

# 19 OLD KINGS HIGHWAYS

Medical / Office Space With Private Entrance  
3,218 RSF - Downtown Darien

## Building Features

- Minutes from Darien train station and exits 11-12 of I-95
- Walking distance to downtown Darien
- Full building renovations recently completed
- 3/1,000 SF parking ratio

## Availability

**Size:** 3,218 RSF

**Floor:** First Floor

**Base Rent:** \$48.50 / RSF Gross

**Electric:** \$3.00 / RSF

**Term:** 5-10 Years

**Uses:** Medical, wellness or traditional office

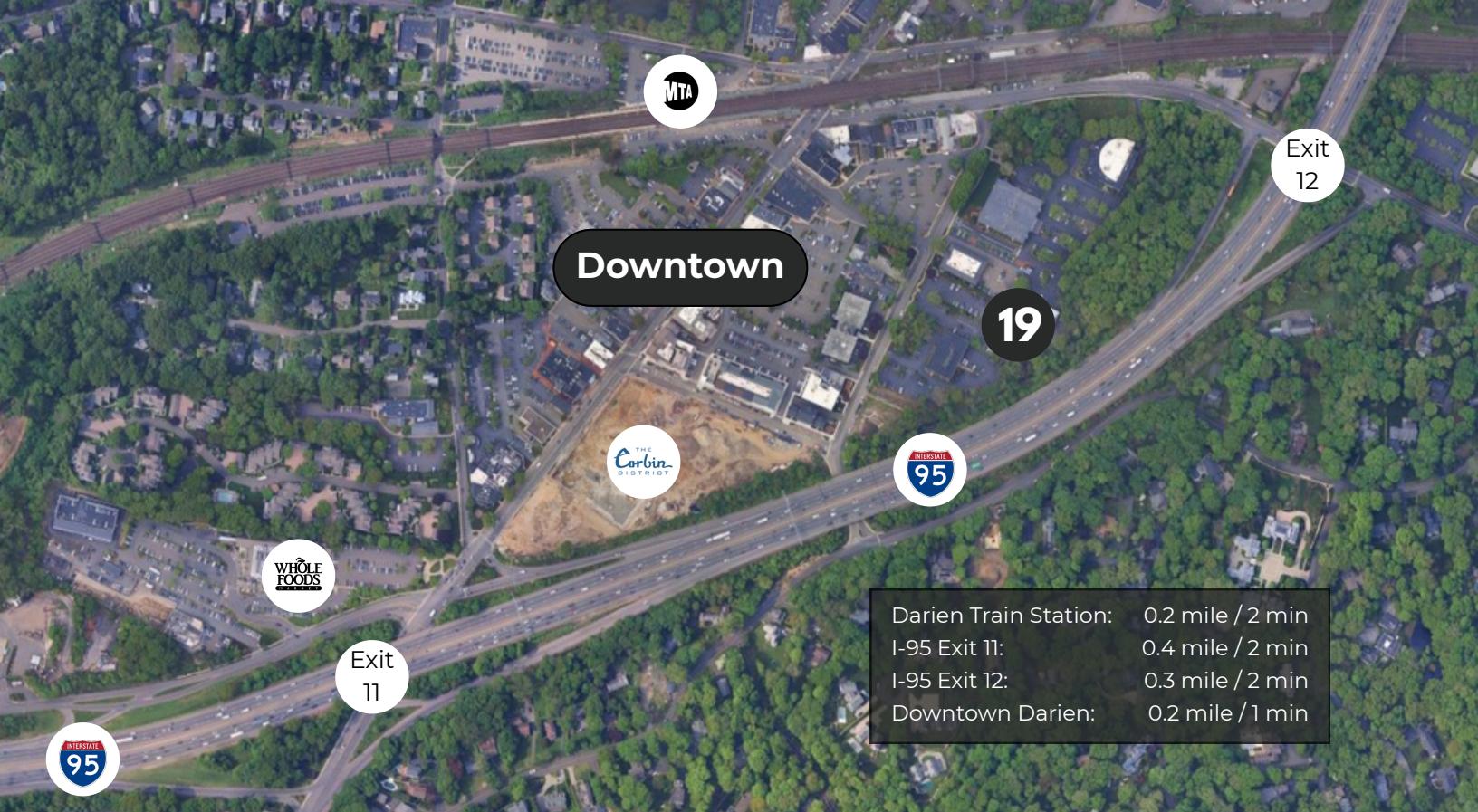
**Features:** Private ground-level exterior entrance with ADA ramp and in-suite bathroom

## For more information:

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## Building Specs

**Floors:** 3

**Ceiling Heights:** Up to 10' 4"

**Parking:** 3/1,000 SF

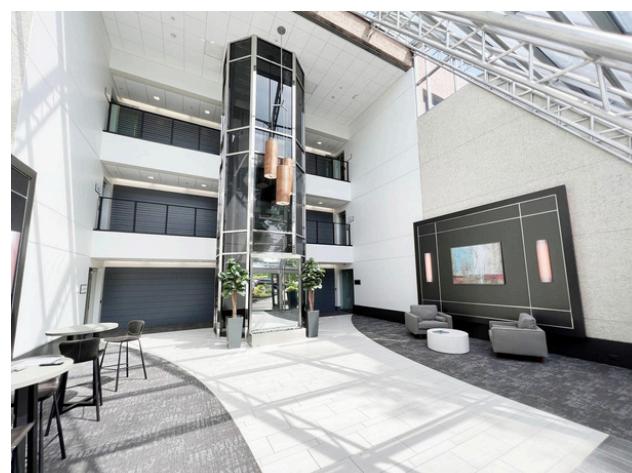
**HVAC:** Forced Hot & Cold Air

**Electric:** 1,200 Amps, 3 Phase

**Generator:** 80kw Standby

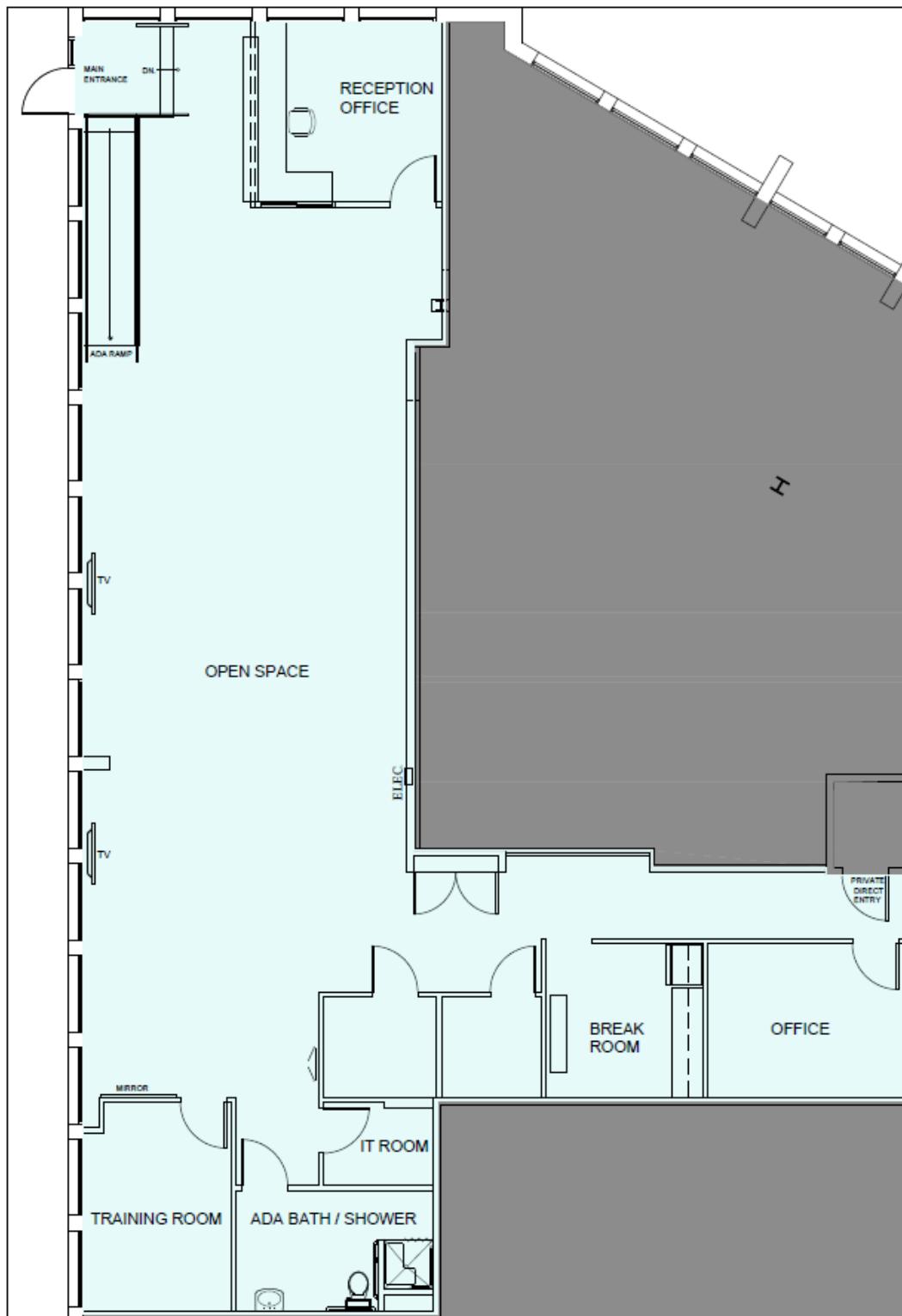
**Data Providers:** Fiber - Crown Castle  
 Cable - Optimum

**Security:** 24/7 Key Card Access



# FLOOR PLAN

Suite 100 - First Floor - 3,218 RSF



# EXAMPLE LAYOUTS

Suite 100 - First Floor - 3,218 RSF

