

*Available for Lease*  
**The Law Building**  
25 South Avenue | New Canaan, CT 06840



**Premier Office Space  
at the Gateway to New Canaan**

Beautifully restored brick building offering move-in-ready luxury office suites in one of Fairfield County's most desirable downtown locations. Ideal for professionals seeking a prestigious address, modern finishes, and flexible lease options.

**Building Overview:**

Prominently positioned at the entrance to New Canaan, The Law Building has been thoughtfully renovated to support a professional, high-end tenant environment.

**Recent upgrades include:**

- New roof, gutters & energy-efficient windows
- Custom designer entrance doors
- Shared conference room & coffee bar

**Available Office Suites:** 6 luxury office suites currently available

- Short-term and flexible lease options
- Move-in ready spaces
- Professional tenant mix, including established attorney practice & family office

**Ideal for:** Attorneys • Financial Advisors • Consultants • Family Offices • Professional Services

**Location Highlights:**

- Prime "Gateway" location with strong visibility
- Steps from downtown New Canaan shops & services
- Easy access to Metro-North & the Merritt Parkway

**Lease Details:**

- Competitive rates per square foot
- Flexible space configurations
- Immediate occupancy available
- Furnished or unfurnished opportunities

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