

SOUTHPORT CROSSING

3530 POST ROAD
SOUTHPORT, CT
06890



Office Suites & Rooftop Mechanical Space in a Prominent Professional Building for Rent

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer several office suites ranging in size from 1,800 SF to 4,400 SF plus a rooftop mechanical space for lease in a prominent 37,500 SF professional building at **Southport Crossing, 3530 Post Road in Southport, CT.**

- On the second floor, there is 4,400 SF of divisible office space: Suite 206A provides 1,800 SF of office space, and Suite 206B provides 2,600 SF. The lease rate is \$28.75/SF Gross Plus Utilities.
- On the third floor, Suite 303 offers a 2,130 SF office suite. The lease rate is \$28.75/SF Gross Plus Utilities.
- Rooftop mechanical space featuring an installation-ready cell tower platform & antenna (previously leased by Sprint) is available at a monthly rate of \$2,500.

Prominently situated on Post Road (Route 1), the building offers excellent visibility, 135 shared spaces with covered parking, a picnic area, and the convenience of onsite UPS and FedEx Drop Boxes. Recent enhancements include fully renovated common restrooms and new carpeting in main hallways and elevators.

Southport Crossing enjoys a strategic location, making it an ideal choice for commuters. It is just minutes away from I-95, the Southport Metro-North Train Station, various banks, dining options, and the popular Equinox Fitness Center.

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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FINANCIAL INFORMATION

Office Lease Rate: \$28.75/SF Gross + Utilities

Rooftop Lease Rate: \$2,500/Month

THE SITE

Space Available: 2nd Floor: 4,400 SF (1,800 SF & 2,600 SF), 3rd Floor: 2,130 SF

Building Size: 37,500 SF

Land: 0.94 Acres

Zoning: Designed Commercial District (DCD)

Year Built: 1982, Renovated 2021

Construction: Brick Masonry

Stories: Three

Tenancy: Multiple

Floor: Second & Third

FEATURES

Parking: 135 Shared Spaces

Amenities: Handicap Accessible, On-Site UPS & FedEx Drop Boxes, Wet Sprinkler System, Two Elevators, Common Restrooms

UTILITIES

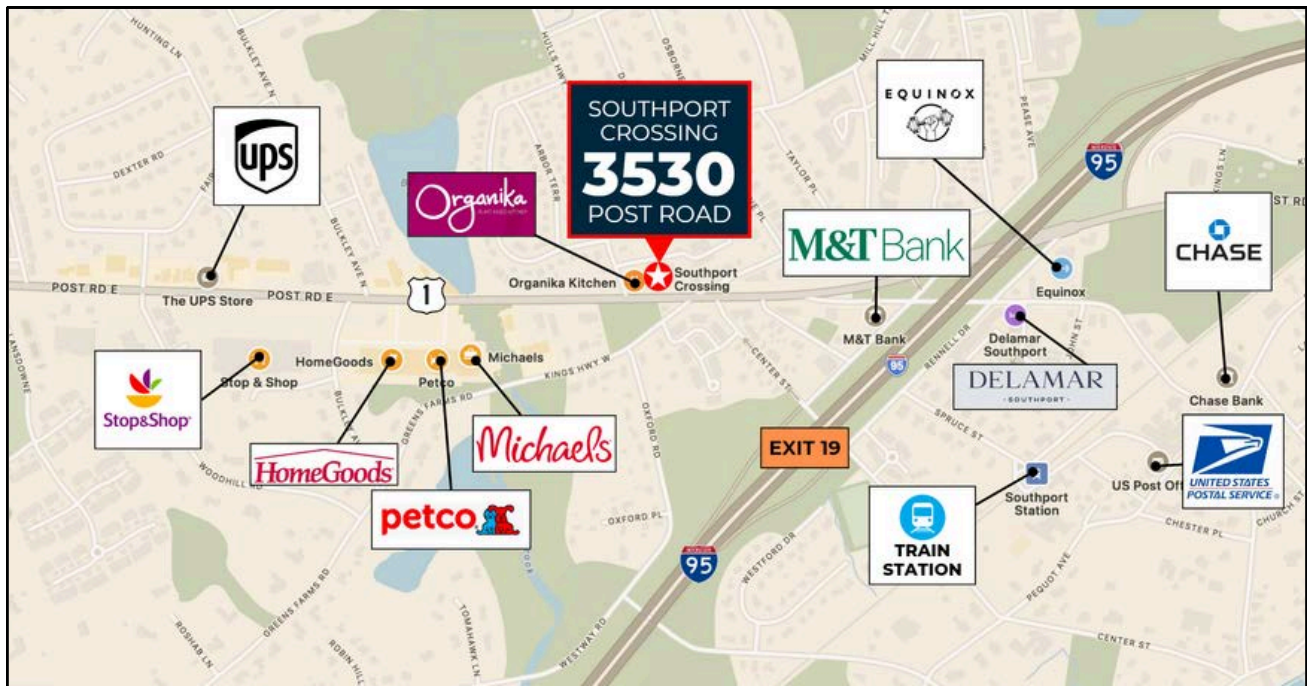
Water/Sewer: City/City

A/C: Central Air Conditioning

Heating: Gas

DEMOGRAPHICS

	ONE MILE	THREE MILES
Population:	14.9k	57.5k
Median HH Income:	\$189k	\$185k



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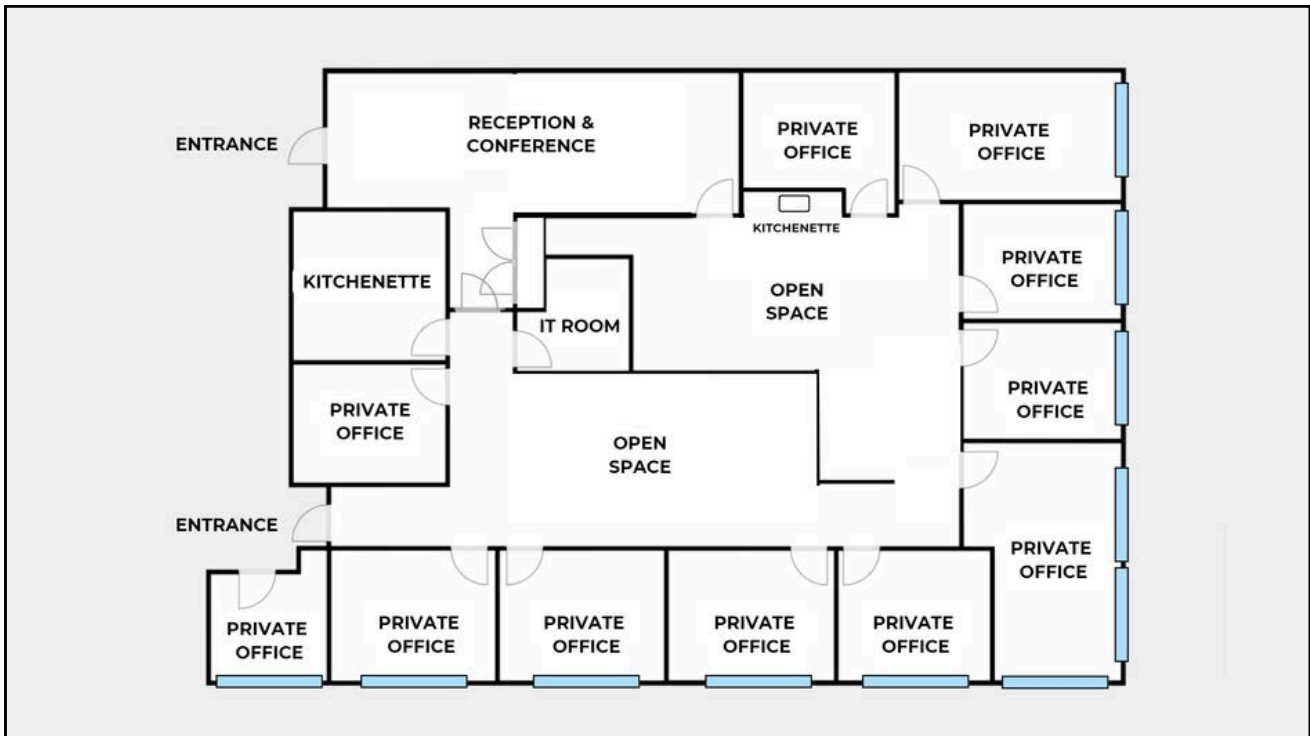
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FLOOR PLAN: SUITES 206 A & B - 4,400 SF

EXISTING CONFIGURATION



NOT TO SCALE

1 RECEPTION & CONFERENCE AREA

12 PRIVATE OFFICES

2 OPEN SPACES

1 IT ROOM

2 KITCHENETTES

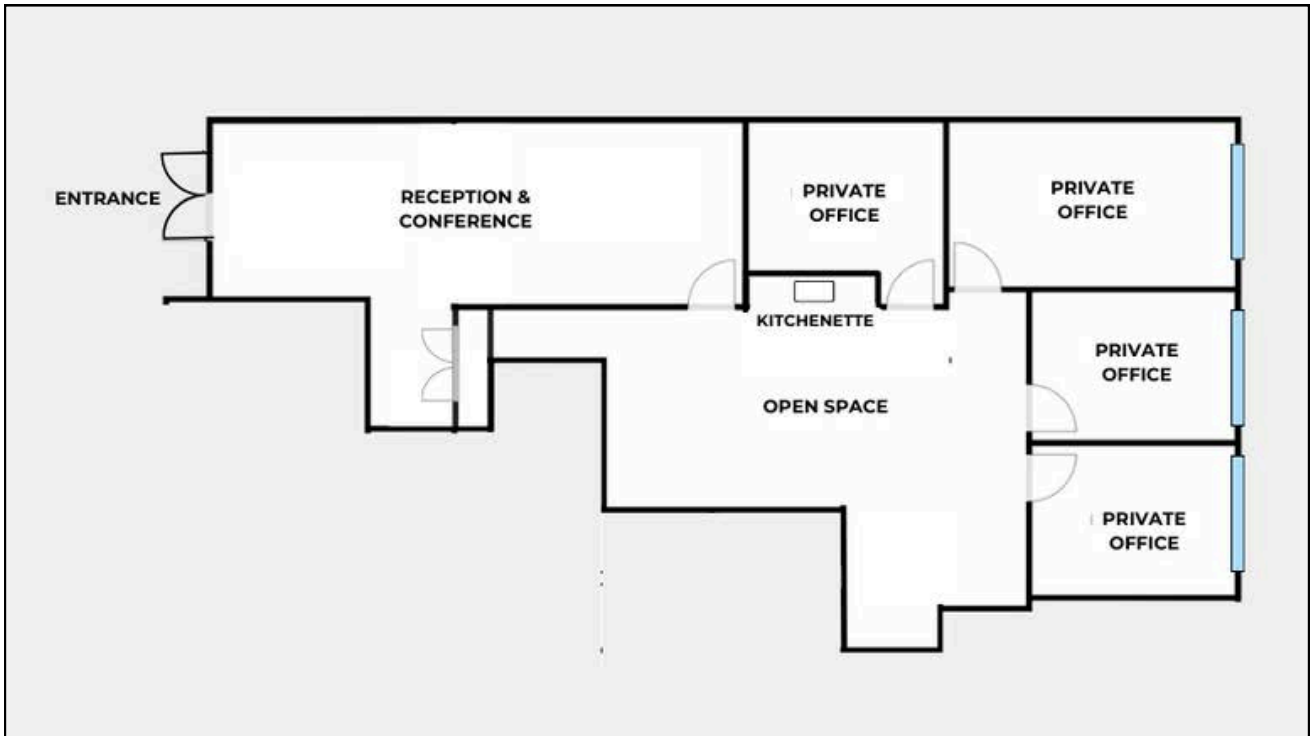
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FLOOR PLAN: SUITE 206 A - 1,800 SF

EXISTING CONFIGURATION



NOT TO SCALE

1 RECEPTION & CONFERENCE AREA

1 OPEN SPACE

4 PRIVATE OFFICES

1 KITCHENETTE

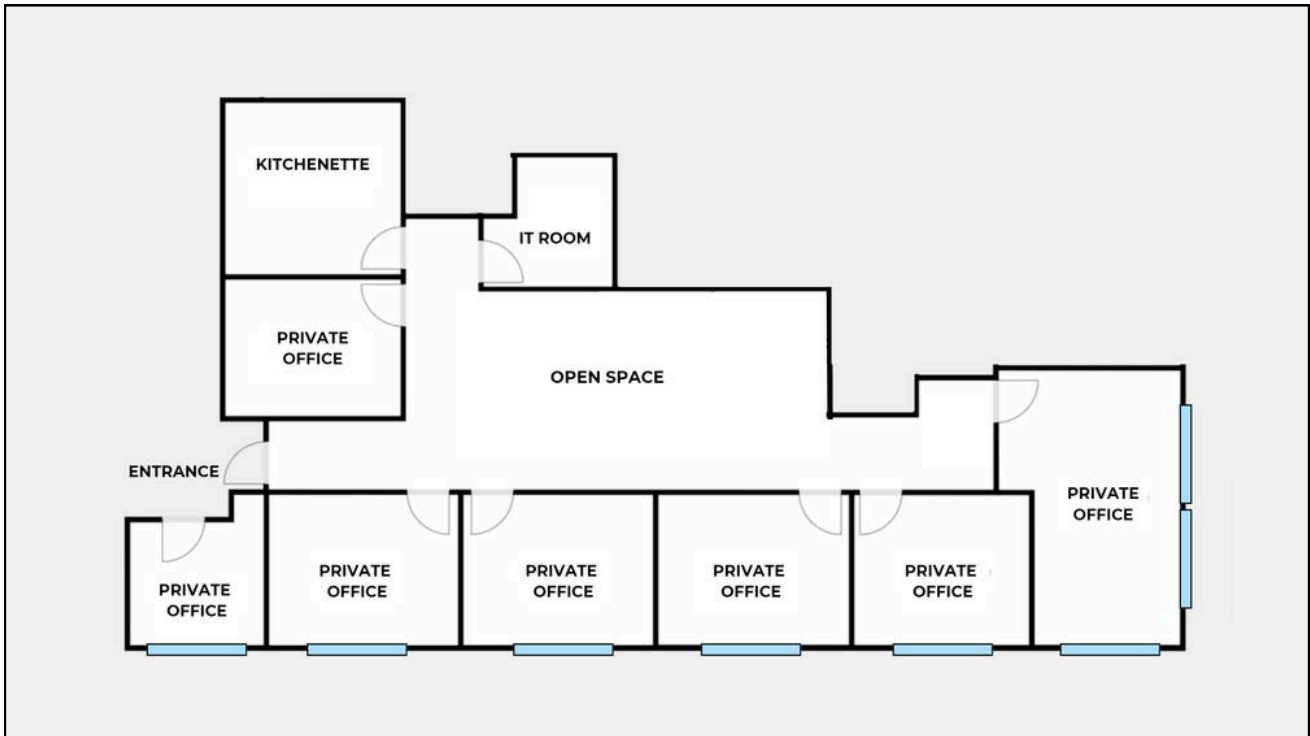
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FLOOR PLAN: SUITE 206B - 2,600 SF

EXISTING CONFIGURATION



NOT TO SCALE

8 PRIVATE OFFICES

1 OPEN SPACE

1 KITCHENETTE

1 IT ROOM

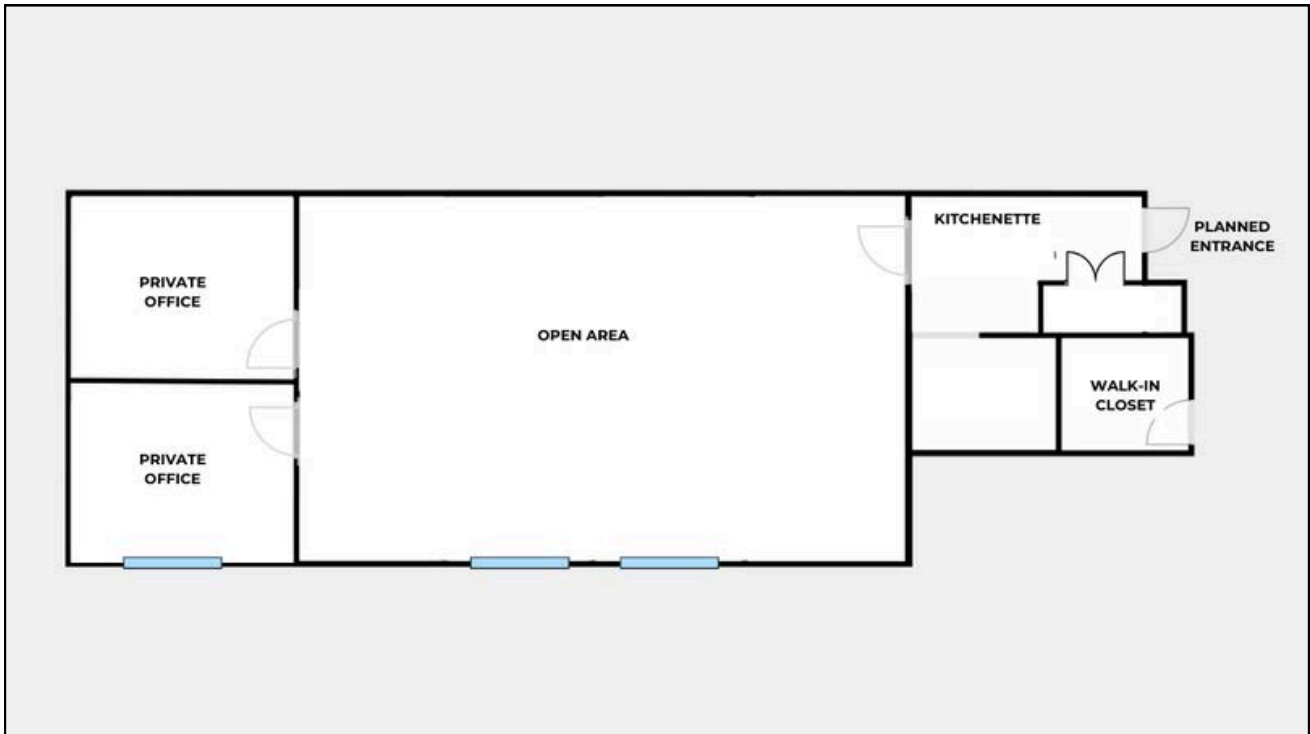
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FLOOR PLAN: SUITE 303 - 2,130 SF

EXISTING CONFIGURATION



NOT TO SCALE

2 PRIVATE OFFICES

1 OPEN AREA

1 KITCHENETTE

1 WALK-IN CLOSET

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ROOFTOP MECHANICAL SPACE



Previously leased to
Sprint



Installation-Ready
Cell Tower
Platform & Antenna

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