



**418** MEADOW STREET  
SUITE 202  
FAIRFIELD, CT 06824

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SUBLEASE  
**SPECIAL**  
**3**  
MONTHS  
**FREE**  
RENT

## Exceptional Sublease Opportunity: 2,300 RSF Office Suite in Fairfield, CT Reduced Lease Rate with 3 Months Free Rent

Angel Commercial, LLC, as the exclusive broker, presents an exceptional opportunity for companies seeking to lower their business overhead by subleasing **Suite 202 at 418 Meadow Street in Fairfield, CT**. The current tenant has consolidated their operations out-of-state and are ready to negotiate. They are offering a 2,300 SF office suite for \$23/RSF Gross + Utilities at a reduced lease rate, offering **three months of free rent** to any tenant who will assume the remaining term of their lease, which ends on June 30, 2027. Located on the second floor, the move-in-ready, professional office suite provides well-maintained and functional work areas, perfect for immediate occupancy. The space includes five private offices, an open office area, a conference room, two private restrooms, a storage room and access to an outdoor patio. There is potential for a lease extension through direct arrangements with the landlord.

The suite is located in a two-story, 24,305 RSF industrial/flex building that boasts essential amenities such as central air-conditioning, a wet sprinkler system, and a security alarm system, ensuring comfort and safety. All units are equipped with AtmosAir™ Indoor Environmental Purification Systems, enhancing the indoor environment. With 60 shared spaces of ample parking, both employees and visitors can be assured of convenient access.

The proximity to various amenities, including Staples, Home Depot, Whole Foods Market, CVS, Chipotle Mexican Grill, Five Guys Burgers & Fries, Bright Horizons Early Education & Preschool, and The Fitness Edge, further enhances its appeal. The easy access to Exits 23 & 24 on I-95 and the nearby Fairfield Metro Train Station, only half a mile away, ensure a smooth commute, making this an excellent choice for business purposes.

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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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

**Jon Angel, President**  
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203.335.6600 Ext. 21

# 418 MEADOW STREET SUITE 202 FAIRFIELD, CT 06824

## Financial Information

**Sublease Rate:** \$23/RSF Gross + Utilities

**Sublease** 6/30/2027

**Expiration Date:**

## The Site

**Space Available:** 2,300 RSF

**Total Building Size:** 24,305 SF

**Land:** 1.05 Acres

**Zoning:** Designed Industrial District (DI)

**Year Built:** 1989

**Construction:** Concrete/Cinder & Brick/Masonry

**Stories:** Two

**Tenancy:** Multiple

**Floor:** Second

## Features

**Parking:** 60 Shared Spaces

**Amenities:** Elevator, Wet Sprinkler System, Security Alarm System, AtmosAir™ Indoor Environmental Purification System, Digital Directory

## Utilities

**Water/Sewer:** City/City

**A/C:** Central Air Conditioning

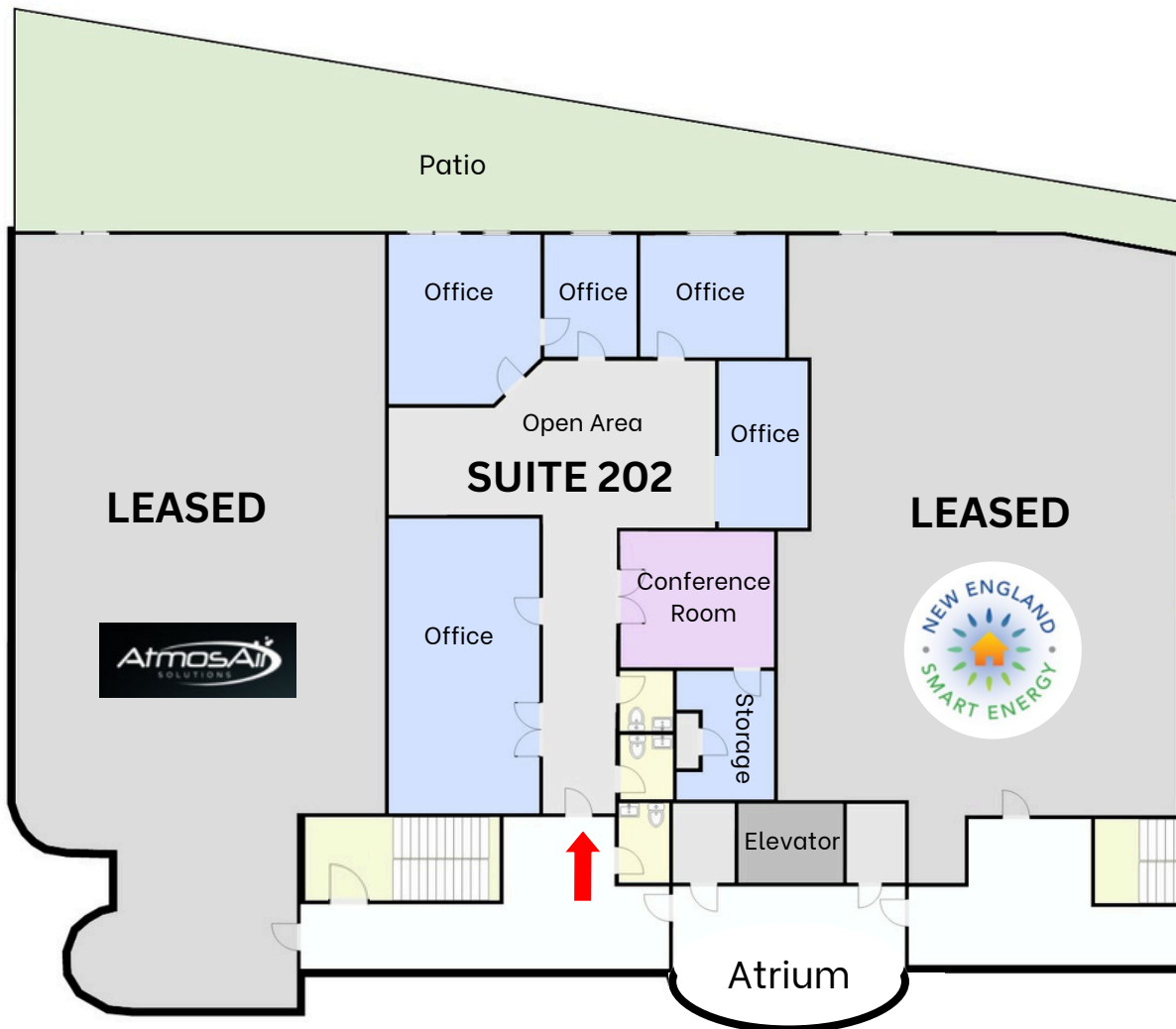
**Heating:** Gas



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## FLOOR PLAN: 2,300 SF



NOT TO SCALE

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