



Presented by  Group representing

Powerscourt Properties

25,000 SF Class A and B Office

For Lease – Up to 4,500 SF contiguous at the Fairfield Black Rock train station!

1525 Kings Highway East
Fairfield, Connecticut



Location

Easy access to Exit 23 and 24 of I-95, close to Post Road and downtown Fairfield.

Two-minute walk to the Fairfield Metro train station.

Description

- 16,850 SF two story fully renovated elevator building.
- Parking: 80 parking spaces available
- Handicap accessible

All information is subject to errors and omissions

About the Space

- 16,850 SF two-story fully renovated elevator building
- Parking: 80 parking spaces available

Asking Rent

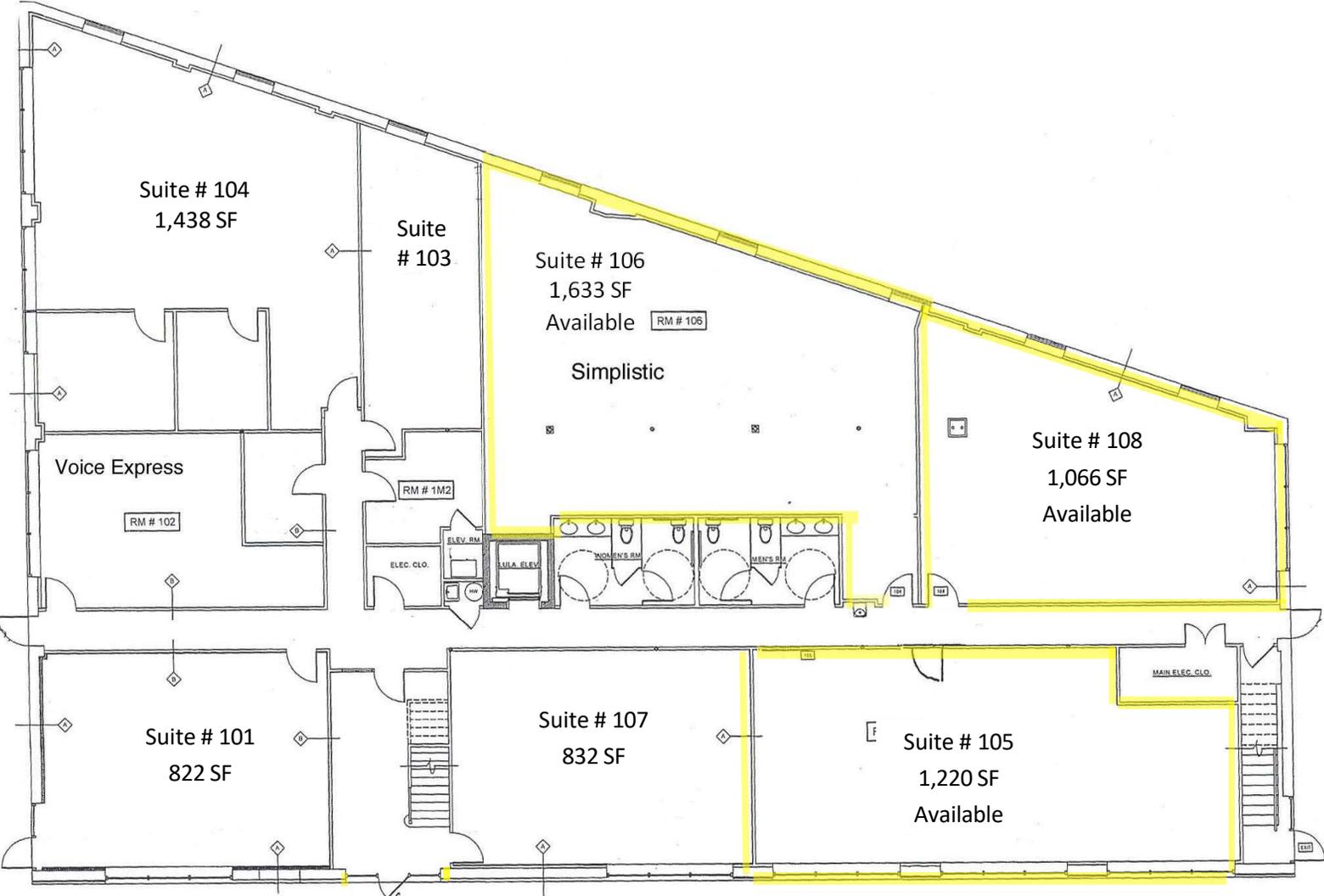
- Suite 105 – 1,220 SF - \$30 SF + \$3.75 SF for Electric
- Suite 106 – 1,633 SF - \$30 SF + \$3.75 SF for Electric
- Suite 108 – 1,066 SF - \$30 SF + \$3.75 SF for Electric
- Suite 206 – 1,253 SF - \$30 SF + \$3.75 SF for Electric
- Suite 208 – 635 SF - \$35 SF + \$3.75 SF for Electric
- Suite 210 – 2,628 SF - \$35 SF + \$3.75 SF for Electric

Single Offices available starting at \$800/month all included.

All information is subject to errors and omissions

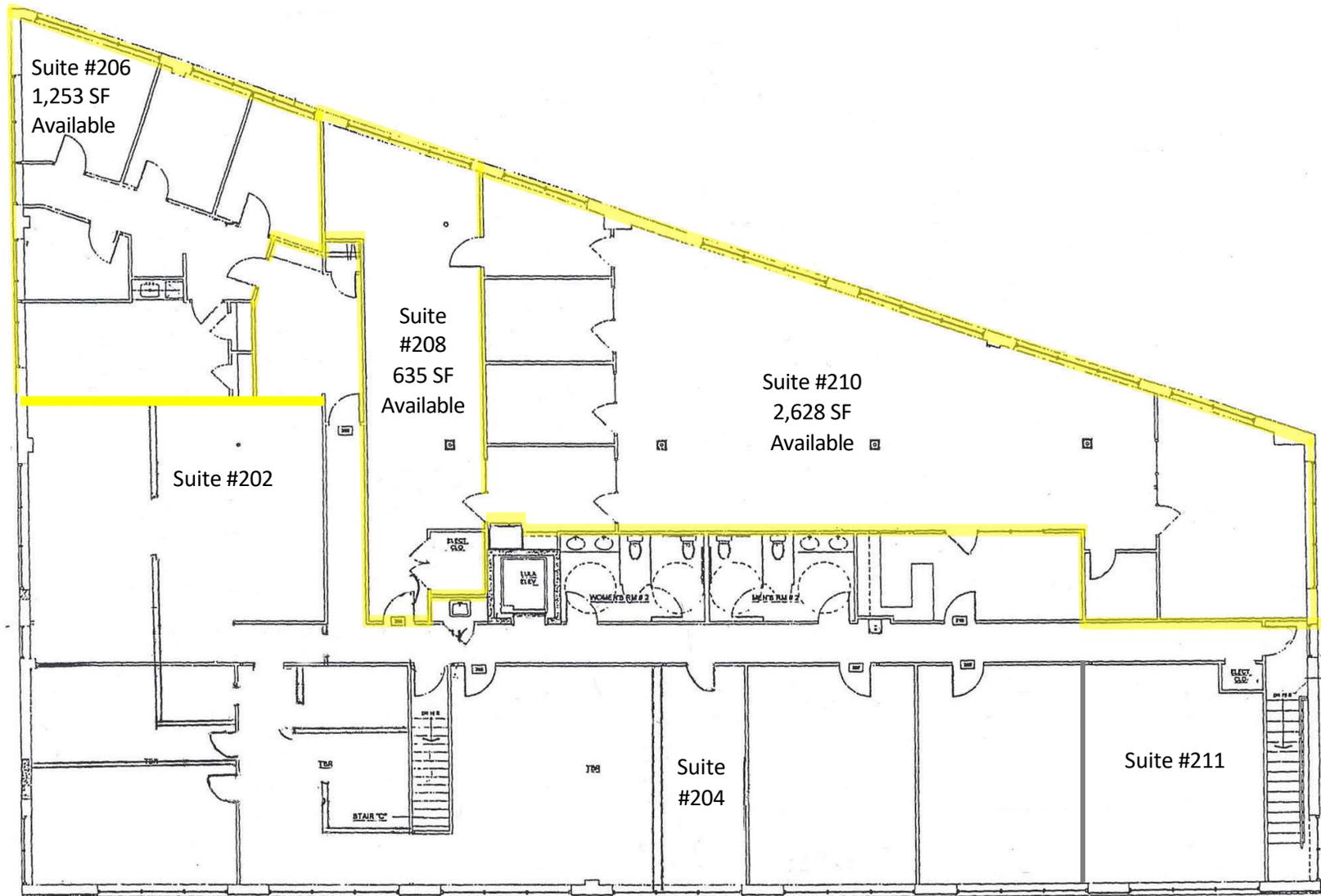


First Floor Plan



All information is subject to errors and omissions.

Second Floor Plan



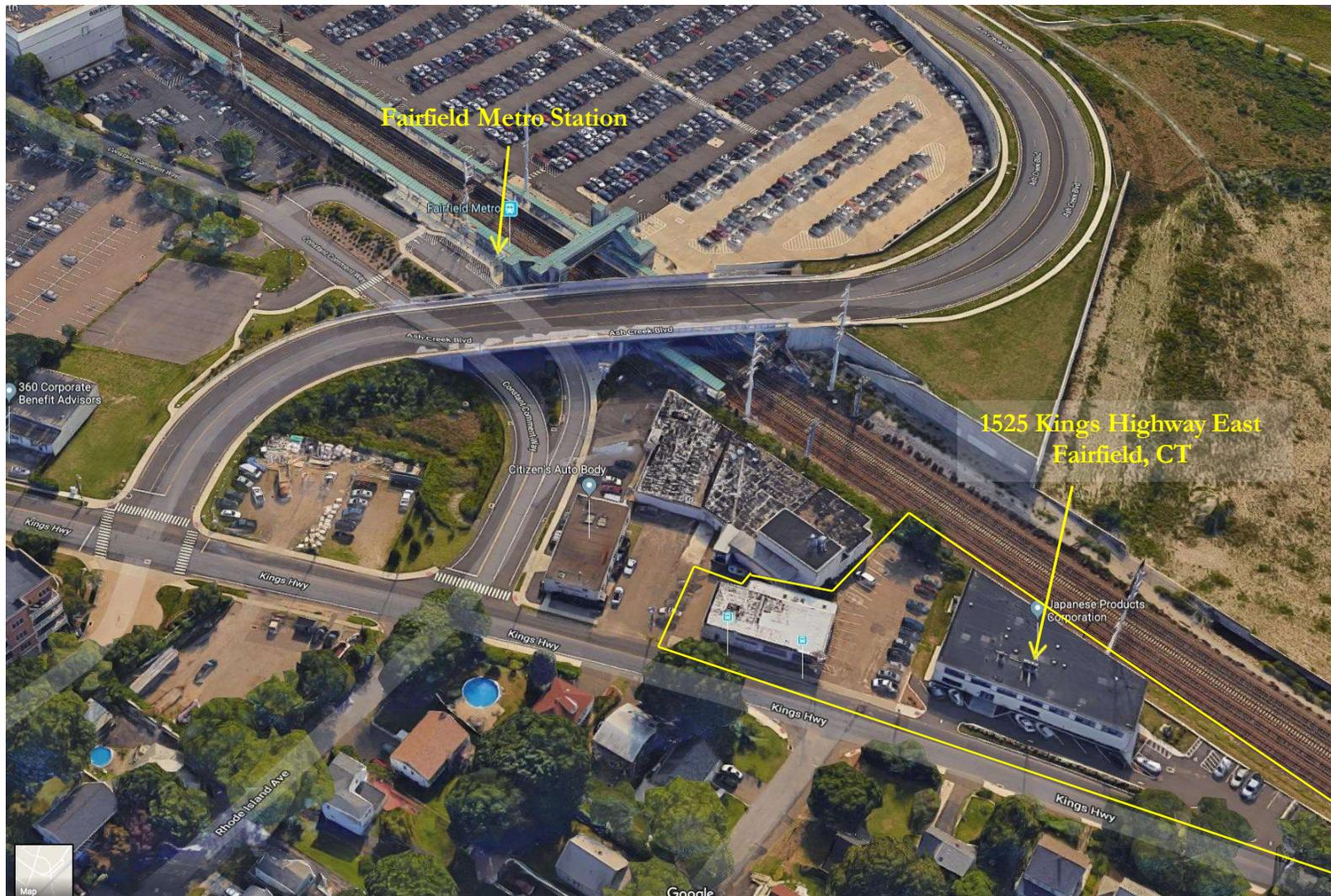
All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

All information is subject to errors and omissions

HK

HK

Aerial



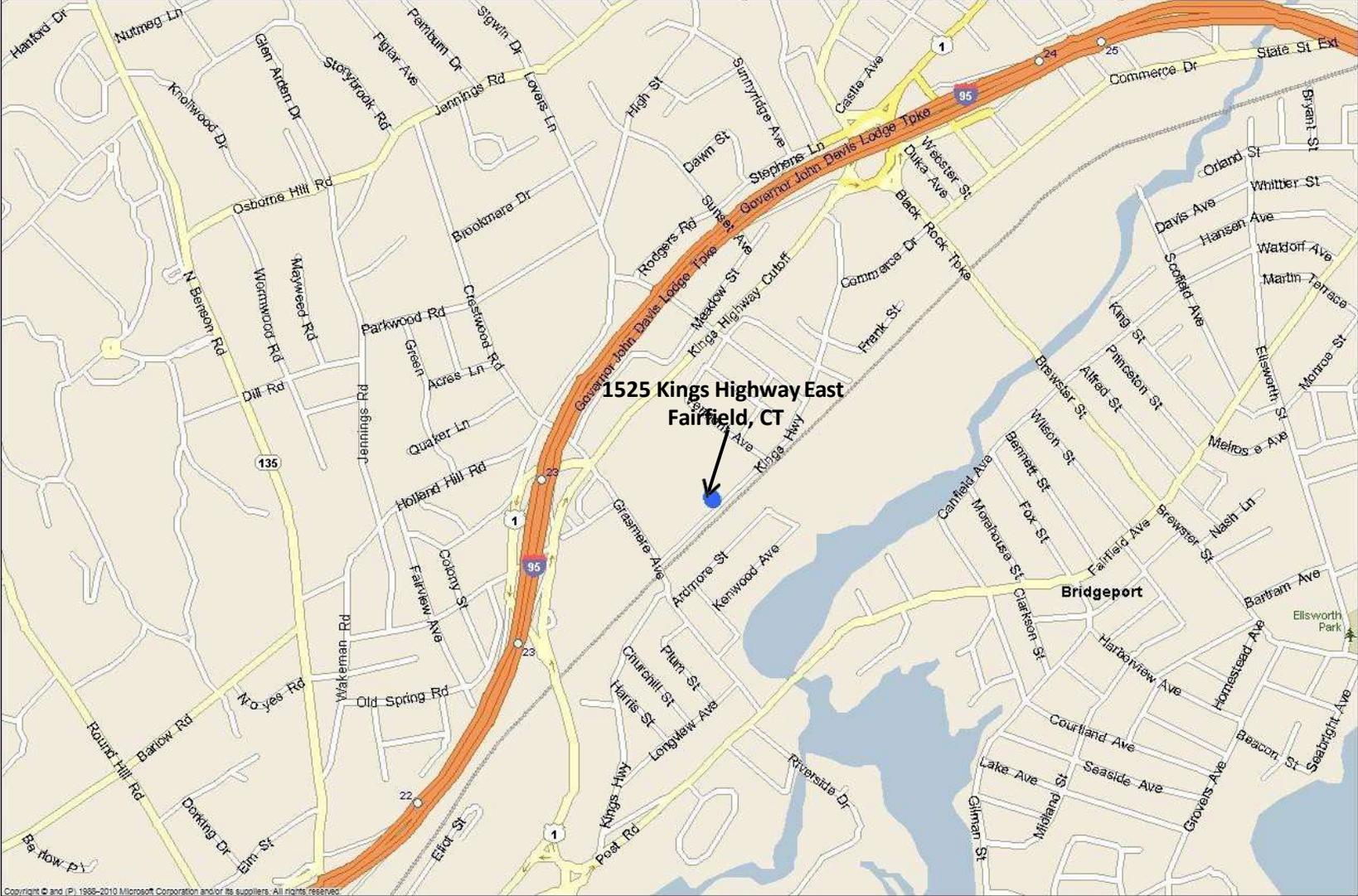
Additional Photos



Metro North Train Station Platform Next Door

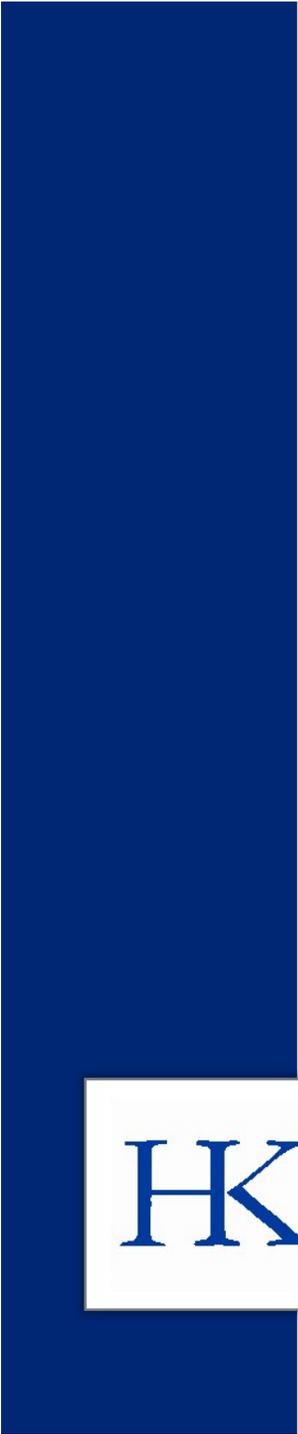
All information is subject to errors and omissions

Map



All information is subject to errors and omissions





HK

For additional information, please contact:

Franco Fellah
Executive Vice President

HK Group II, Inc.
Commercial Real Estate
49 Riverside Avenue
Westport, CT 06880

Ffella@hkgrp.com

C: 203.981.3476