

19 OLD KINGS HIGHWAY S

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

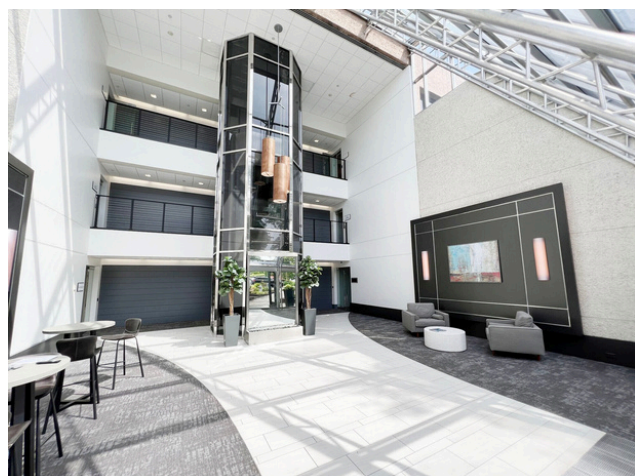
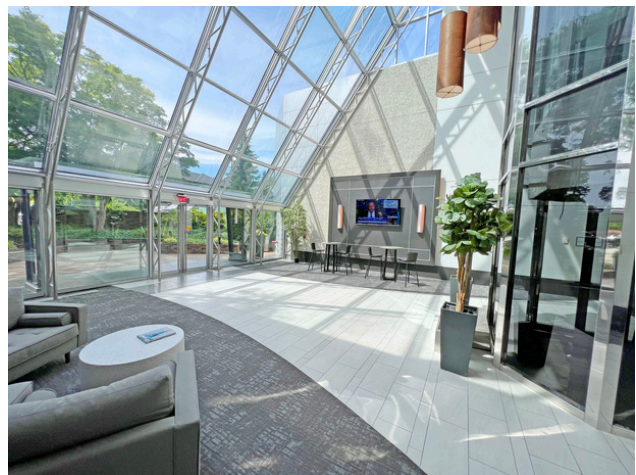
Electric: 1,200 Amps, 3 Phase

Generator: 80kw Standby

Data Providers: Fiber - Crown Castle

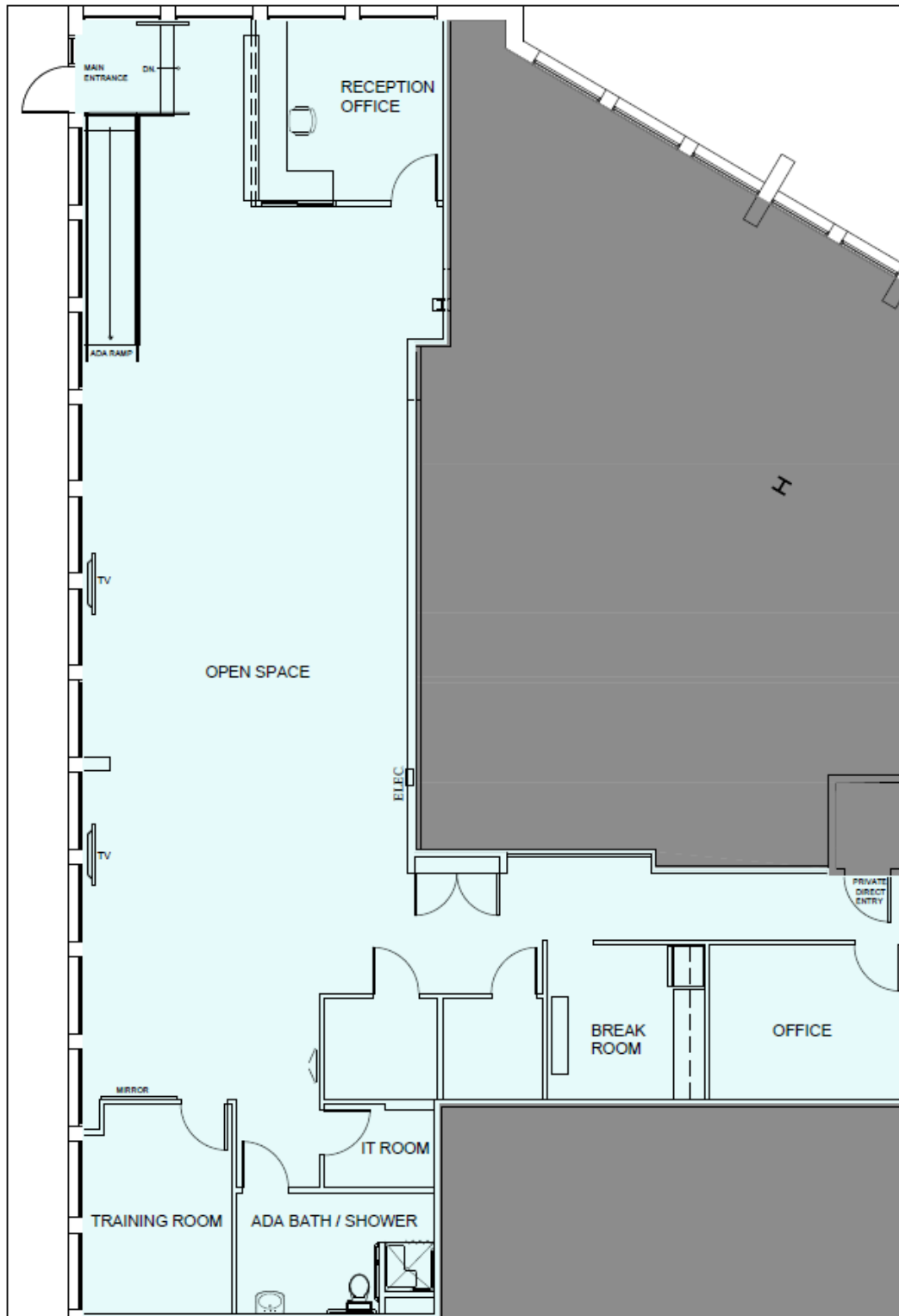
Cable - Optimum

Security: 24/7 Key Card Access



FLOOR PLAN

Suite 100 - First Floor - 3,218 RSF



EXAMPLE LAYOUTS

Suite 100 - First Floor - 3,218 RSF

