



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 premier waterfront office suites** for rent at **One Post Road in Fairfield, Connecticut**. This exceptional **30,300 SF office building** sits on **1.954 acres** and boasts **outstanding visibility with 305 feet of prime frontage** on Post Road. Designed for convenience and sophistication, the property features **96 dedicated parking spaces for office tenants**, an ADA-compliant automatic entrance door, and an on-site FedEx drop box for seamless daily package handling. Inside, the building welcomes occupants with high-end architectural finishes, including rich wood moldings, marble flooring, and a comprehensive video surveillance security system.

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

- 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.
- 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, Bright Horizons Day Care, Marshalls, Verizon, Dunkin', the Circle Hotel, UPS, and RH Outlet.
- Proximity to Fairfield University—with more than 7,100 students and employees—provides access to a skilled and educated workforce.

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.

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
	TOTAL:	8,026 RSF

Building Size: 30,300 SF

Building Type: Office Building

Land: 1.954 Acres

Zoning: Designed Commercial District (DCD)

Year Built: 1985 (Renovated 2020)

Construction: Brick Veneer

Stories: Three

Tenancy: Multiple

FEATURES

Parking: 96 Spaces for Office Building
(6 Reserved for 1st 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

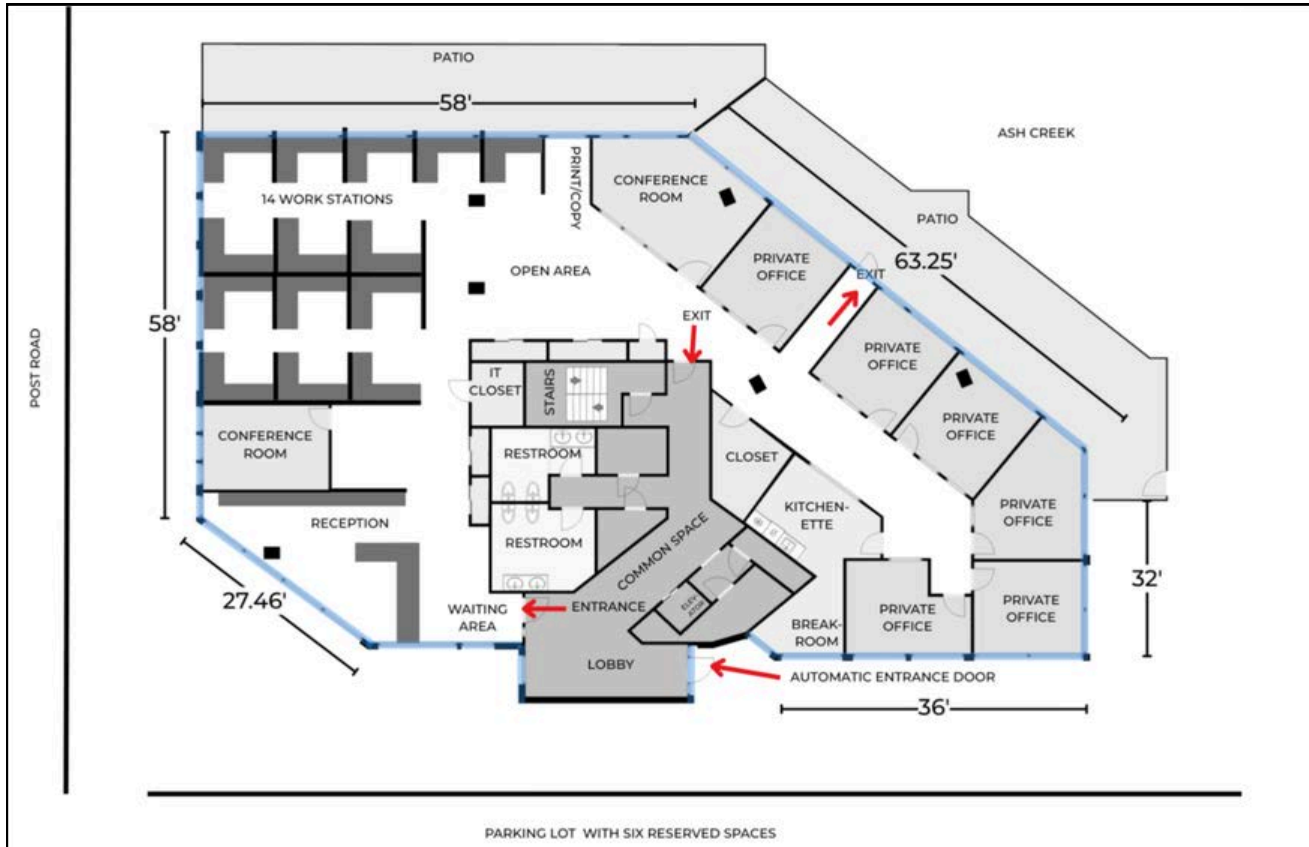
Heating: Gas



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.

ONE POST ROAD FAIRFIELD, CT 06824

FIRST FLOOR SUITE FLOOR PLAN: 6,500 RSF

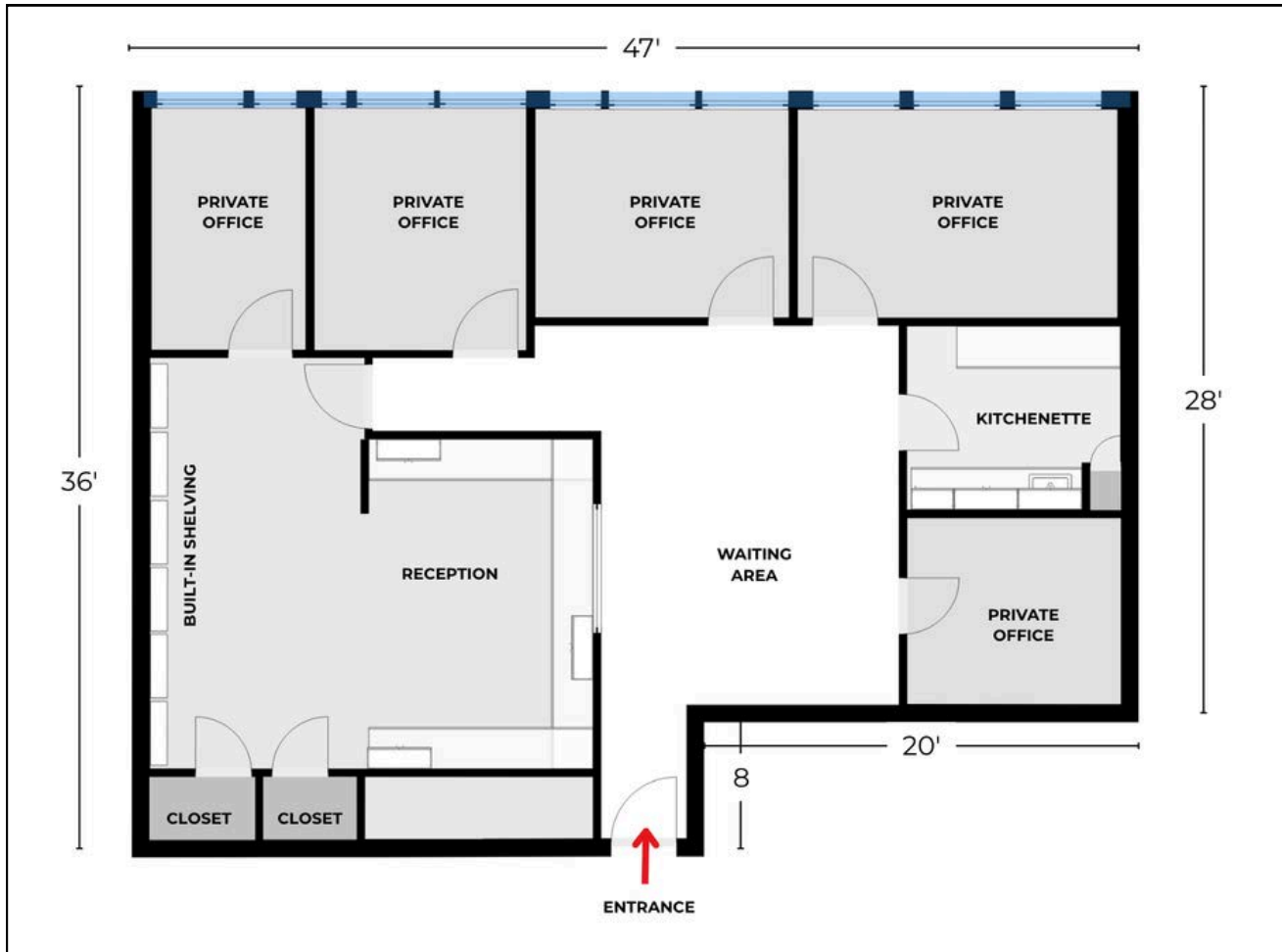


NOT TO EXACT SCALE - MEASUREMENTS ARE APPROXIMATE

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.

ONE POST ROAD
FAIRFIELD, CT
06824

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



NOT TO EXACT SCALE - MEASUREMENTS ARE APPROXIMATE

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.