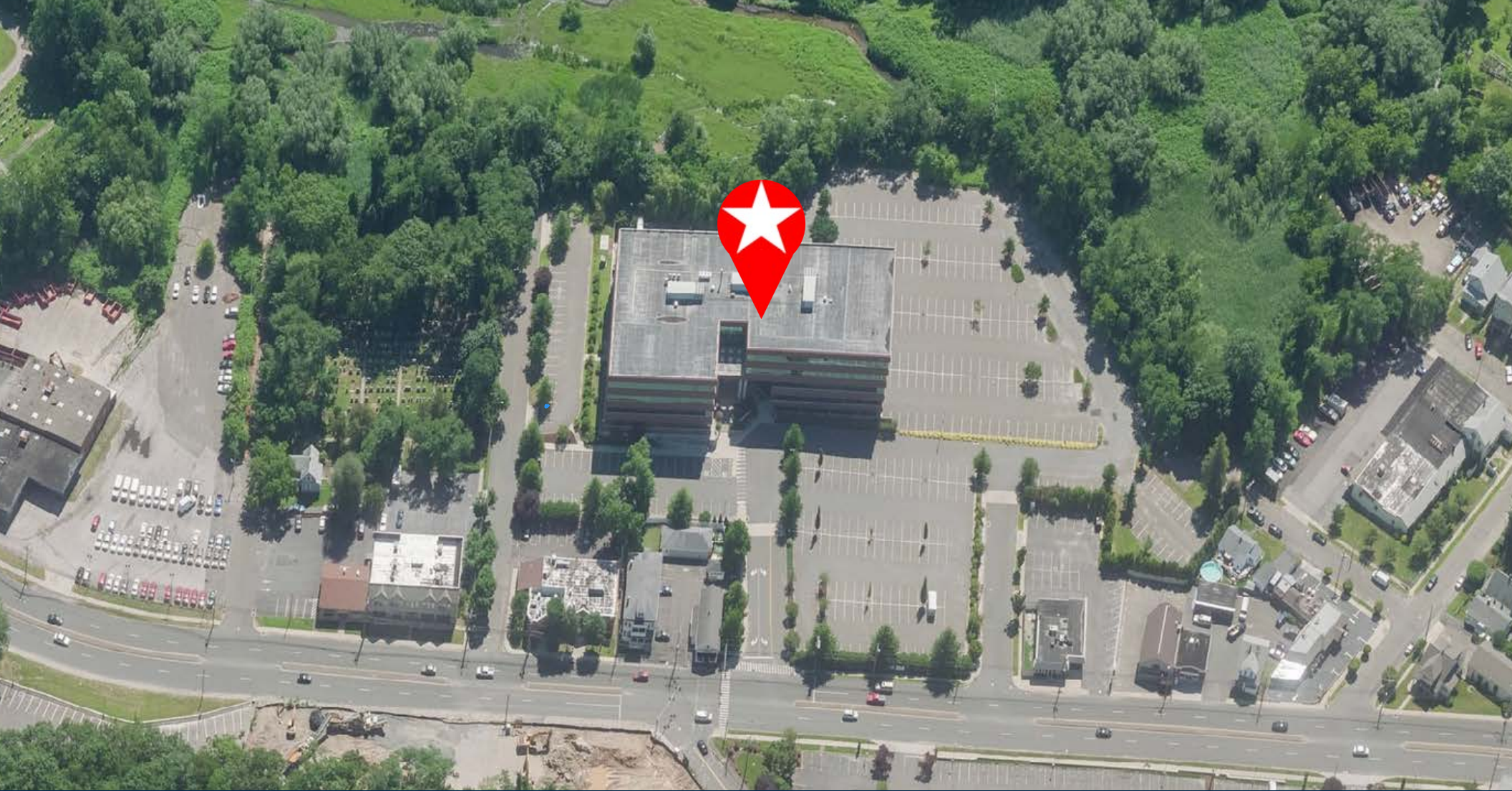
Amenities: HVAC Variable Air System with 100% Fresh Air Intake Capability; Fiber, Cable, T1 and DSL Ready; Wet Sprinkler System, 2 Elevators, Handicap Accessible, Onsite Management, 24-Hour Access, FedEx & UPS Drop Boxes Onsite

Utilities

Water/Sewer: City/City

A/C: Central Air Conditioning

Heating: Gas



PREMIER OFFICE BUILDING FOR TENANTS



530 Shared spaces



24-Hour Access
& Onsite
Management



Convenient onsite
FedEx & UPS drop
boxes.



Ability to cater to
large and small
tenants



CONVENIENT COMMUTER LOCATION WITH NEARBY AMENITIES



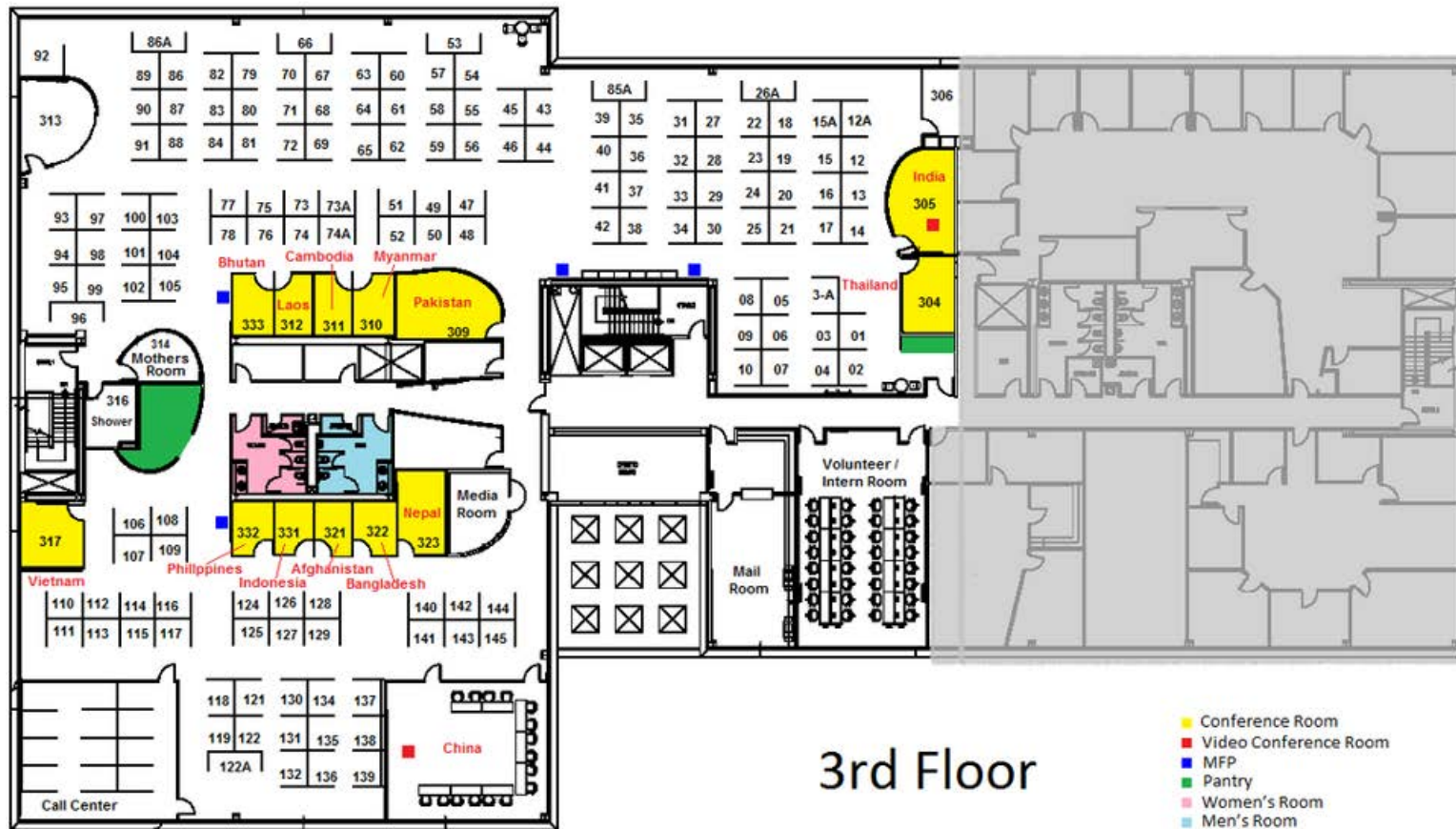
Amenities include restaurants, retail stores, hotels, daycare/preschools and a fitness gym.



Minutes to I-95, Exit 24, and the Fairfield Metro Train Station.

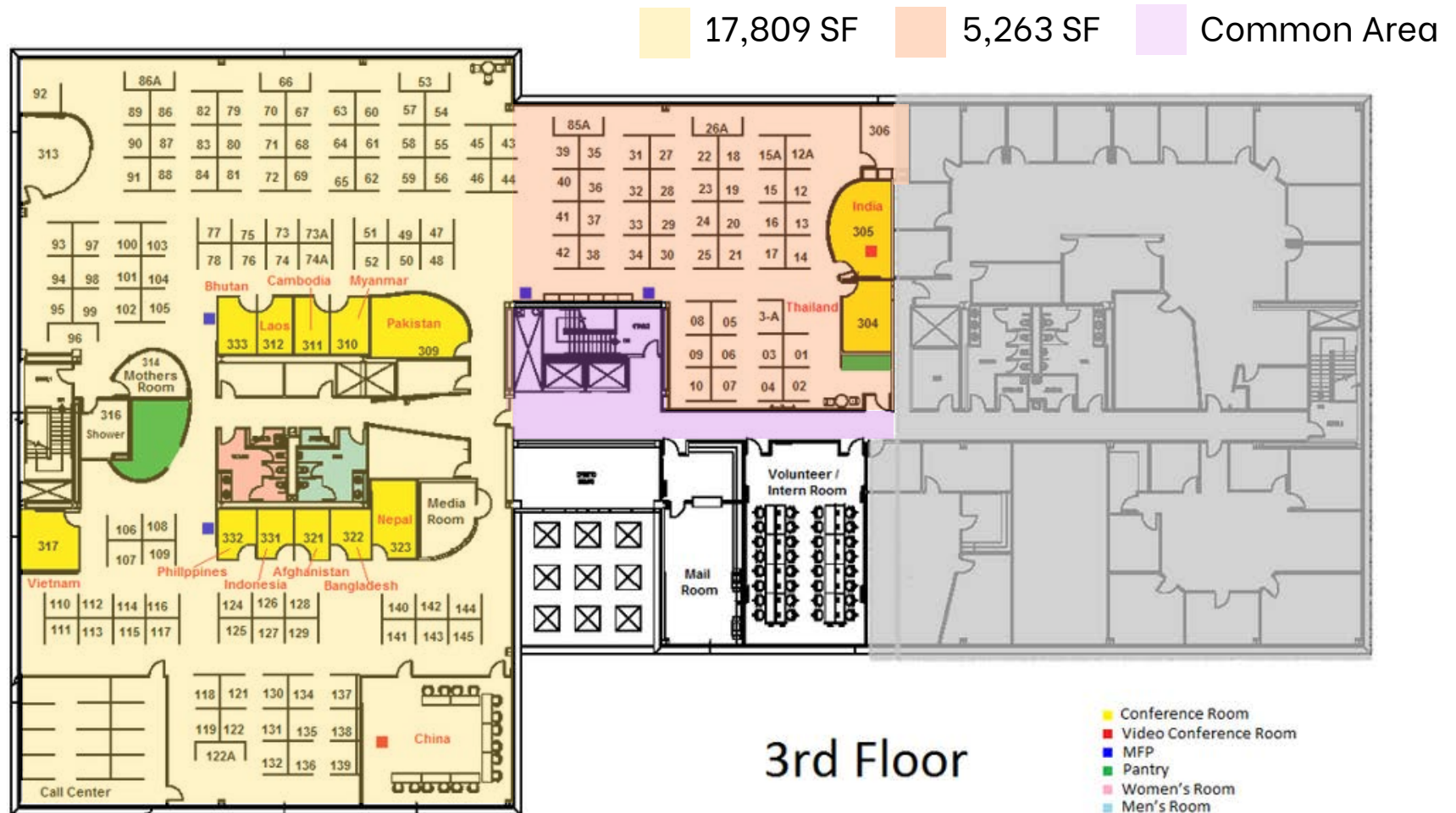
FLOOR PLAN: ONE SUBTENANT LAYOUT OPTION

24,025 SF



FLOOR PLAN: TWO SUBTENANTS LAYOUT OPTION

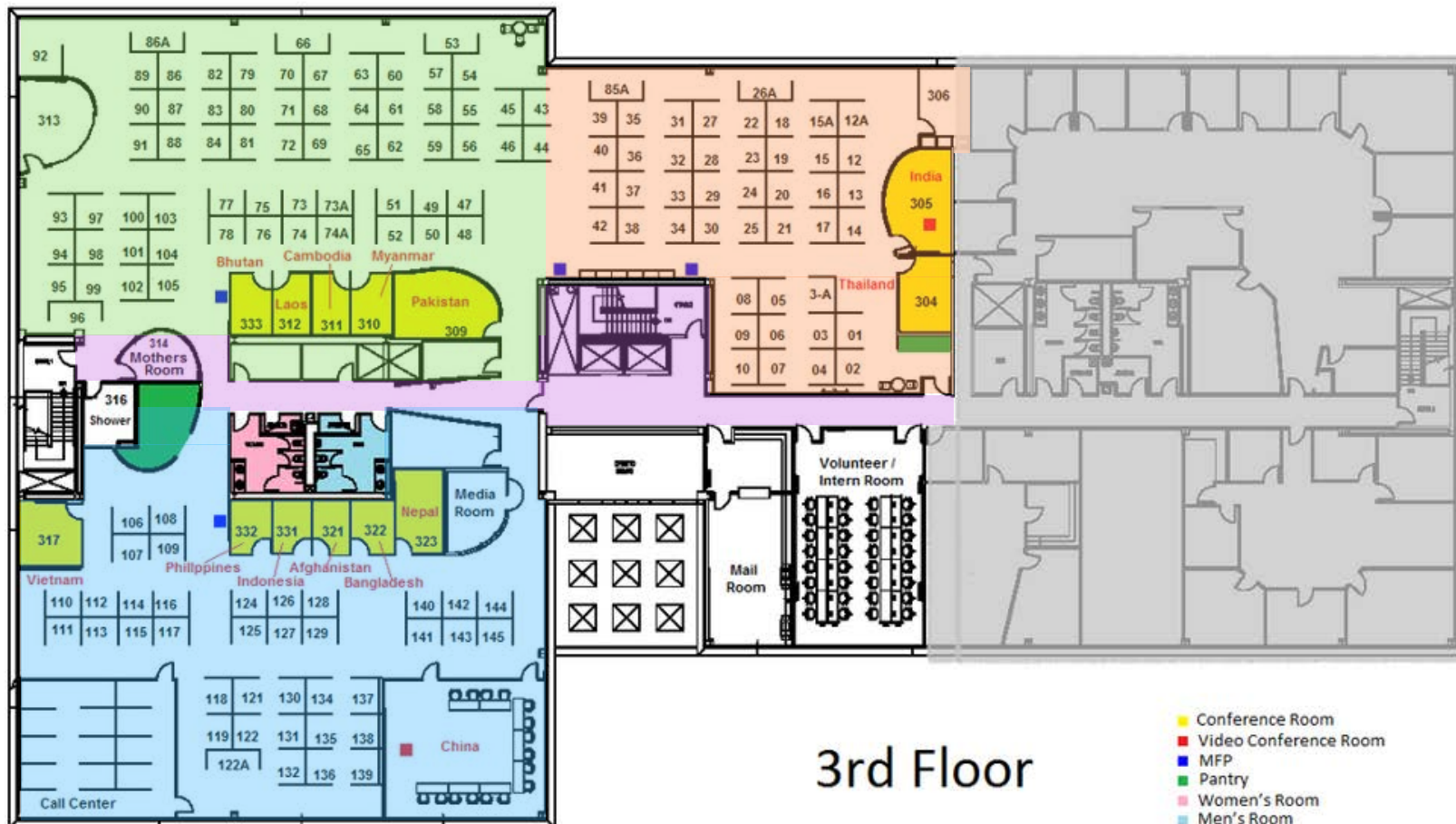
5,263 SF
- 17,809 SF



FLOOR PLAN: THREE SUBTENANTS LAYOUT OPTION

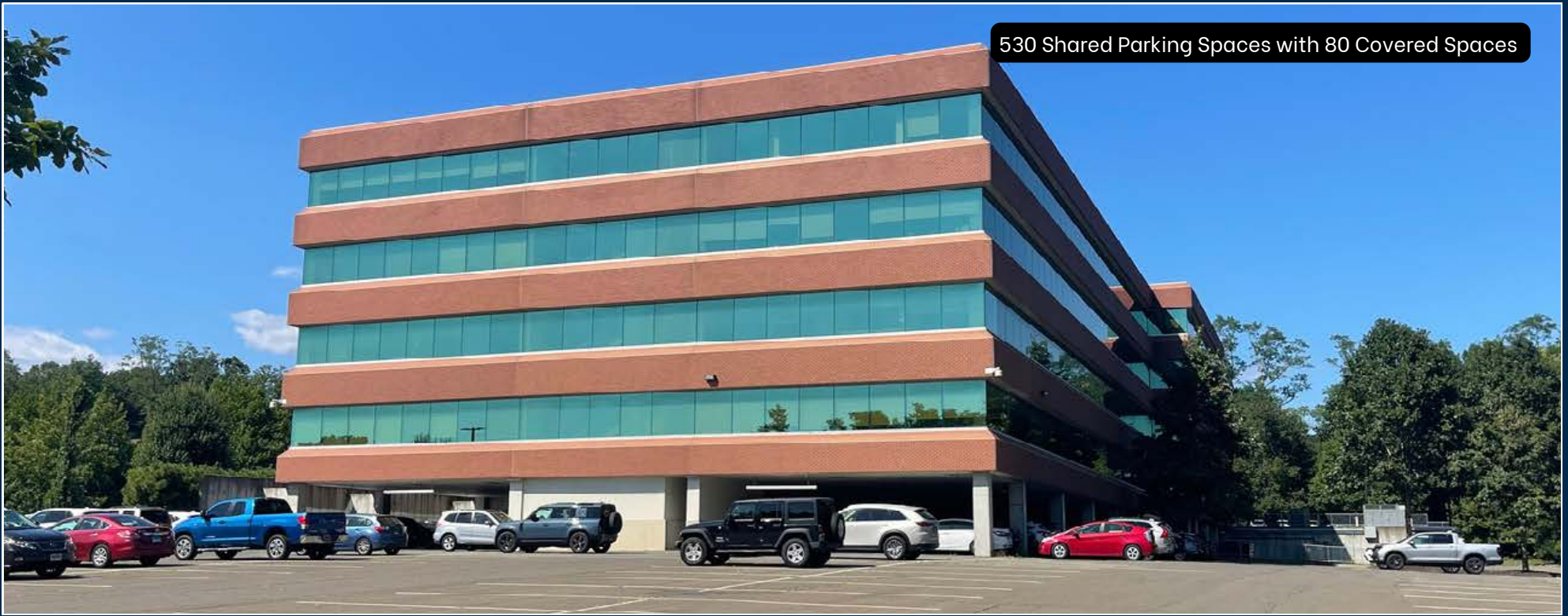
5,375 SF - 9,258 SF

8,640 SF 5,375 SF 9,258 SF Common Area

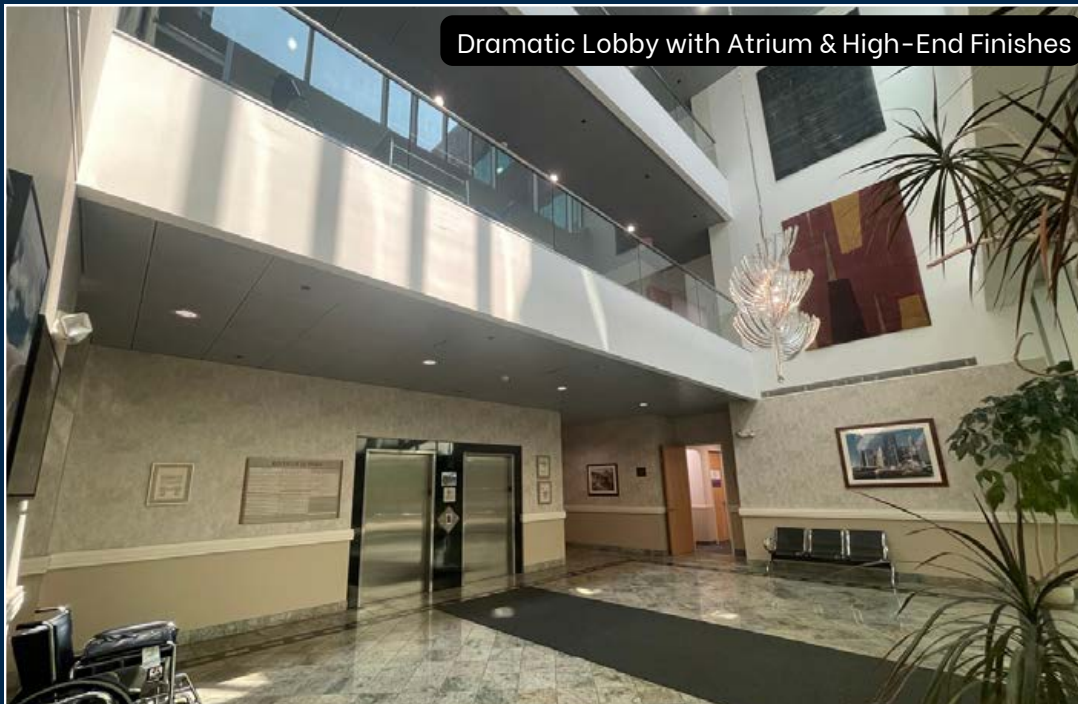


3rd Floor

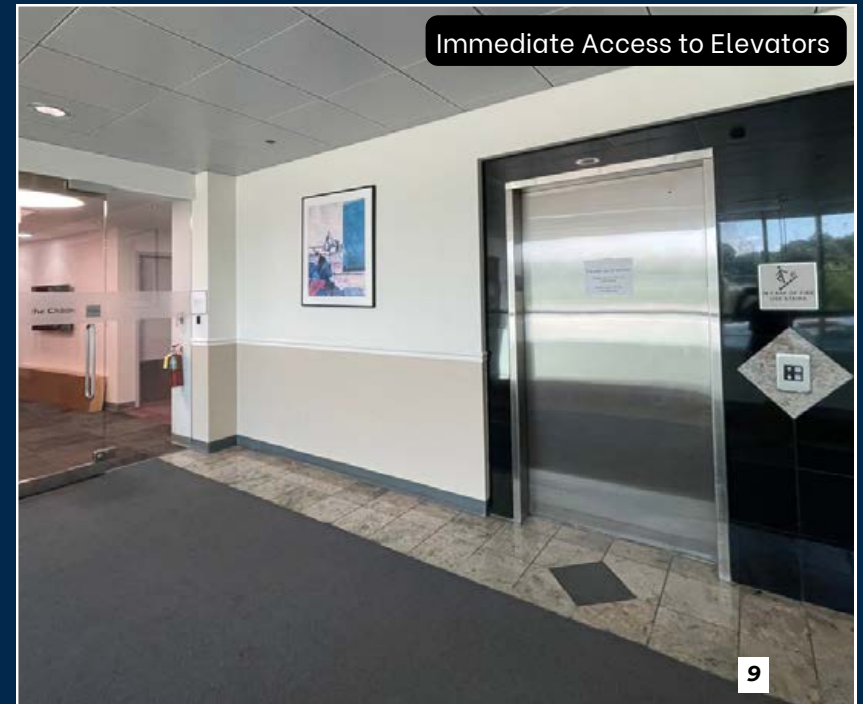
- Conference Room
- Video Conference Room
- MFP
- Pantry
- Women's Room
- Men's Room



530 Shared Parking Spaces with 80 Covered Spaces



Dramatic Lobby with Atrium & High-End Finishes



Immediate Access to Elevators



Open Space



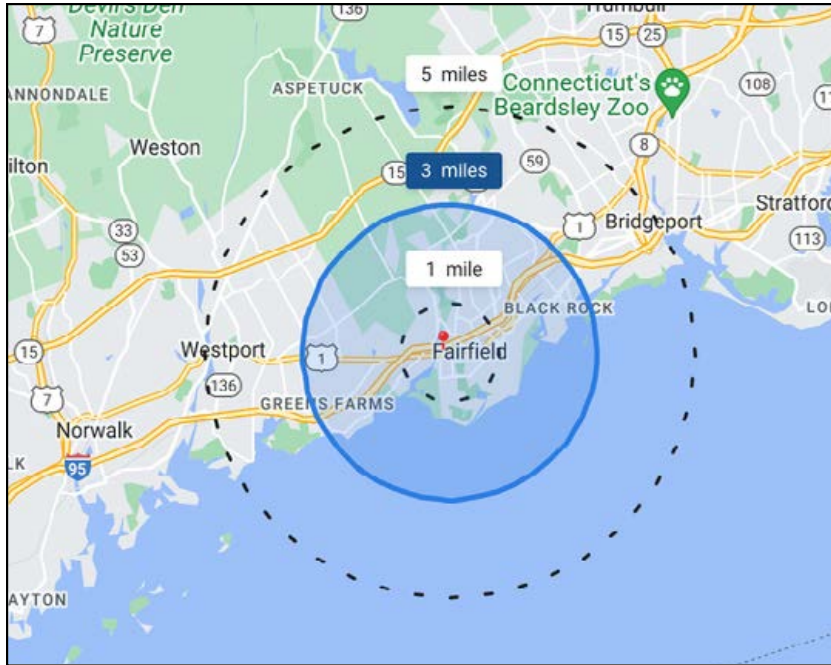
Kitchenette



Video Conference Room

DEMOGRAPHICS

THREE MILES



Household Income

\$130k
Median Income

\$164k
2028 Estimate

↑ 26%
Growth Rate

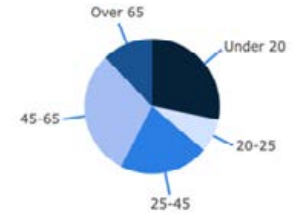


Age Demographics

38
Median Age

40
2028 Estimate

↑ 5%
Growth Rate



Housing Occupancy Ratio

16:1
14:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

1:2
1:2 predicted by 2028

Renters

Homeowner

Number of Employees

60.5k

Top Employment Categories

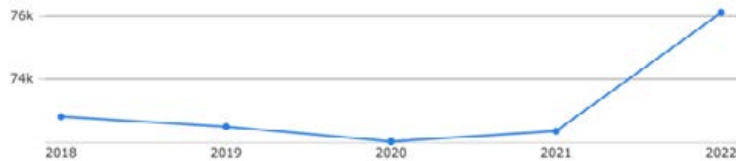
- Management, business, science, and arts occupations
- Educational services, and health care and social assistance
- Professional, scientific, and management, and administrative, and waste management services
- Finance and insurance, and real estate, and rental and leasing
- Retail trade
- Arts, entertainment, and recreation, and accommodation and food services
- Manufacturing
- Construction
- Other services, except public administration
- Information
- Wholesale trade
- Transportation and warehousing, and utilities
- Public administration
- Agriculture

Population

76.1k

↑ 5%
Compared to 72.3k in 2021

↑ 4%
Compared to 72.6k in 2018



Discover Fairfield, Connecticut...



A Prime Location

In between Boston and Philadelphia, Fairfield, Connecticut is ideally situated along the Gold Coast on Long Island Sound just 60 miles from Manhattan. This suburban town's prime location gives businesses access to the dense population of the NYC Metropolitan area, home to 20.3 million people.



Thriving Business Environment

Fairfield is home to successful enterprises across various industries. The Bigelow Tea Company, America's #1 Specialty Tea company, is one such example that has been headquartered here since its inception. The diversity of businesses contributes to a vibrant economic environment where companies can prosper.



Excellent Infrastructure

Fairfield's well-maintained infrastructure is another asset. It's less than 50 miles away from three major airports, including LaGuardia, JFK, and Bradley International.



Top-Tier Talent Pool

Fairfield University and Sacred Heart University are both situated in Fairfield, providing a stream of educated, skilled graduates. In fact, 47% of Fairfield's population holds a bachelor's degree or higher, significantly above the national average of 32%.

Discover Even More in Fairfield, Connecticut..



Quality of Life

Fairfield offers a high-quality lifestyle that attracts and retains employees. With a median household income of \$127,413, it's a testament to the prosperous living standards here. Fairfield offers beautiful beaches, top-rated schools, and world-class restaurants.



Supportive Government

Fairfield's local government offers several incentives to businesses, including tax abatements and loan programs. The town's commitment to fostering a business-friendly environment is evident in their streamlined business registration process. Fairfield was named Top CT Town for Business Friendliness by the Yankee Institute.



Business Incubators and Networking Opportunities

Fairfield University's Dolan School of Business provides resources for startups, and the Fairfield Chamber of Commerce organizes numerous networking events. This supportive business ecosystem aids business development and success.



Safety and Security

Fairfield has 89% fewer violent crimes and 54% fewer property crimes than the national average, providing a safe and secure environment for its residents and visitors.

NEXT STEPS

501 KINGS HIGHWAY EAST
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REVIEW ZONING
REGULATIONS



VIEW ONLINE
LISTING



EMAIL BROKER



CALL BROKER



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