



SUBLEASE  
**SPECIAL**

**3**

MONTHS  
**FREE**  
RENT

**418** MEADOW STREET  
SUITE 202  
FAIRFIELD, CT 06824

**ANGEL**   
COMMERCIAL, LLC

2425 Post Road, Suite 303  
Southport, CT 06890  
angelcommercial.com

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

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## Exceptional Sublease Opportunity: 2,300 RSF Office Suite in Fairfield, CT Reduced Lease Rate with 3 Months Free Rent

Angel Commercial, LLC, as the exclusive broker, presents an exceptional opportunity for companies seeking to lower their business overhead by subleasing **Suite 202 at 418 Meadow Street in Fairfield, CT**. The current tenant has consolidated their operations out-of-state and are ready to negotiate. They are offering a 2,300 SF office suite for \$23/RSF Gross + Utilities at a reduced lease rate, offering **three months of free rent** to any tenant who will assume the remaining term of their lease, which ends on June 30, 2027. Located on the second floor, the move-in-ready, professional office suite provides well-maintained and functional work areas, perfect for immediate occupancy. The space includes five private offices, an open office area, a conference room, two private restrooms, a storage room and access to an outdoor patio. There is potential for a lease extension through direct arrangements with the landlord.

The suite is located in a two-story, 24,305 RSF industrial/flex building that boasts essential amenities such as central air-conditioning, a wet sprinkler system, and a security alarm system, ensuring comfort and safety. All units are equipped with AtmosAir™ Indoor Environmental Purification Systems, enhancing the indoor environment. With 60 shared spaces of ample parking, both employees and visitors can be assured of convenient access.

The proximity to various amenities, including Staples, Home Depot, Whole Foods Market, CVS, Chipotle Mexican Grill, Five Guys Burgers & Fries, Bright Horizons Early Education & Preschool, and The Fitness Edge, further enhances its appeal. The easy access to Exits 23 & 24 on I-95 and the nearby Fairfield Metro Train Station, only half a mile away, ensure a smooth commute, making this an excellent choice for business purposes.





### Financial Information

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**Sublease Rate:** \$23/RSF Gross + Utilities

**Sublease Expiration Date:** 6/30/2027

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### The Site

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**Space Available:** 2,300 RSF (Suite 202)

**Total Building Size:** 24,305 SF

**Land:** 1.05 Acres

**Zoning:** Designed Industrial District (DI)

**Year Built:** 1989

**Construction:** Concrete/Cinder & Brick/Masonry

**Stories:** Two

**Tenancy:** Multiple

**Floor:** Second

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### Features

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**Parking:** 60 Shared Spaces

**Amenities:** Elevator, Wet Sprinkler System, Security Alarm System, AtmosAir™ Indoor Environmental Purification System, Digital Directory

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### Utilities

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**Water/Sewer:** City/City

**A/C:** Central Air Conditioning

**Heating:** Gas

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## VERSATILE COMMERCIAL BUILDING FOR TENANTS



60 Shared Spaces



AtmosAir™ Indoor  
Environmental  
Purification System



Digital Directory



Ability to cater to  
large and small  
tenants



**418  
MEADOW ST.**

**THE  
EDGE  
FITNESS CLUBS**

**EXIT 24**

**Comberland  
FARMS**

**EXIT 23**

**CVS  
pharmacy**

**THE  
HOME  
DEPOT**

**Best  
Western**

**verizon**

**STAPLES**

**Stop&Shop**

**WHOLE  
FOODS  
MARKET**

**Bright Horizons  
Early Education & Preschool**

**BJ's**

**THE  
CIRCLE  
FAIRFIELD**

**CHIPOTLE  
MEXICAN GRILL**

**TRAIN  
STATION**

## CONVENIENT COMMUTER LOCATION WITH NEARBY AMENITIES



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



Minutes to I-95, Exits 23 & 24, and the Fairfield Metro Train Station.

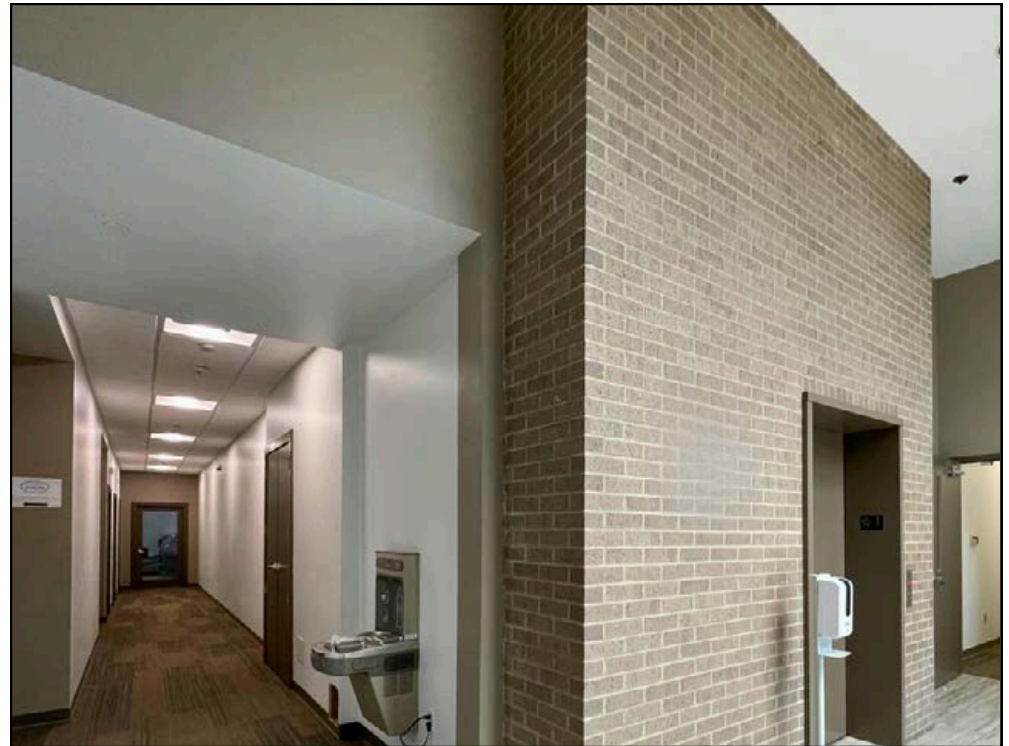
# FLOOR PLAN

2,300 SF



NOT TO SCALE

# COMMON AREAS



**SUITE  
202**





# 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.



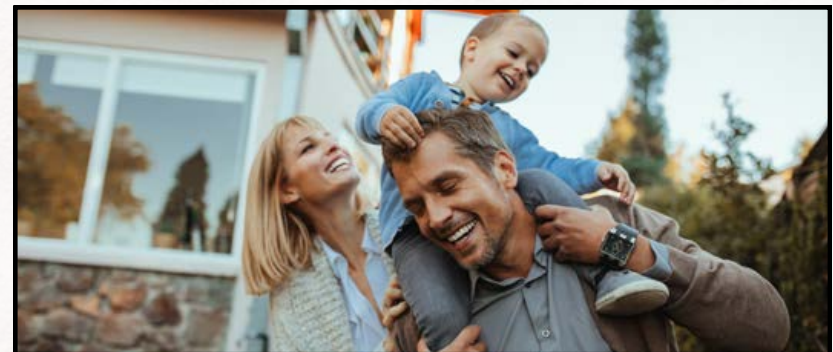
## Supportive Government

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

**418** MEADOW STREET  
SUITE 202  
FAIRFIELD, CT 06824



REVIEW ZONING  
REGULATIONS



VIEW ONLINE  
LISTING



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CALL BROKER



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