



ONE POST ROAD
FAIRFIELD, CT
06824

ANGEL 
COMMERCIAL, LLC

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

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

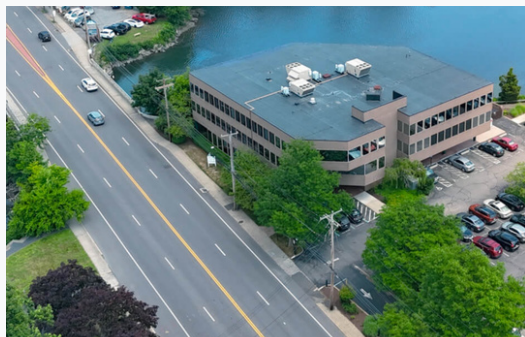
BROKER

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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.

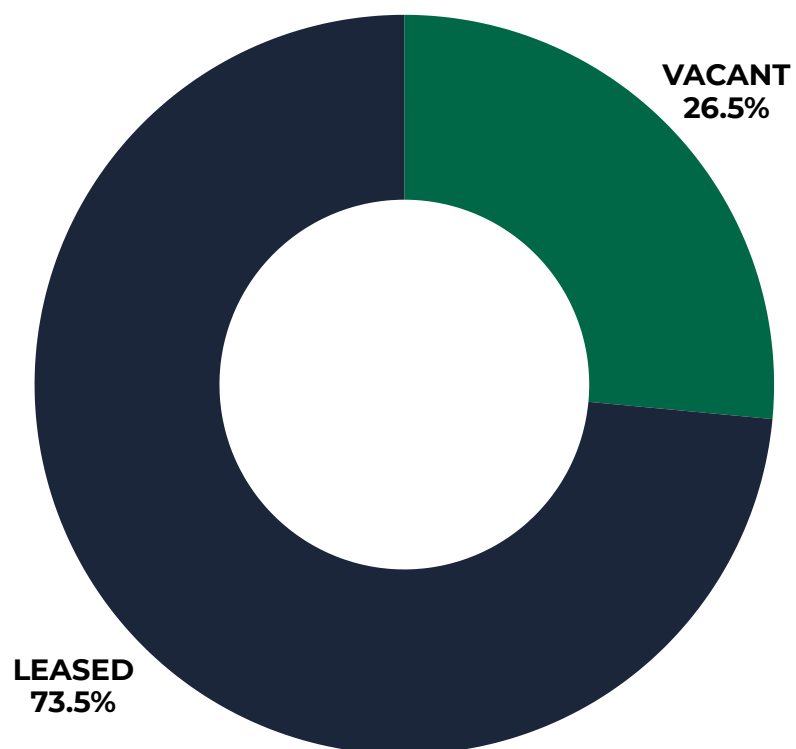
SECOND FLOOR

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.

PROPERTY DETAILS



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 1 st Floor Suite)
Amenities:	Elevator, ADA Compliant Automatic Entrance Door, Common Restrooms, Wet Sprinkler System, Video Surveillance Security System, On-site FedEx Drop Box

UTILITIES

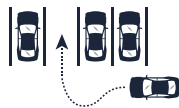
Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas



PREMIER WATERFRONT OFFICE BUILDING



VISIBILITY
305' Frontage
on Post Road



PARKING
96 Shared
Dedicated Spaces



ACCESSIBILITY
ADA-Compliant Automatic
Entrance Door



SECURITY
Video Surveillance
Security System



CONVENIENCE
Onsite FedEx
Drop Box



MINUTES TO I-95, TRAIN STATION AND AMENITIES



MORNING FUEL

Dunkin', Sound Coffee
& The Tasty Yolk



DAILY ERRANDS

BJ's, Whole Foods,
PetCo & CVS



FITNESS

The Edge Fitness Center
& Fairfield YMCA



SHIPPING

UPS, FedEx &
USPS



DAY CARE

Bright Horizons &
Bright Beginnings

Photo Gallery: One Post Road



Entrance to Building



96 Dedicated Parking Spaces



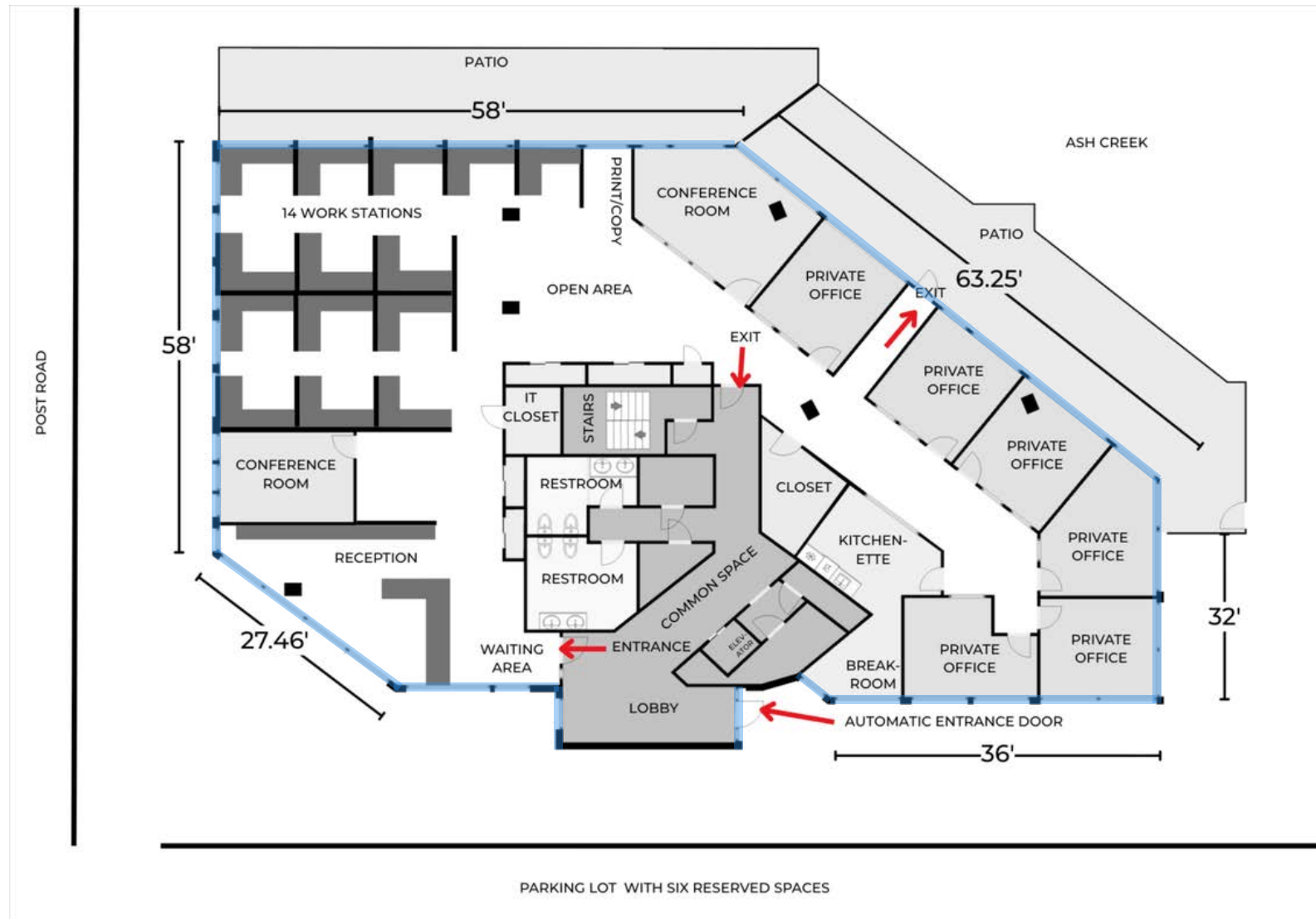
Boardwalk Overlooking Ash Creek



Lobby with High End Finishes & ADA Automatic Door

FLOOR PLAN: First Floor Suite

6,500 RSF



NOT TO EXACT SCALE - MEASUREMENTS ARE APPROXIMATE

Photo Gallery: First Floor Suite



Secure Entrance to Suite



Waiting & Reception Areas



Virtually Staged Open Office Area

Photo Gallery: First Floor Suite



Conference Room



19 Electric Sit/Stand Desk Available from Tenant



14 Workstations

Photo Gallery: First Floor Suite



Private Executive Suite



Private Office



Kitchenette & Breakroom

FLOOR PLAN: Second Floor Suite

1,526 RSF



NOT TO EXACT SCALE - MEASUREMENTS ARE APPROXIMATE

Photo Gallery: Second Floor Suite



Virtually Staged Reception & Waiting Room



Virtually Staged Private Office



Virtually Staged Administrative Office



Virtually Staged Kitchenette

DEMOGRAPHIC EXECUTIVE SUMMARY



Source: ESRI Business Analyst
(Key Metrics Based on 1-Mile Radius)

Positioned within one of Fairfield's most desirable commercial and residential corridors, **One Post Road** is supported by an elite demographic profile. The immediate 1-mile radius features an **exceptionally high-earning population**, with a **Median Household Income of \$119,215** and an **Average Household Income of \$176,716**. This concentration of wealth, combined with a highly educated white-collar workforce, ensures a stable, high-quality tenant base for this premium asset.

METRIC	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population	15,106	93,381	202,431
Daytime Population	14,716	89,528	191,273
Total Households	6,388	34,935	73,978
Average Household Income	\$176,716	\$158,777	\$141,373
Median Household Income	\$119,215	\$90,454	\$79,172

EDUCATION & WORKFORCE



Highly Educated: An impressive **66%** of residents hold a Bachelor's, Graduate, or Professional degree, significantly outperforming regional and national averages.



Professional Workforce: The area boasts a **79% White-Collar** employment rate, reflecting a tenant pool comprised largely of executives and high-level professionals.



Labor Market Strength: The local unemployment rate stands at 6.0%, reflecting a steady and active local labor environment.

HOUSING CHARACTERISTICS



Balanced Home Ownership: **52.3%** of housing units in the immediate area are owner-occupied, offering a well-rounded mix of neighborhood stability and a dynamic local rental market.



Household Composition: **2-person households** are the most common at **33.2%**, followed closely by **1-person households** at **31.3%**, showing a strong local base of single professionals and couples with significant purchasing power.

Fairfield, CT: A Premier Corporate Ecosystem



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 firm, is one such example that has been headquartered here since its inception. This diversity contributes to a vibrant economic environment conducive to business prosperity.



Excellent Infrastructure

Fairfield's well-maintained infrastructure is another asset. The property sits less than one mile from the Fairfield Black Rock Train Station and is within 50 miles of four major airports, including Westchester County (HPN), 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, 66% of Fairfield's population holds a bachelor's degree or higher, more than double the national average of 32%.

Elite Demographics & Business Vitality



Quality of Life

Fairfield offers a high-quality lifestyle that attracts and retains employees. With a median household income of \$119,215 and an average household income of \$176,716 immediately surrounding One Post Road, it is 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

ONE POST ROAD
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VIEW ZONING
REGULATIONS



EMAIL BROKER



CALL BROKER

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