

350

FAIRFIELD AVENUE

BRIDGEPORT, CONNECTICUT

114,000 SF OFFICE SPACE LOCATED IN THE HEART OF DOWNTOWN BRIDGEPORT, CT



PROPERTY HIGHLIGHTS

PRIME LOCATION IN DOWNTOWN HUB:

- Easy Access to I-95, Route 8/25 Connector
- Proximity to waterfront, shopping and dining amenities
- Walking distance from Bridgeport Train Station, Port Jefferson Ferry Terminal
- 10 minutes (one exit) from Sikorsky Airport
- 20 miles from downtown Stamford

BUILDING FEATURES:

- 114,000 RSF
- Lobby renovations in 2015; common area & exterior renovations planned
- 3/1 parking ratio, covered parking
- On-site security with managed security desk, 24/7 key access
- Glass-enclosed main & top floor façades with downtown view

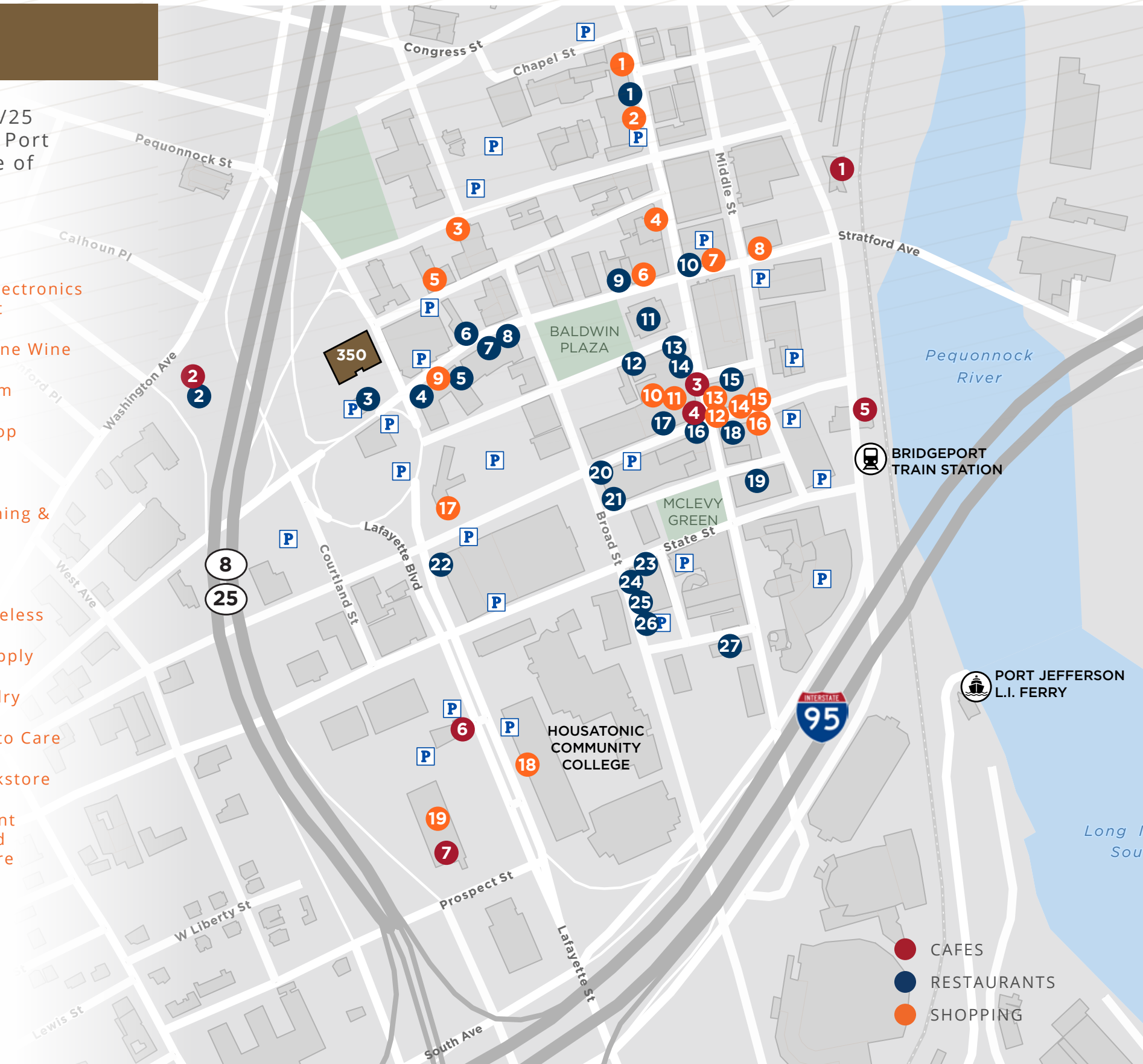


CONVENIENT ACCESS

350 Fairfield Ave provides easy access to Interstate 95 and the Route 8/25 connector, and is located blocks from the Bridgeport Train Station and Port Jefferson Ferry Terminal with direct access to New York. Walk to a suite of shops, restaurants and cafés in downtown Bridgeport.

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|----|------------------------|----|---------------------------|
| 1 | Dunkin' | 14 | Barosa |
| 2 | Dunkin' | 15 | El Pueblito Restaurant |
| 3 | Sankofa Cafe | 16 | Panda Chinese Restaurant |
| 4 | Dunkin' | 17 | Queen's Delight Cafe |
| 5 | Chun Hwa's | 18 | Melboure Juices |
| 6 | Kavaldi Coffee | 19 | Subway |
| 7 | Dunkin' | 20 | Grill II |
| 1 | Runaway Bay | 21 | Brick & Barrel |
| 2 | New Kitchen | 22 | Cafe 1000 |
| 3 | Joseph's Steakhouse | 23 | Wali kafe |
| 4 | Leisha's Bakeria | 24 | Rum And Tequilla Fusion |
| 5 | Fruta Juice | 25 | Una Dolce Vita |
| 6 | Trattoria 'A Vucchella | 26 | 29 Markle Ct |
| 7 | Eat Noodle | 27 | Ralph n Rich's Restaurant |
| 8 | Murphy's Law | 1 | Idol's Fahsion House |
| 9 | Miss Thelma's | 2 | THE1 Boutique |
| 10 | Funchal Cafe | 3 | Bijou Box |
| 11 | Snappy Dawgs | 4 | Simply She Boutique |
| 12 | Metric Bar & Grill | 5 | Union Garage |
| 13 | Avery's Place | | |

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|----|---|
| 6 | United Roots |
| 7 | City Sound Electronics of Bridgeport |
| 8 | Tiny Cellar Fine Wine |
| 9 | The Emporium |
| 10 | Bikeport Co-op |
| 11 | BPT Creates |
| 12 | Jimmy's Clothing & Footwear |
| 13 | An's Jewelry |
| 14 | Park City Wireless |
| 15 | JB Beauty Supply |
| 16 | Junior's Jewelry |
| 17 | Firestone Auto Care |
| 18 | Follett's Bookstore |
| 19 | Bob's Discount Furniture and Mattress Store |



AVAILABILITIES

OFFICE SPACE AVAILABLE NOW

7TH FLOOR 3,138 – 6,864 SF

4TH FLOOR: 1,236- 6,713 SF

3RD FLOOR: 8,065-19,237 SF

8

25

EXIT 2



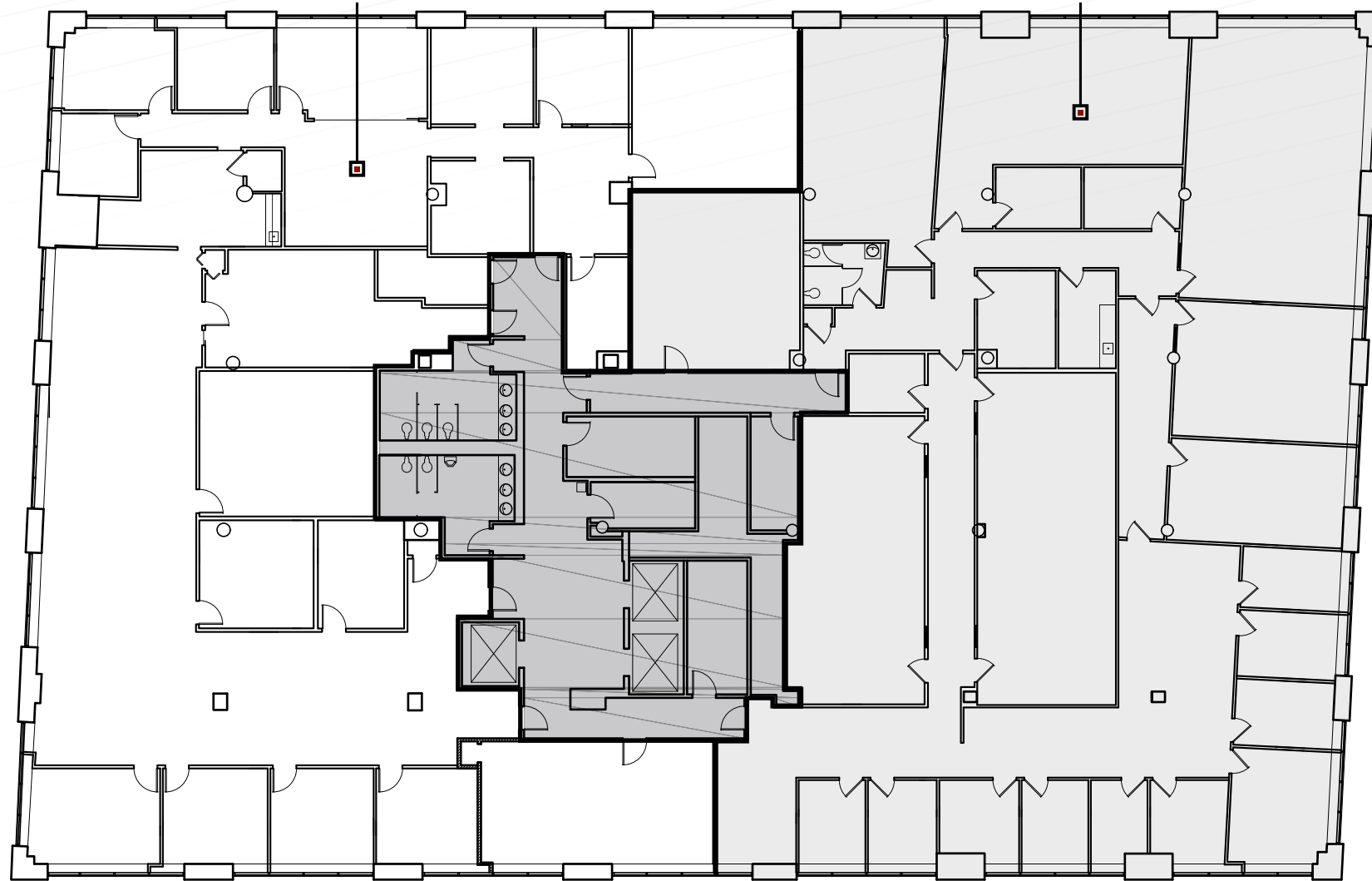
FLOORPLANS

3RD FLOOR

8,065 - 19,237 SF
As-Built

SUITE 301
8,065 RSF

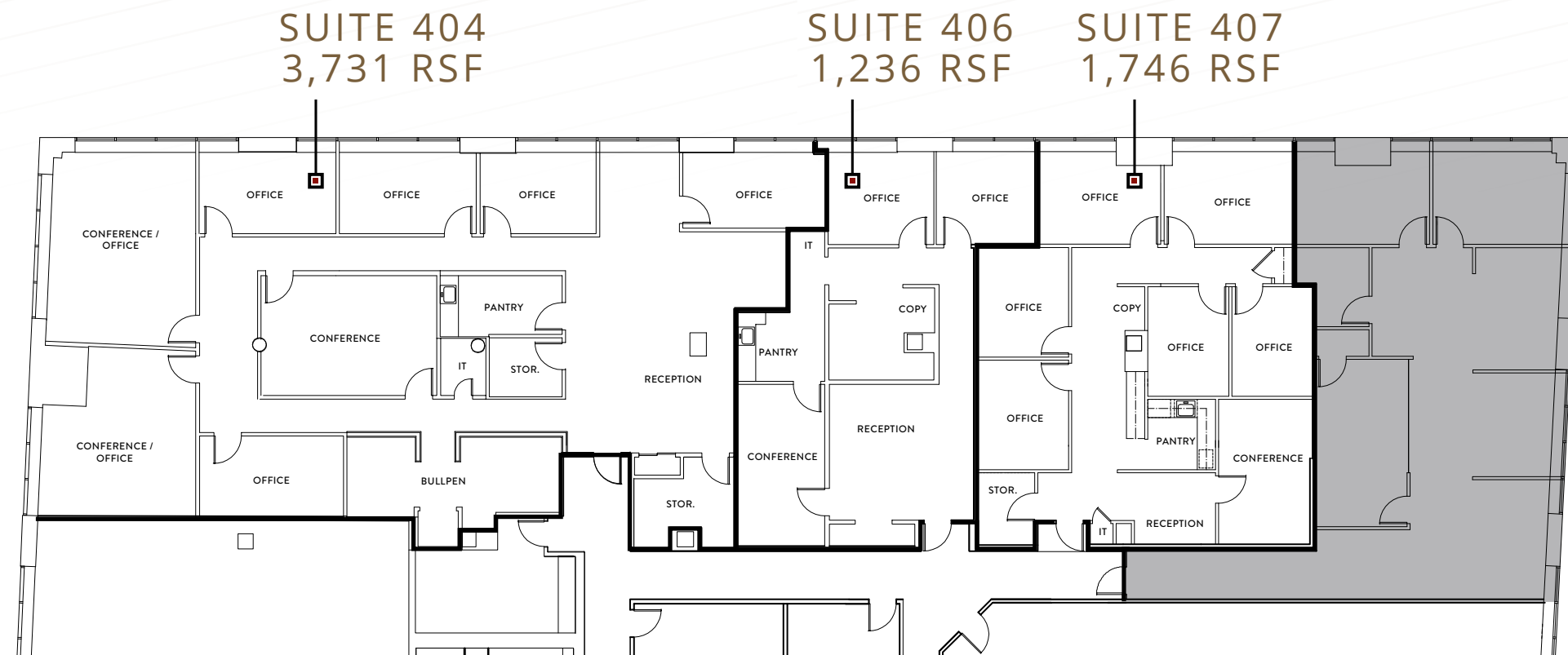
SUITE 300
9,249 RSF



FLOORPLANS

4TH FLOOR

1,236 - 6,713 SF
As-Built

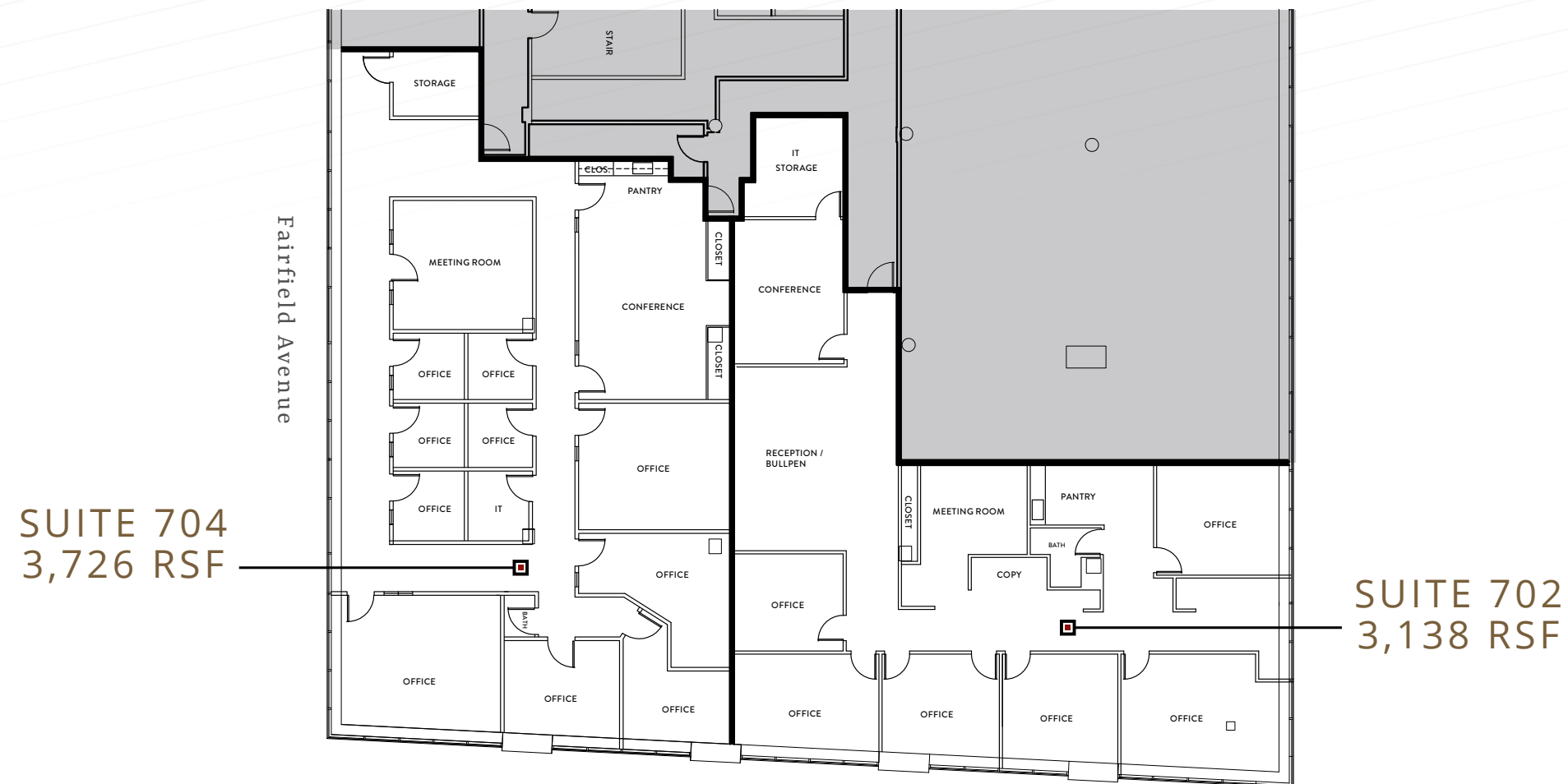


FLOORPLANS

7TH FLOOR

3,138 - 6,864 SF

As-Built





8

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EXIT 2



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FAIRFIELD AVENUE

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