

# 1817 BLACK ROCK TURNPIKE FAIRFIELD, CT 06825



## Prime Medical Office Suite in Fairfield, CT, for Lease at \$25/RSF NNN

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a premier medical office suite available for lease at \$25/RSF NNN. This suite is ideally located in a professional office building at **1817 Black Rock Turnpike, Fairfield, CT**, offering a blend of convenience and efficiency for medical professionals.

Suite 102, situated right at the building's main entrance, spans 975 RSF. It boasts a thoughtful layout, including a reception area, a waiting room, three well-appointed private offices, a laboratory, a private restroom, and an additional exit for ease of access.

The property ensures ample parking with 55 shared spaces, catering to both staff and visitors' needs, and guarantees accessibility with handicap-friendly features. Recent upgrades underscore the Landlord's commitment to sustainability and comfort, with a comprehensive energy-efficient program enhancing HVAC and lighting systems, complemented by a newly installed roof.

Strategically positioned in a Designated Commercial District (DCD) Zone, the building hosts a diverse array of medical and dental practices, including Black Rock Pediatrics, CT Oral & Maxillofacial Surgery Centers, Fairfield-Monroe Orthodontics, Northeast Ophthalmic Plastic & Reconstructive Surgeons, and several more, creating a collaborative and professional environment.

Located amidst a vibrant shopping area, 1817 Black Rock Turnpike benefits from its proximity to major retailers such as ShopRite, McDonald's, CVS, Starbucks, T.J. Maxx, Old Navy, and more, ensuring high visibility and convenience. Its accessibility is further enhanced by its close distance to major transportation hubs and educational institutions, including I-95, the Merritt Parkway, Fairfield Metro Train Station, Fairfield University, and nearby public transit options, making it an exceptional location for medical practitioners seeking to grow their practice in Fairfield, CT.

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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## Financial Information

**Lease Rate:** \$25/RSF NNN

**Real Estate Taxes:** \$4.42/RSF

## The Site

**Space Available:** 975 RSF

**Total Building Size:** 12,806 SF

**Land:** 0.67 Acres

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

**Year Built:** 1984, Renovated 2022

**Construction:** Stucco Masonry

**Stories:** Two

**Tenancy:** Multiple

**Floor:** First

## Features

**Traffic Count:** 18,270 Average Daily Volume

**Parking:** 55 Spaces in Common

**Amenities:** Handicap Accessible, Wet Sprinkler System

## Utilities

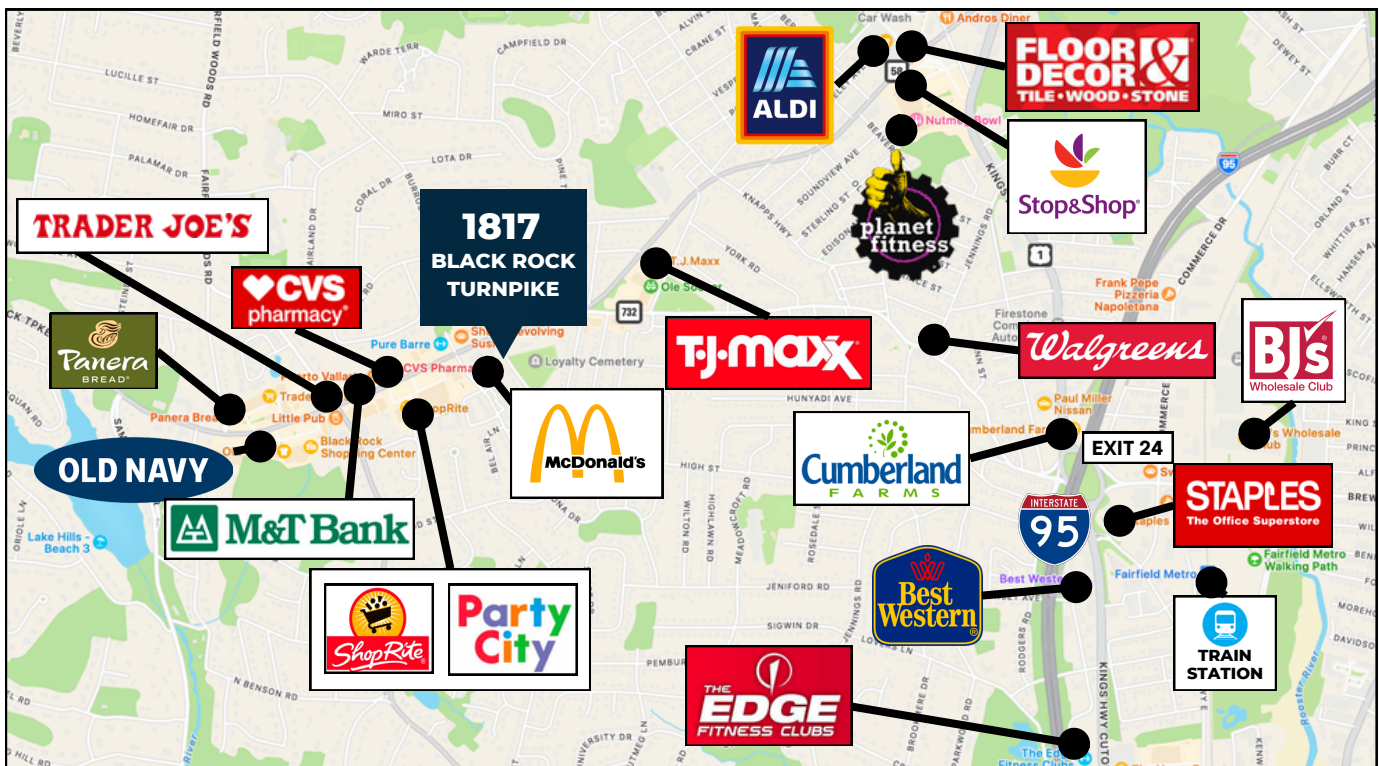
**Water/Sewer:** City/City

**A/C:** Central Air Conditioning

**Heating:** Electric

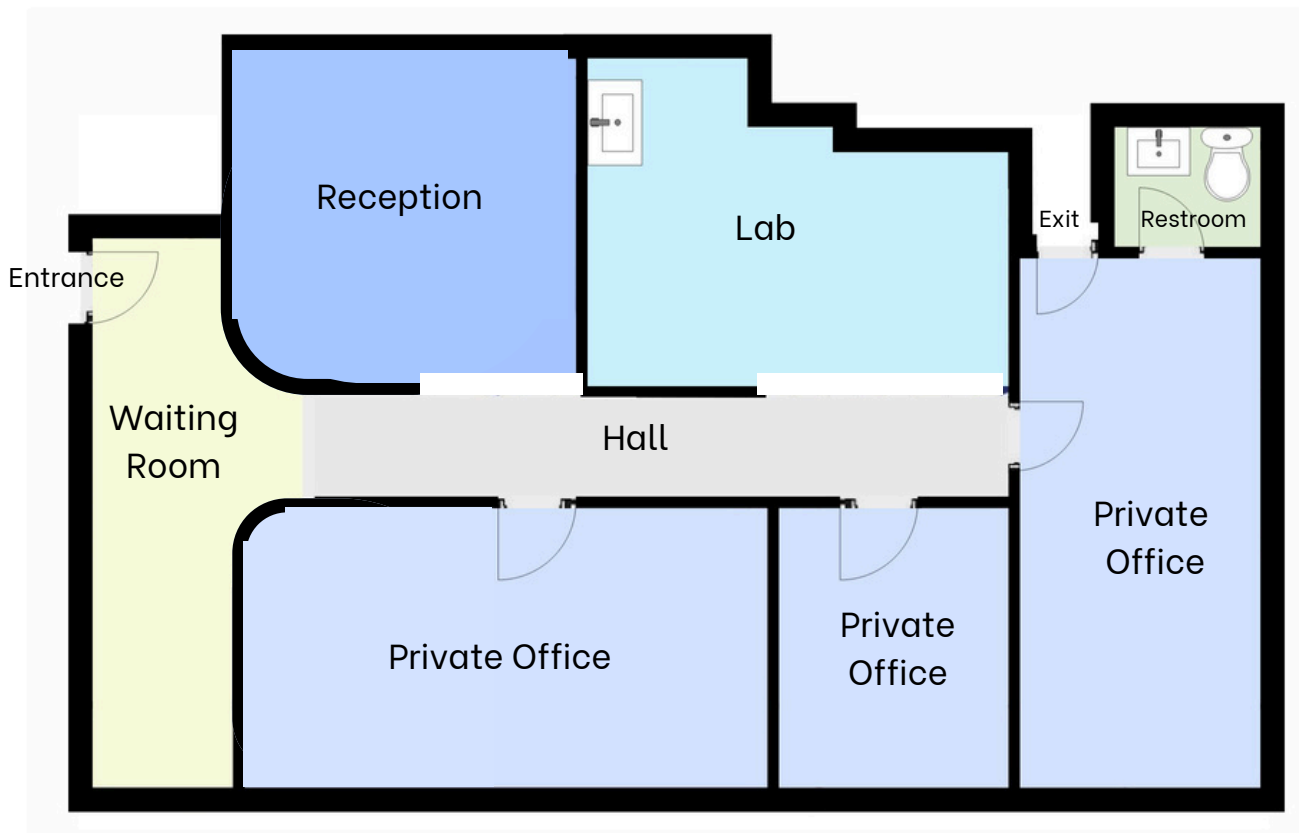
## Demographics

	Three Miles	Five Miles
<b>Population:</b>	171k	272k
<b>Median HH Income:</b>	\$74.7k	\$78.5k



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## Floor Plan: 975 RSF



NOT TO SCALE

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