



19
OLD KINGS
HIGHWAY
SOUTH

OFFICE/MEDICAL SPACE FOR LEASE IN DARIEN!

NEWMARK

19 OLD KINGS HIGHWAY | DARIEN, CT

IN THE HEART OF DOWNTOWN DARIEN

EASY ACCESS TO ROUTE 1 & I-95, AND PROXIMITY TO THE AMENITIES OF DOWNTOWN DARIEN & THE POST ROAD

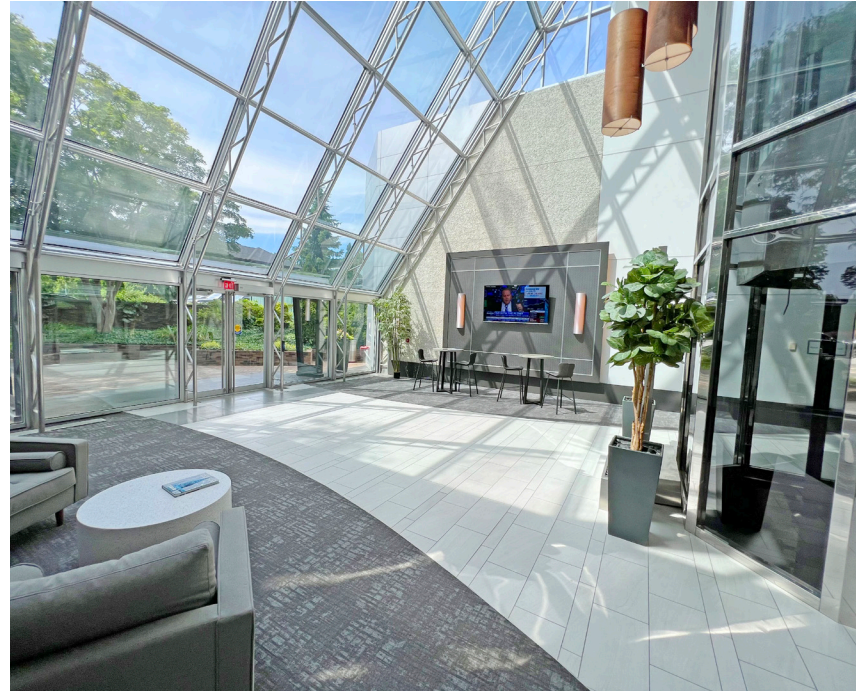
- › Located immediately off exits 11&12 from I-95
- › Walking distance to the Darien Train Station, as well as numerous shops and eateries in downtown Darien
- › Full building renovations recently completed
- › Dedicated parking lot with 3/1,000 SF
- › On-site management and a 24/7 key card access at all entries

SPECIFICATIONS

Available:	3,218 SF
Possession:	Immediate
Rent:	\$48.50 Gross + Electric
Term:	5-10 Years

FOR LEASING INFORMATION, PLEASE CONTACT

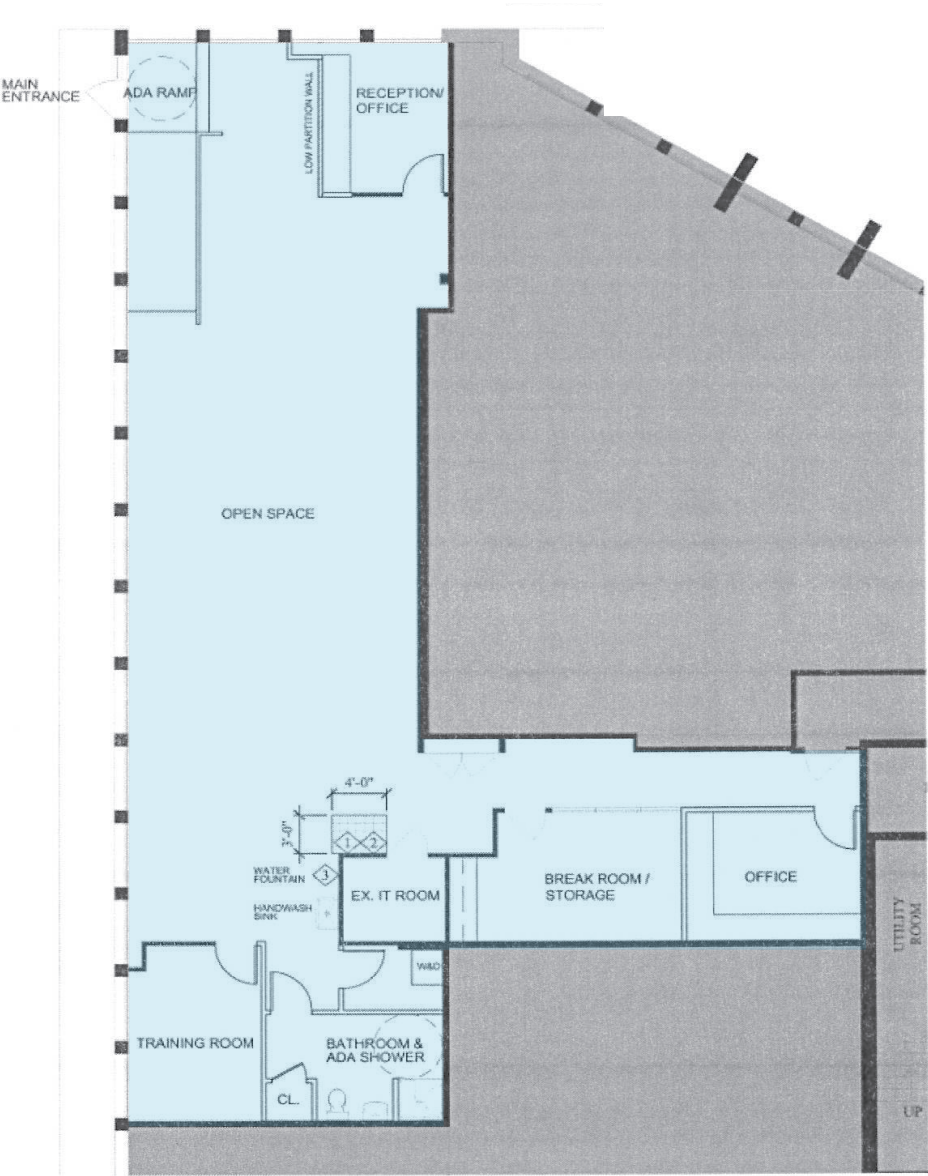
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FLOOR PLAN

1ST FLOOR / 3,218 SF

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MARKET AERIAL

ESTIMATED DRIVE TIMES

Darien Train Station	0.2m / 3 minutes
Stamford Town Center	3.8m / 8 minutes
Downtown Greenwich	8.8m / 12 minutes

METRONORTH RAILROAD

Grand Central Terminal	57 minutes
Stamford	7 minutes
Bridgeport	28 minutes
New Haven	55 minutes



LOCATION



Darien is located in the southern portion of affluent Fairfield County, Connecticut, the wealthiest state in the United States based on per capita income. Fairfield County includes 9 out of 10 of the wealthiest towns in the state including Darien, Greenwich, New Canaan, Weston and Westport. The demographic strength of this market makes it one of the most desirable locations in the suburban New York metropolitan area. The immediate downtown Darien area is filled with an array of national, regional and local retailers ranging from grocery (Whole Foods, Trader Joes, Stop & Shop) clothing (Darien Sports Shop, Orvis) dining (Ten Twenty Post, The Goose, L'Ostal, Starbucks) and banking (Bank of America, Chase, Webster Bank) options. Darien is also known for its charming Mom & Pop shops, such as Barret Bookstore, Darien Toy Box, NEAT Coffee, Morley. The main retail corridor stretches

approximately two miles along Boston Post Road from the subject property all the way to the I-95/Exit 11 and Boston Post Road intersection. Darien is ideally positioned on the Metro North train line, with two stations in town (Noroton Heights and Darien) and direct access to major stations like Grand Central (59min) and Stamford (7min). Darien also boasts excellent proximity to all New York metro airports including Westchester County Airport (17mi), LaGuardia (36mi) and JFK International (42mi). Office availability in Darien is historically low and reflects the town's consistent and increasing popularity. With just over a half dozen Class A office properties totaling about 280,000 SF within the immediate downtown area, vacancy rates traditionally hover in the high single digit to low double digit range. The town's current Class-A vacancy rate is 9.2%.