



OFFERING MEMORANDUM

OFFICE SPACE FOR LEASE

1499 Post Road
Fairfield, CT 06824

TABLE OF CONTENTS



Property Overview: page 3

Demographics: page 4

Floor Plan: page 5

Traffic Count: page 6

Traffic Count Close-Up: page 7

Property Photos: page 8

About Us: page 9

CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

PROPERTY OVERVIEW



Attractive and well appointed office space available for lease in downtown Fairfield.

1499 Post Road, Fairfield, CT 06824

Offered at \$42/SF NNN

Property Facts

- Approx. 3,130 SF
- Compliment of 11 private offices
- Two conference rooms
- Kitchen area
- Two bathrooms
- Reception/waiting area
- Parking garage is steps from entrance (free and abundant parking)
- Walk to the many downtown retailers, restaurants, services and entertainment
- Nearby Universities: Fairfield University and Sacred Heart University

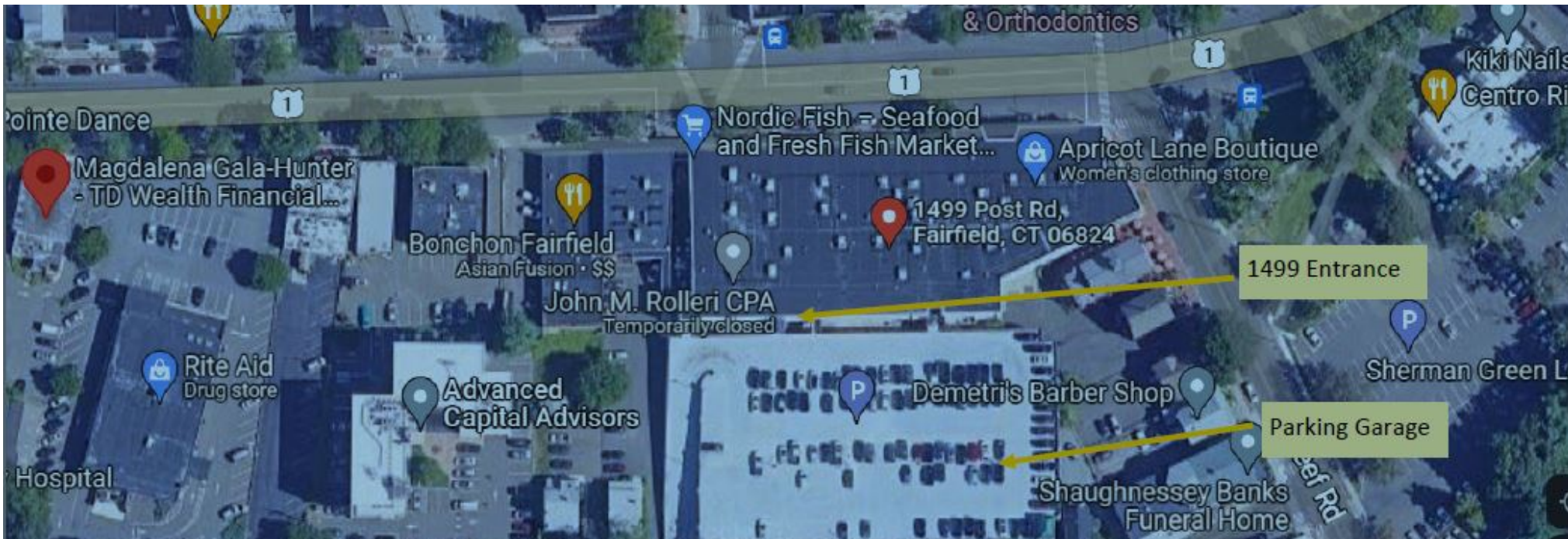
1499 Post Road, Fairfield, CT 06824

FC FEBBRAIO
COMMERCIAL

Thomas Febbraio
M: 203.247.3516 | O: 203.254.2061
febbraio@bhhsne.com

DEMOGRAPHICS

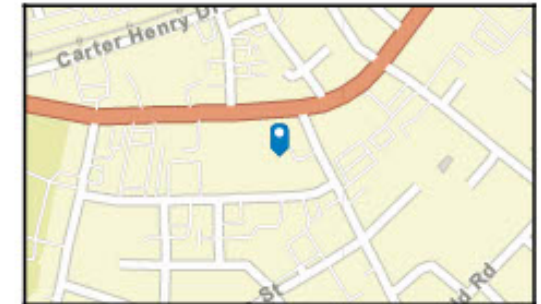
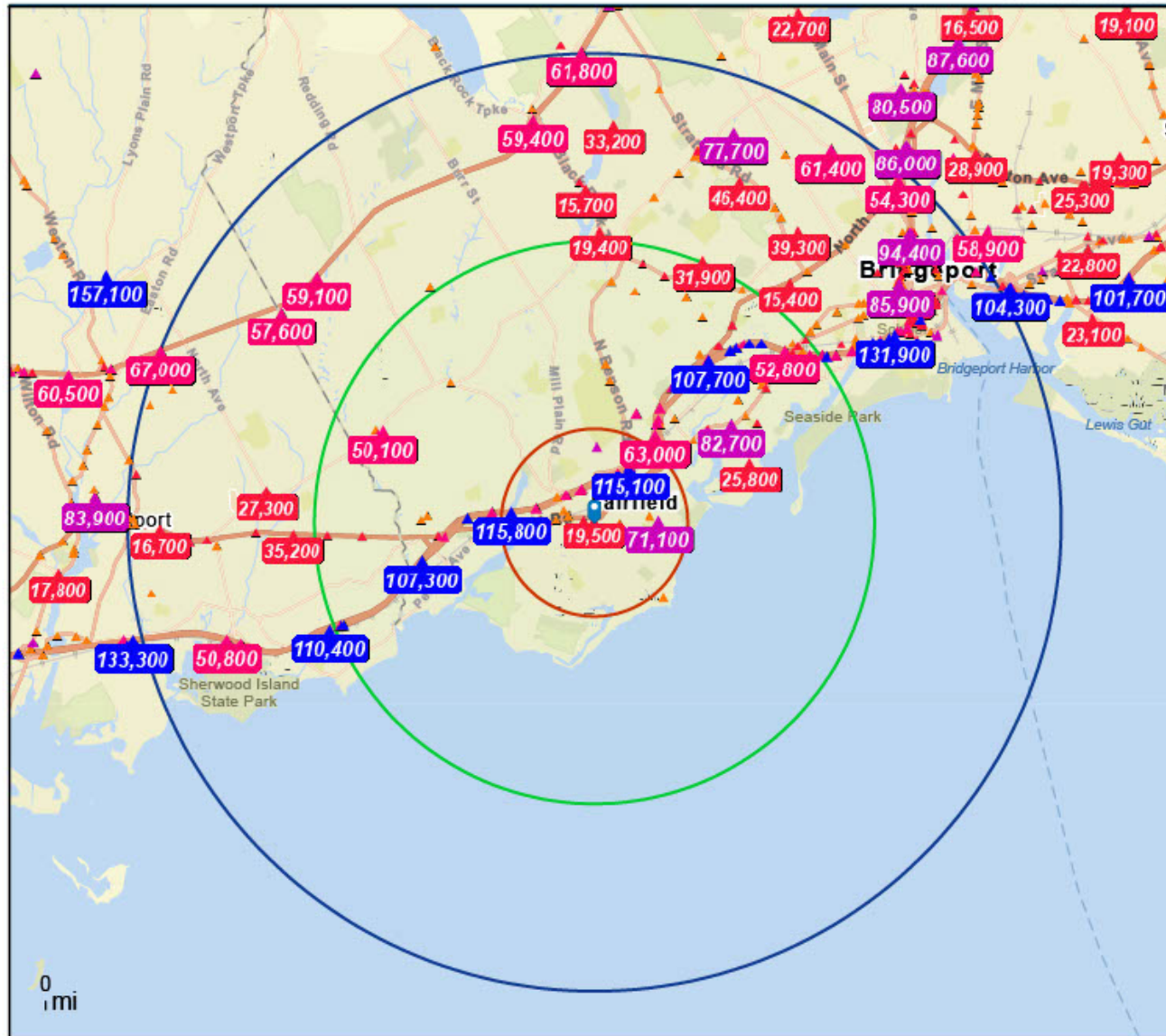
	1-Mile	3-Mile	5-Mile
Population	10,053	51,817	140,563
Median Age	42	38.7	37.2
Average Household Income	\$234,779	\$192,897	\$150,996



FLOOR PLAN



TRAFFIC COUNTS



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

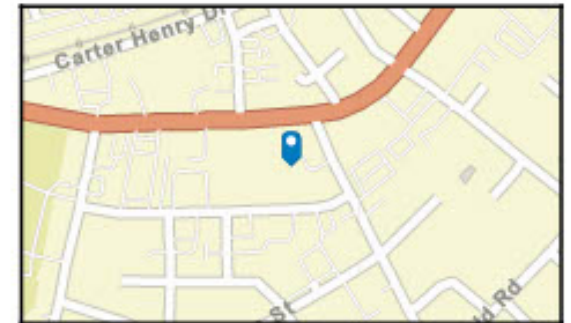
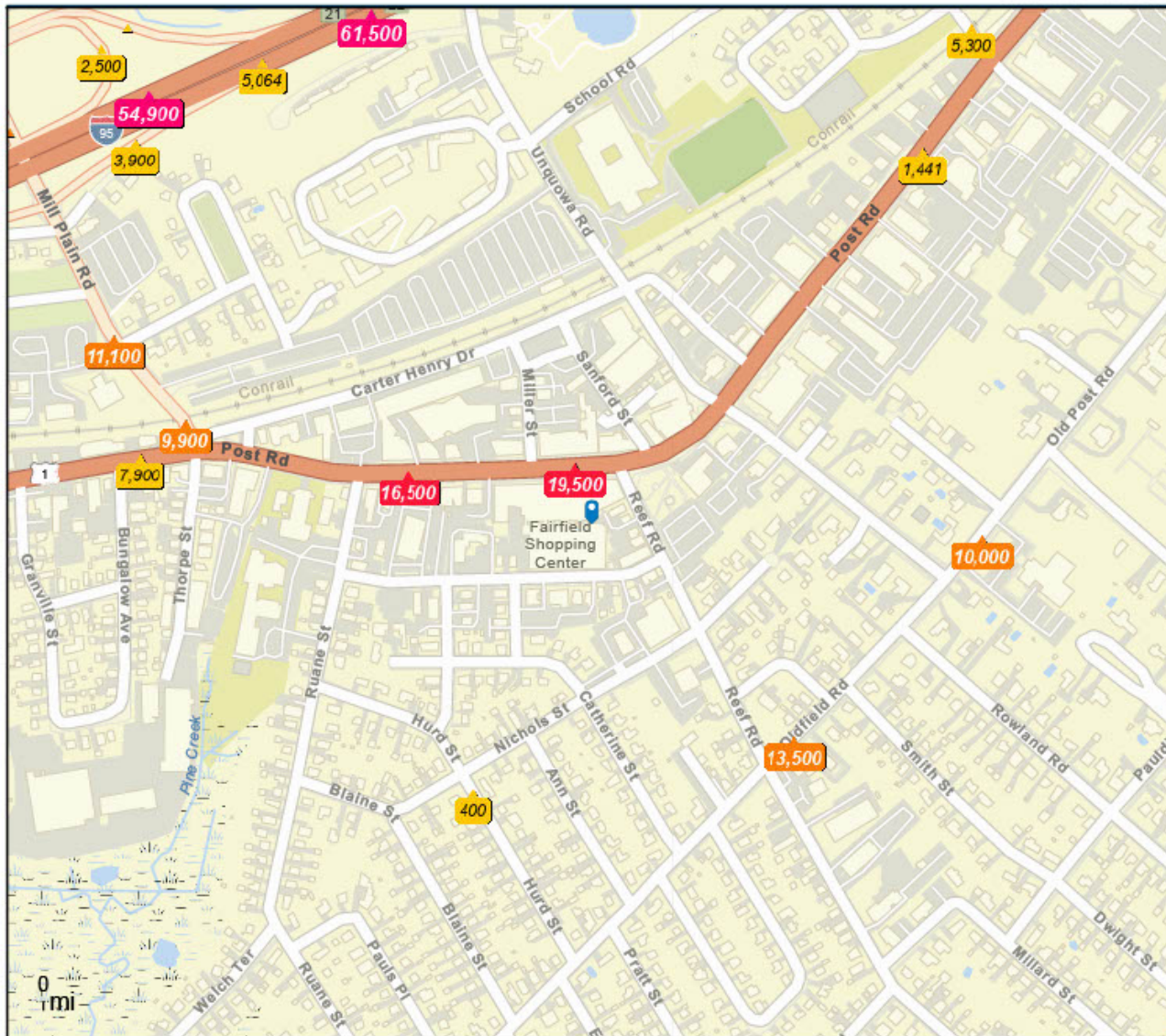


Traffic Count Map

1499 Post Rd, Fairfield, Connecticut, 06824
Rings: 1, 3, 5 mile radii

TRAFFIC COUNTS UP-CLOSE

Longitude: -73.25791



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Traffic Count Map - Close Up

1499 Post Rd, Fairfield, Connecticut, 06824
Rings: 1, 3, 5 mile radii

PROPERTY PHOTOS





ABOUT THE FEBBRAIO COMMERCIAL TEAM

Thomas Febbraio, Principal and Managing Partner of Febbraio Commercial Team at Berkshire Hathaway HomeServices New England Properties brings over 25 years of invaluable expertise in the real estate industry. As a seasoned real estate developer he has cultivated a reputation for excellence, entrepreneurship, and exceptional client service.

Febbraio Commercial Team has played a pivotal role in leasing, developing, and selling over three hundred million dollars worth of commercial real estate across New York and Connecticut. His extensive portfolio includes a diverse range of clients and properties, reflecting his deep understanding of the market dynamics and his commitment to delivering optimal results.

With his unwavering dedication, extensive network, and proven track record of success, Thomas Febbraio continues to be a trusted advisor and a driving force in the commercial real estate landscape, offering unparalleled insights and solutions to his clients' diverse needs.



Tommy Febbraio

Managing Partner

2000 Post Road, Suite 200,
Fairfield, CT 06824

Direct: **203.247.3516**
febbraio@bhhsne.com
febbraiocommercial.com

TEAM SPECIALTIES

- Business Sales
- Office Leasing & Sales
- Retail Leasing & Sales
- Investment Properties
- Industrial Real Estate
- Landlord Representation
- Commercial Properties
- Tenant Representation

Visit Our Website

