



**ONE** POST ROAD  
FAIRFIELD, CT  
06824

## PREMIER WATERFRONT OFFICE SUITES ON POST ROAD FOR RENT

Angel Commercial, LLC, as the exclusive broker, is pleased to present two waterfront office suites for rent at **One Post Road in Fairfield, Connecticut**. This premier office building, located in a Designed Commercial District (DCD) Zone, boasts 383 linear feet of frontage on Post Road, offering exceptional visibility. Features include a newly installed ADA-compliant automatic entrance door, recessed lighting, and high-end interior finishes such as rich wood moldings and marble flooring. The property also provides 121 paved parking spaces and an on-site FedEx drop box for daily package handling.

### First Floor

For sublease at \$35/RSF Gross, this 6,500 RSF space is the only suite on the first floor, offering privacy and sweeping water views. The professionally designed suite is furnished with custom window treatments and equipped with a video surveillance security system. Six parking spaces are reserved exclusively for this suite, which features a reception area, waiting area, six private offices, two conference rooms, 14 workstations, a kitchenette/breakroom, and an IT closet. Direct access to a private scenic patio with picnic tables overlooking Ash Creek and exclusive use of the first-floor restrooms add to its appeal. Furnishings—including 19 electric sit/stand desks—and high-speed fiber optic internet service are available for negotiation with the current tenant. The sublease runs through March 31, 2030, with potential for extension subject to landlord approval.

### Second Floor

For lease at \$32/RSF Gross, this 1,526 RSF space includes a waiting room, a large reception/administrative office with built-ins, four windowed private offices, an interior office, and a kitchenette.

### Location Highlights

One Post Road is home to a well-established and diverse group of tenants, including Old Republic National Title Insurance Co., Lindenmeyr Central, ReGenerating Solutions Inc., the Ferrara Law Group, PC, and Worldwide Surrogacy Specialists. The property is just steps from a Coastal Link Bus Stop and less than one mile from both I-95 (Exit 23) and the Fairfield Black Rock Train Station, ensuring outstanding regional connectivity. Nearby amenities include Whole Foods, CVS, Home Depot, The Edge Fitness Club, Stop & Shop, Staples, Marshalls, Verizon, Dunkin', the Circle Hotel, UPS, and the new RH Outlet. In addition, its proximity to Fairfield University—with more than 6,000 students and employees—provides access to a skilled and educated workforce.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

*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.*



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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**  
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# ONE POST ROAD FAIRFIELD, CT 06824

## FINANCIAL INFORMATION

|             |               |                |
|-------------|---------------|----------------|
| Lease Rate: | First Floor:  | \$35/RSF Gross |
|             | Second Floor: | \$32/RSF Gross |

## THE SITE

|                  |                                    |           |
|------------------|------------------------------------|-----------|
| Space Available: | First Floor:                       | 6,500 RSF |
|                  | Second Floor:                      | 1,526 RSF |
| Building Size:   | 32,239 SF                          |           |
| Land:            | 1.954 acres                        |           |
| Zoning:          | Designed Commercial District (DCD) |           |
| Year Built:      | 1985 (Renovated 2020)              |           |
| Construction:    | Brick Veneer                       |           |
| Stories:         | Three                              |           |
| Tenancy:         | Multiple                           |           |
| Floor:           | First                              |           |

## FEATURES

|            |   |
|------------|---|
| Parking:   | 121 Spaces<br>(6 Reserved for 1 <sup>st</sup> Floor Suite)  |
| Amenities: | Elevator, ADA Compliant Automatic Entrance Door, Common Restrooms, Wet Sprinkler System, Video Surveillance Security System, On-site FedEx Drop Box |

## UTILITIES

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

## DEMOGRAPHICS ONE MILE THREE MILES

|                   |          |         |
|-------------------|----------|---------|
| Population:       | 34.5k    | 136.7k  |
| Median HH Income: | \$100.5k | \$81.9k |

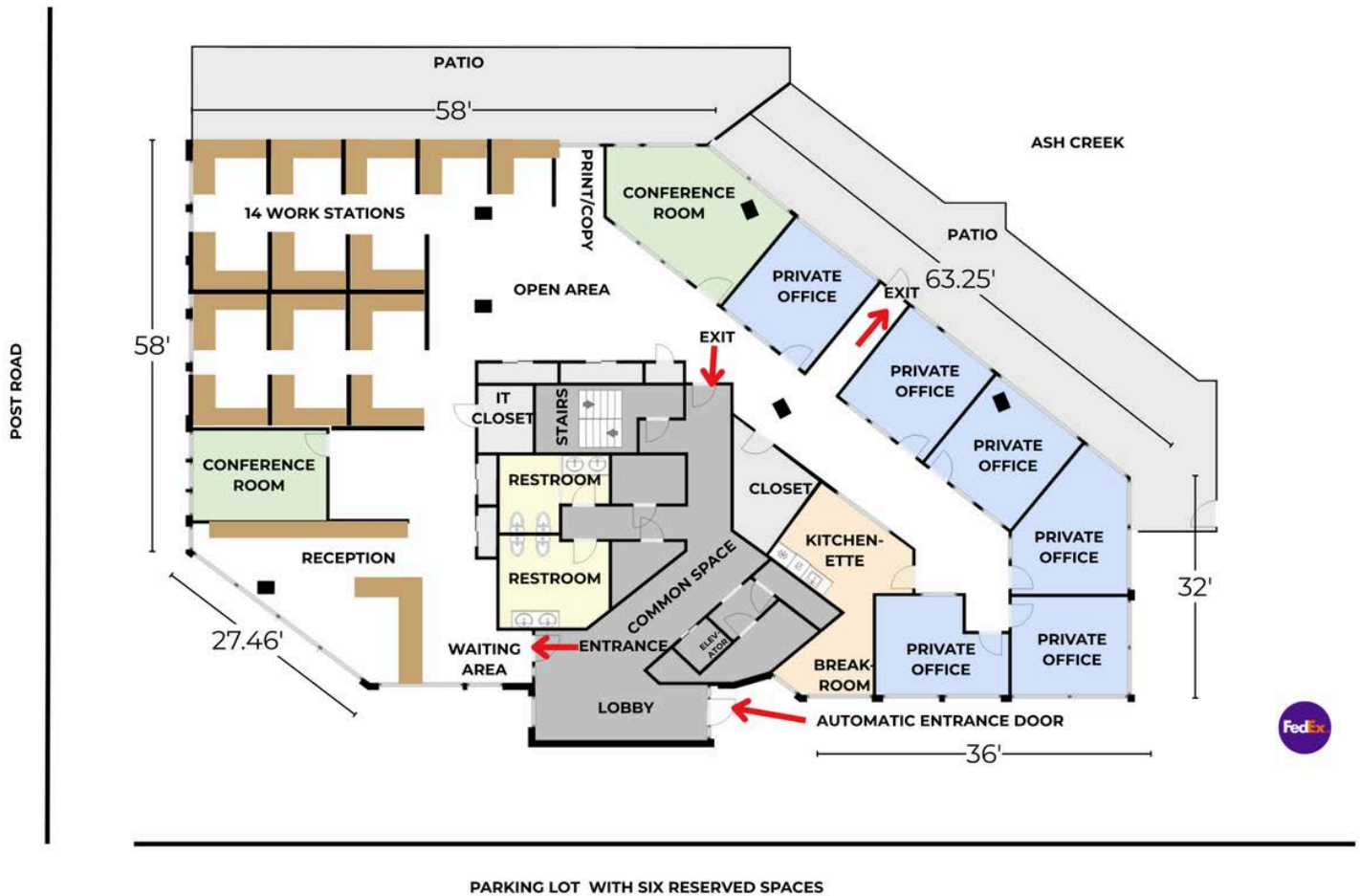


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**FIRST FLOOR SUITE  
FLOOR PLAN: 6,500 RSF**

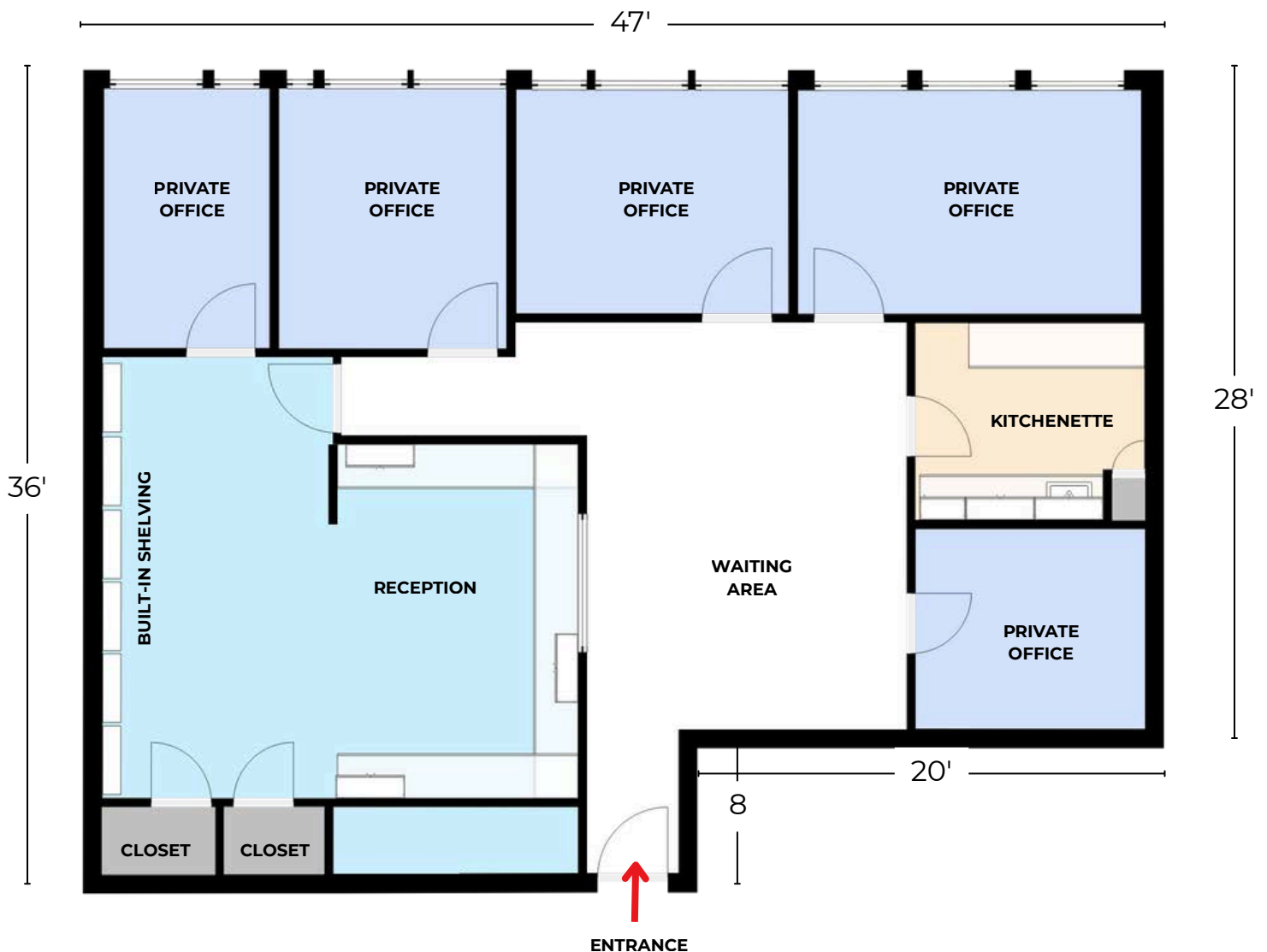


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**SECOND FLOOR SUITE  
FLOOR PLAN: 1,526 RSF**



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