

SOUTHPORT CROSSING

**3530** POST ROAD  
SOUTHPORT, CT  
06890



**ANGEL**   
COMMERCIAL, LLC

2425 Post Road, Suite 303  
Southport, CT 06890  
[angelcommercial.com](http://angelcommercial.com)

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

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## OFFICE SUITES & ROOFTOP MECHANICAL SPACE IN PROMINENT PROFESSIONAL BUILDING FOR RENT

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer several office suites ranging in size from 1,800 SF to 4,400 SF plus a rooftop mechanical space for lease in a prominent 37,500 SF professional building at **Southport Crossing, 3530 Post Road in Southport, CT.**

- On the second floor, there is 4,400 SF of divisible office space: Suite 206A provides 1,800 SF of office space, and Suite 206B provides 2,600 SF. The lease rate is \$28.75/SF Gross Plus Utilities.
- On the third floor, Suite 303 offers a 2,130 SF office suite. The lease rate is \$28.75/SF Gross Plus Utilities.
- Rooftop mechanical space featuring an installation-ready cell tower platform & antenna (previously leased by Sprint) is available at a monthly rate of \$2,500.

Prominently situated on Post Road (Route 1), the building offers excellent visibility, 135 shared spaces with covered parking, a picnic area, and the convenience of onsite UPS and FedEx Drop Boxes. Recent enhancements include fully renovated common restrooms and new carpeting in main hallways and elevators.

Southport Crossing enjoys a strategic location, making it an ideal choice for commuters. It is just minutes away from I-95, the Southport Metro-North Train Station, various banks, dining options, and the popular Equinox Fitness Center.



## DETAILS

### FINANCIAL INFORMATION

**Office Lease Rate:** \$28.75/SF Gross + Utilities

**Rooftop Lease Rate:** \$2,500/Month

### THE SITE

**Space Available:** 2nd Floor: 4,400 SF (1,800 SF & 2,600 SF),  
3rd Floor: 2,130 SF

**Building Size:** 37,500 SF

**Land:** 0.94 Acres

**Zoning:** Designed Commercial District (DCD)

**Year Built:** 1982, Renovated 2021

**Construction:** Brick Masonry

**Stories:** Three

**Tenancy:** Multiple

**Floor:** Second & Third

### FEATURES

**Parking:** 135 Shared Spaces

**Amenities:** Handicap Accessible, On-Site UPS & FedEx  
Drop Boxes, Wet Sprinkler System, Two  
Elevators, Common Restrooms

### UTILITIES

**Water/Sewer:** City/City

**A/C:** Central Air Conditioning

**Heating:** Gas

### DEMOGRAPHICS

#### ONE MILE

#### THREE MILES

**Population:** 14.9k 57.5k

**Median HH Income:** \$189k \$185k





## PREMIER OFFICE BUILDING FOR TENANTS



135 Shared Spaces including covered parking area.



Recent renovated restrooms & common areas.

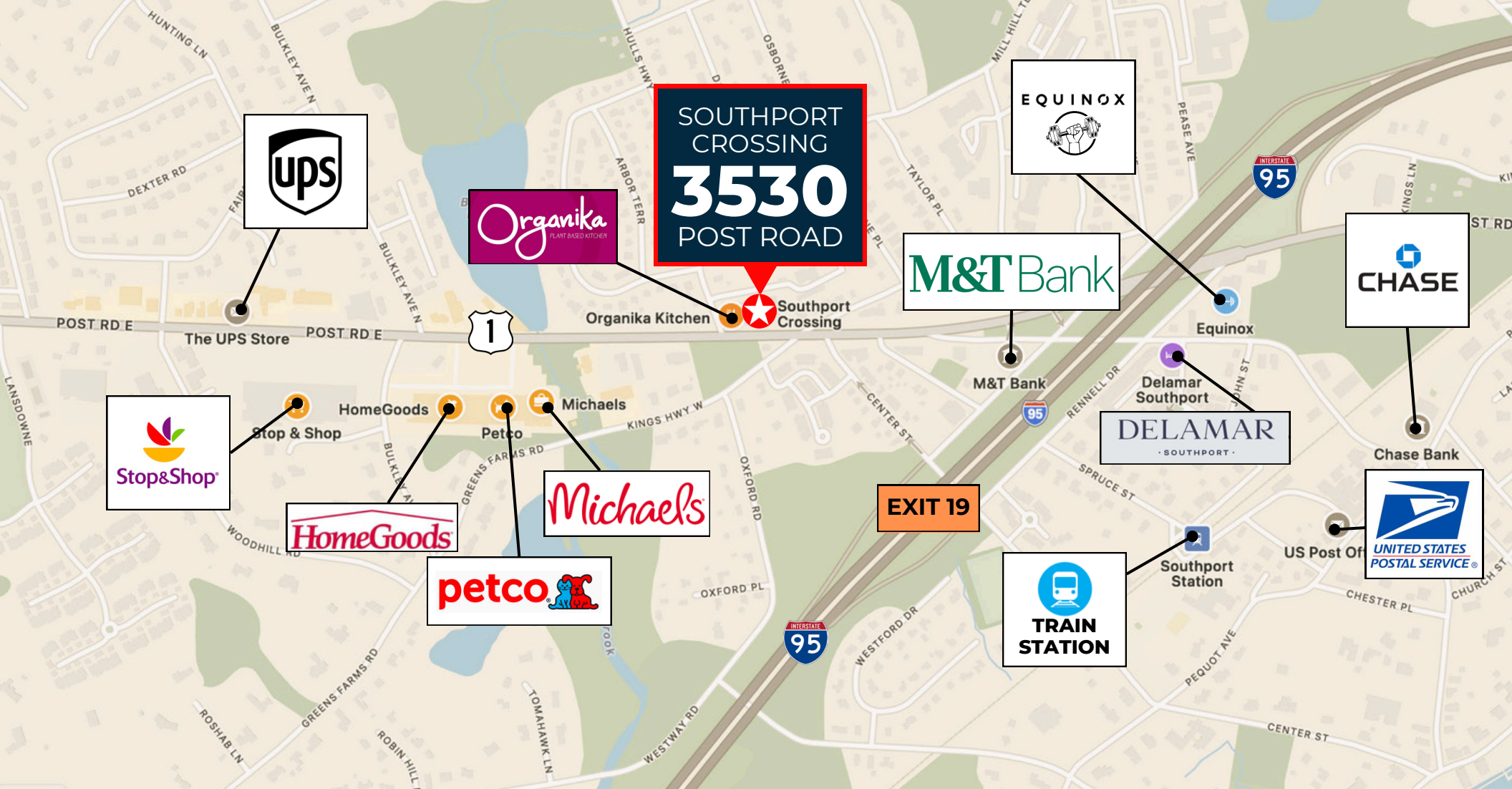


Convenient Onsite UPS & FedEx Drop boxes.



Ability to cater to large and small tenants





## CONVENIENT COMMUTER LOCATION WITH NEARBY AMENITIES



Amenities include restaurants, retail stores, banks, fitness gym, and delivery services companies.



Minutes to I-95, Exit 19, and the Southport Metro-North Train Station.



**FLOOR PLAN:**  
**SUITE 206 A & B - 4,400 SF**

LEASE  
**\$28.75/SF Gross**  
**Plus Utilities**

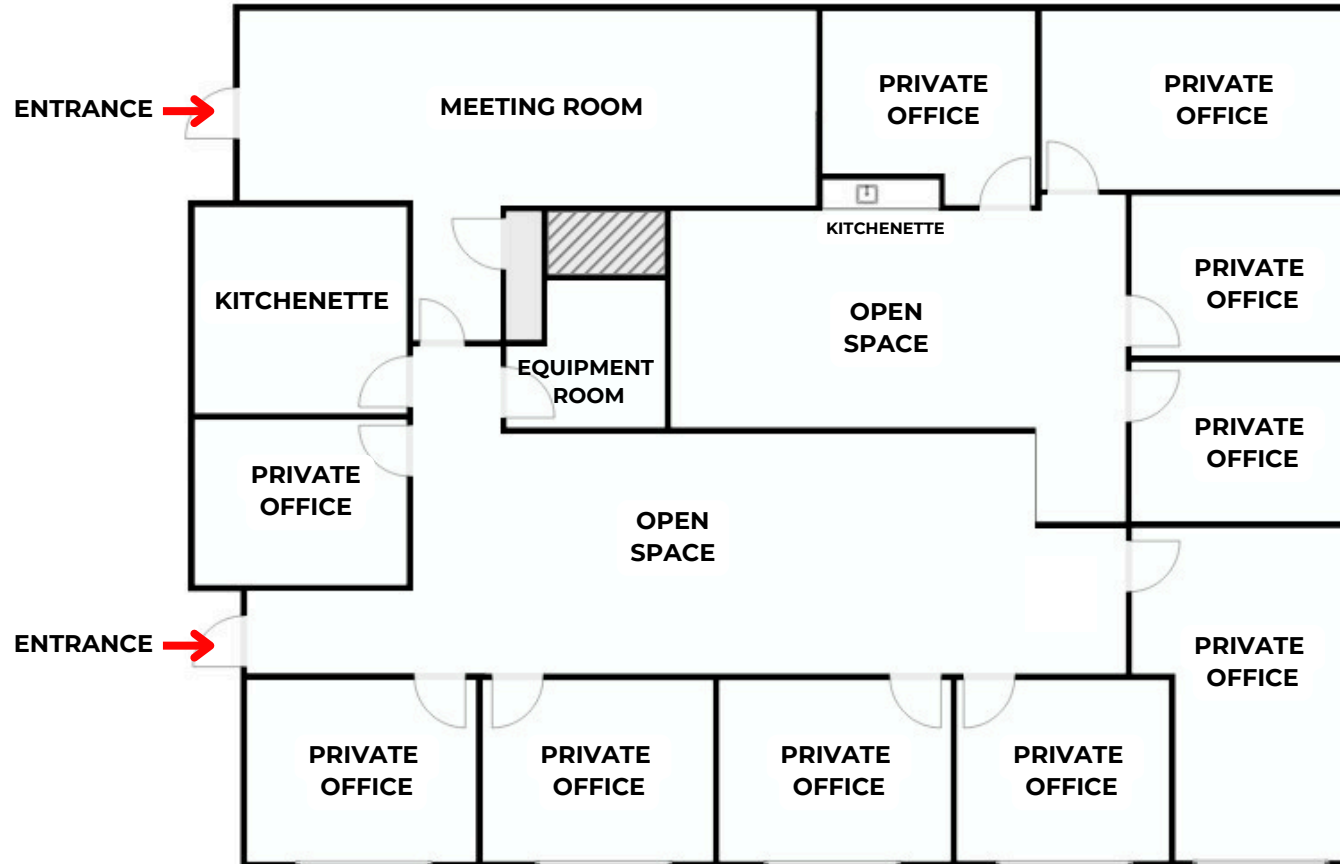
**1** MEETING ROOM

**10** PRIVATE OFFICES

**2** OPEN SPACES

**1** EQUIPMENT ROOM

**2** KITCHENETTES



NOT TO SCALE



# FLOOR PLAN: SUITE 206A - 1,800 SF

LEASE  
**\$28.75/SF Gross  
Plus Utilities**

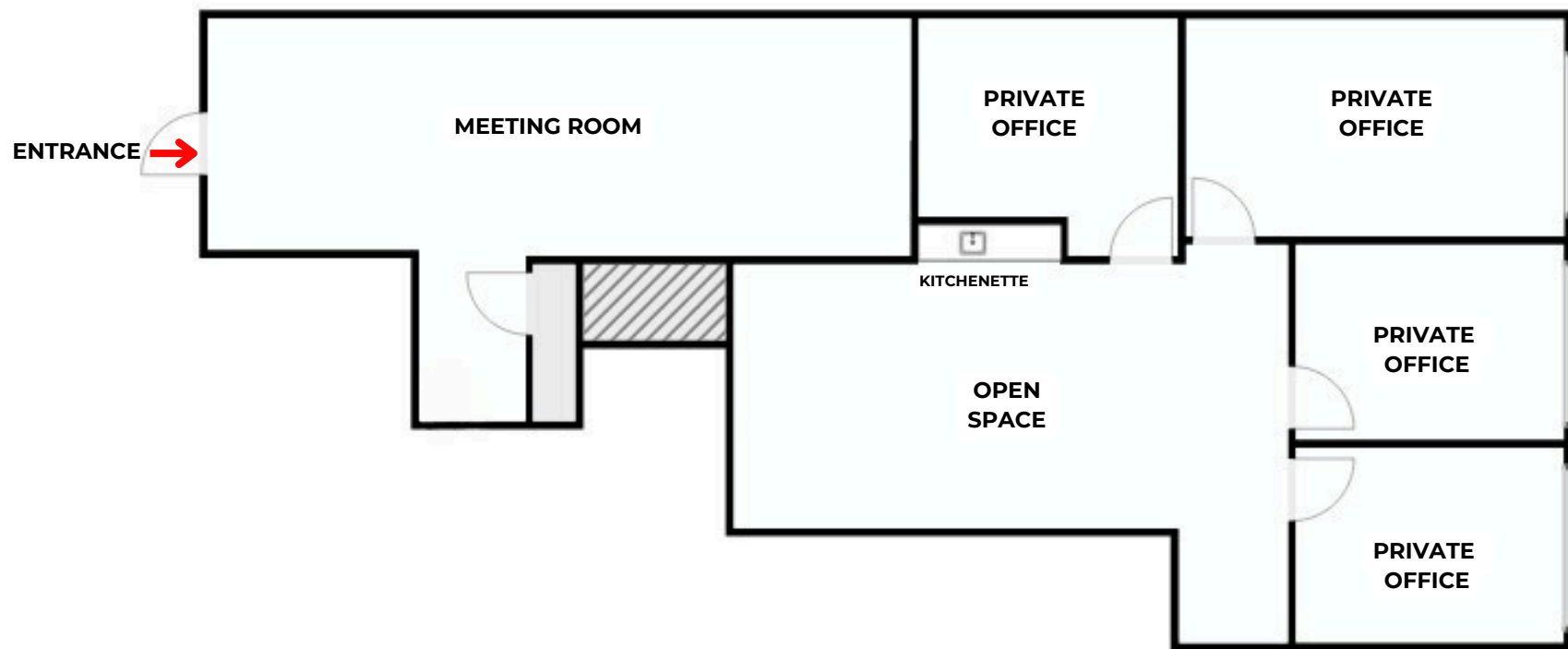
**1** MEETING  
ROOM

**4** PRIVATE  
OFFICES

**1** OPEN  
SPACE

**1** KITCHENTTE

## EXISTING CONFIGURATION



NOT TO SCALE



**FLOOR PLAN:  
SUITE 206B - 2,600 SF**

LEASE  
**\$28.75/SF Gross  
Plus Utilities**

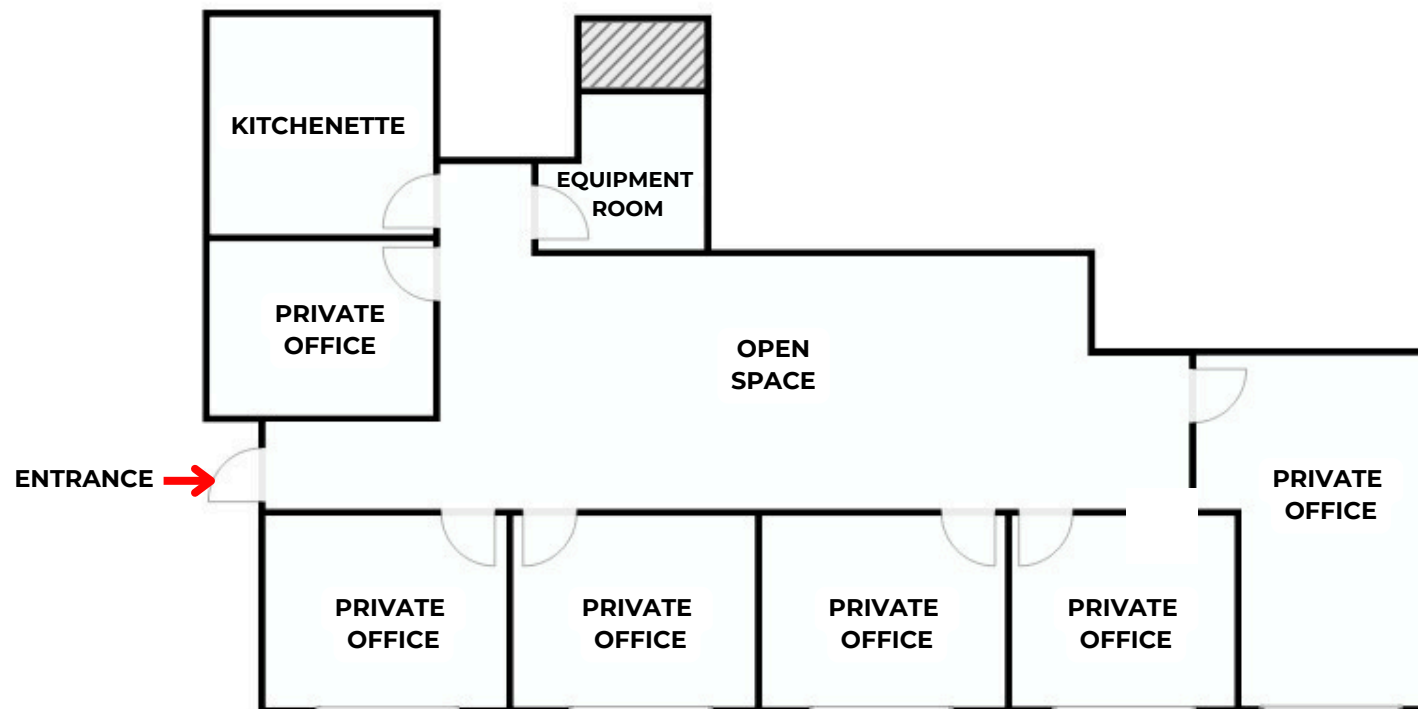
**6** PRIVATE  
OFFICES

**1** OPEN  
SPACE

**1** KITCHENETTE

**1** EQUIPMENT  
ROOM

**EXISTING CONFIGURATION**



NOT TO SCALE



**FLOOR PLAN:  
SUITE 303: 2,130 SF**

LEASE  
**\$28.75/SF Gross  
Plus Utilities**

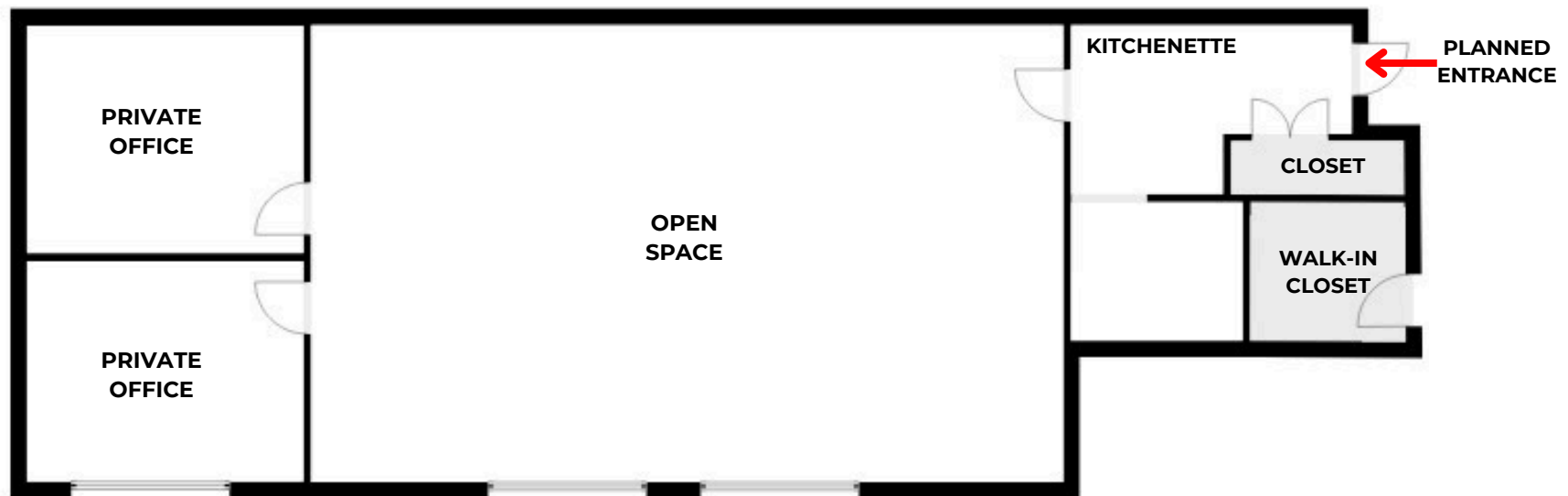
**2** PRIVATE  
OFFICES

**1** OPEN AREA

**1** KITCHENETTE

**1** WALK-IN  
CLOSET

**EXISTING CONFIGURATION**



NOT TO SCALE

# ROOFTOP MECHANICAL SPACE

**\$2,500  
PER MONTH**

 PREVIOUSLY LEASED  
TO SPRINT

 INSTALLATION-READY CELL  
PLATFORM & ANTENNA





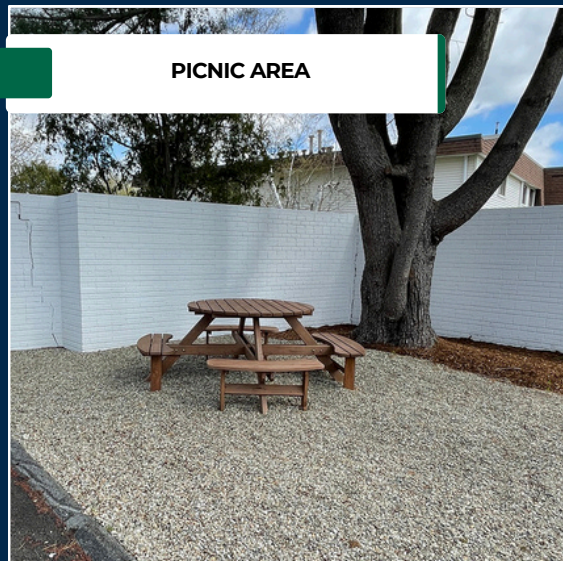
COVERED PARKING



STREET ENTRANCE



PICNIC AREA



FEDEx & UPS DROP BOXES

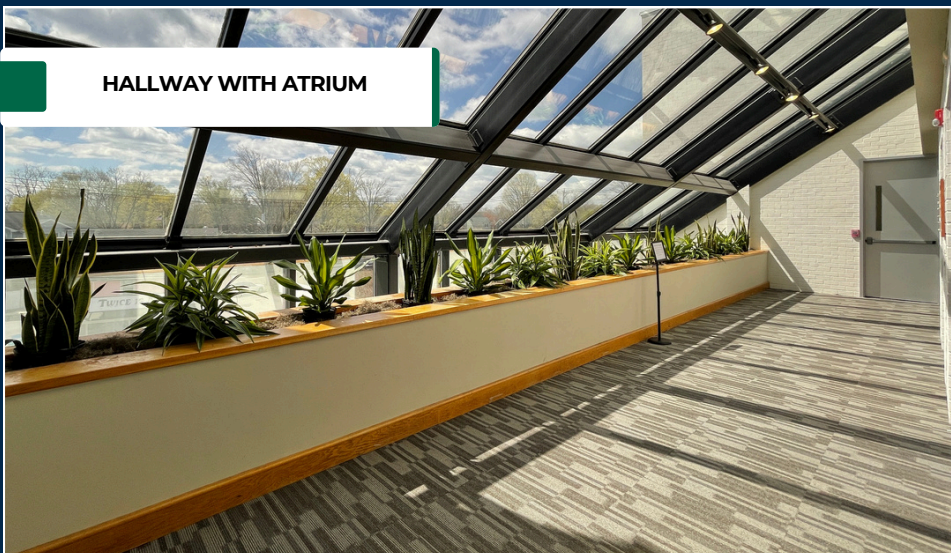




LOBBY WITH 2 ELEVATORS



HALLWAY WITH ATRIUM

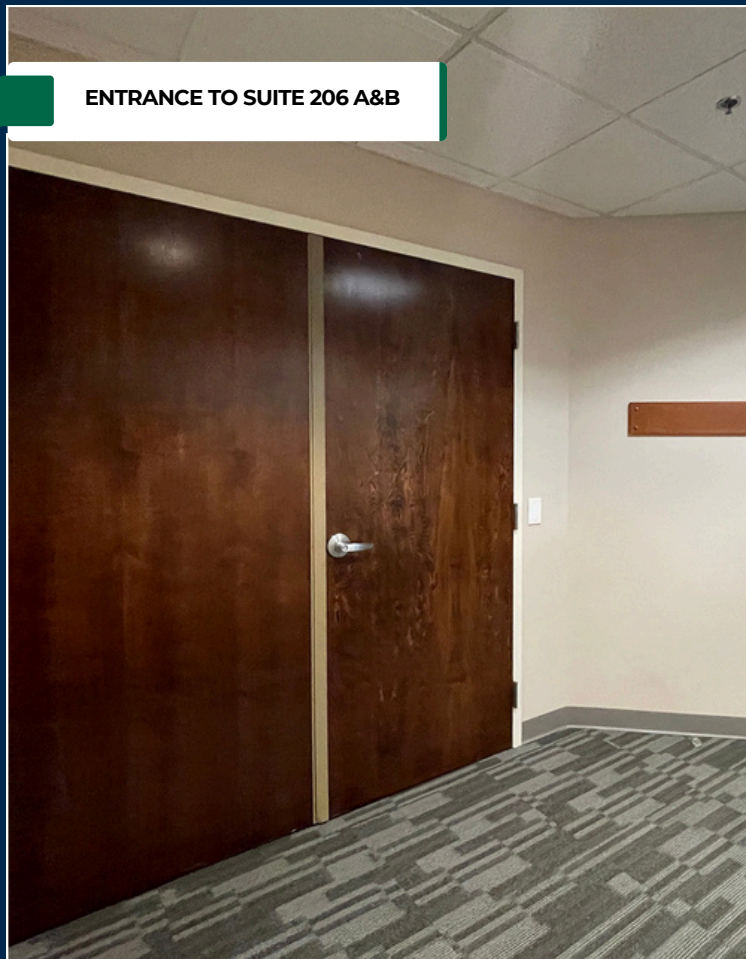


COMMON RESTROOMS





ENTRANCE TO SUITE 206 A&B



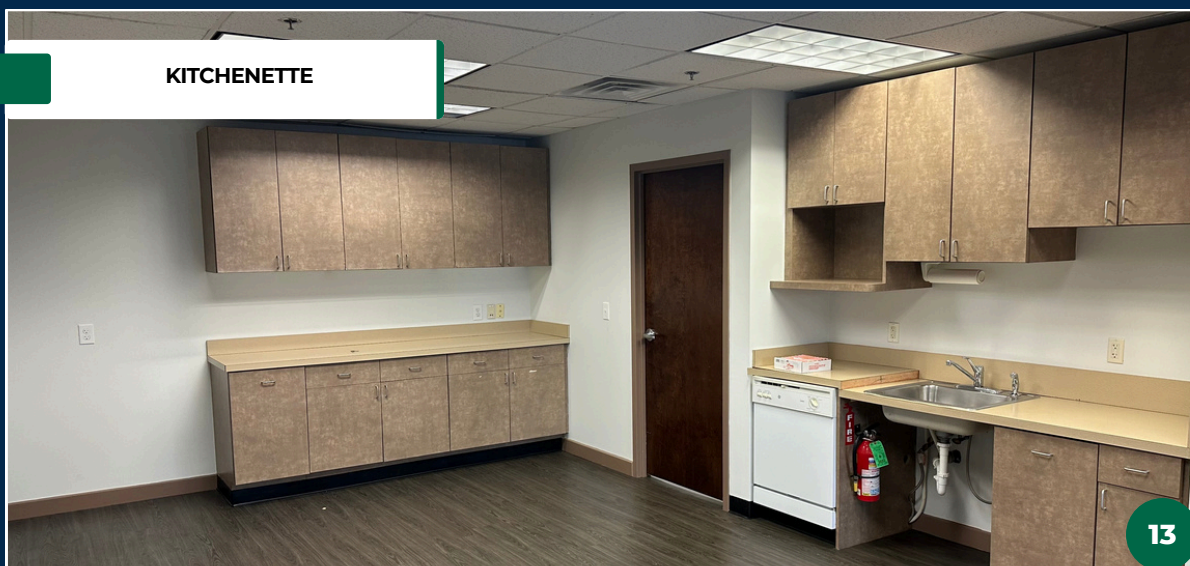
WINDOWED OFFICES



WINDOWED OFFICES



KITCHENETTE





## NEXT STEPS

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