

501 KINGS HIGHWAY EAST
FAIRFIELD, CT
06825



Class A Professional Office Space with Easy I-95 Access for Sublease at \$26/SF + Tenant Electric

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present 24,025 SF of divisible Class A office space at Riverview Plaza at 501 Kings Highway East in Fairfield, CT, for sublease at \$26/SF + Tenant Electric. Situated at the signalized intersection at Route 1 and Jennings Road, minutes from I-95, Exit 24 and the Fairfield Metro train station, the building is easily accessible and conveniently located. The space allows for a variety of office uses, including medical office, as the building has an ample parking ratio. Divisible to 5,326 SF, various square footage requirements can be accommodated.

The space is on the third floor, immediately off the elevator, and features an open office area, 13 private offices, a video conference room, a call center, mail room, pantry, and private men's and women's restrooms. The current lease expires July 31, 2029, and may be extended directly with the landlord.

The executive office/medical building spans four stories and showcases a dramatic lobby with an atrium and upscale finishes including marble flooring. It boasts ample parking options, with a total of 530 shared spaces available, including covered parking. The handicap-accessible building caters to a variety of needs by offering a range of amenities. These include a wet sprinkler system ensuring fire safety, onsite property management for efficient assistance, and 24-hour access to accommodate diverse schedules. In addition, onsite FedEx and UPS boxes facilitate effortless shipping and receiving. Other tenants in the building include Save the Children, Fairfield Public Schools, the Yale New Haven Health Sleep Center, Connecticut Access Care, and others.

Located in a Designed Commercial District (DCD) Zone, 501 Kings Highway East enjoys a strategic location just 1.1 miles from the Fairfield Metro Train Station, and minutes away from I-95 (Exit 24). It is close to popular establishments including Walgreens, CVS, Stop & Shop, Aldi's, Floor & Decor, Cumberland Farms, T.J. Maxx, and the United States Postal Service.

Don't miss out on this incredible leasing opportunity in a prime location that offers high visibility, a convenient commute, and a thriving commercial community. For more information, please contact Jon Angel, President, or Eva Kornreich, Vice President, at Angel Commercial, LLC, at (203) 335-6600.

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.

501 KINGS HIGHWAY EAST FAIRFIELD, CT 06825

Financial Information

Lease Rate: \$26/SF + Tenant Electric

The Site

Space Available: 24,025 SF (Divisible to 5,263 SF)

Total Building Size: 113,468 SF

Land: 7.9 Acres

Zoning: Designed Commercial District (DCD)

Year Built: 2001

Construction: Brick/Masonry

Stories: Four

Tenancy: Multiple

Floor: Third

Features

Parking: 530 Shared Spaces (80 Covered)

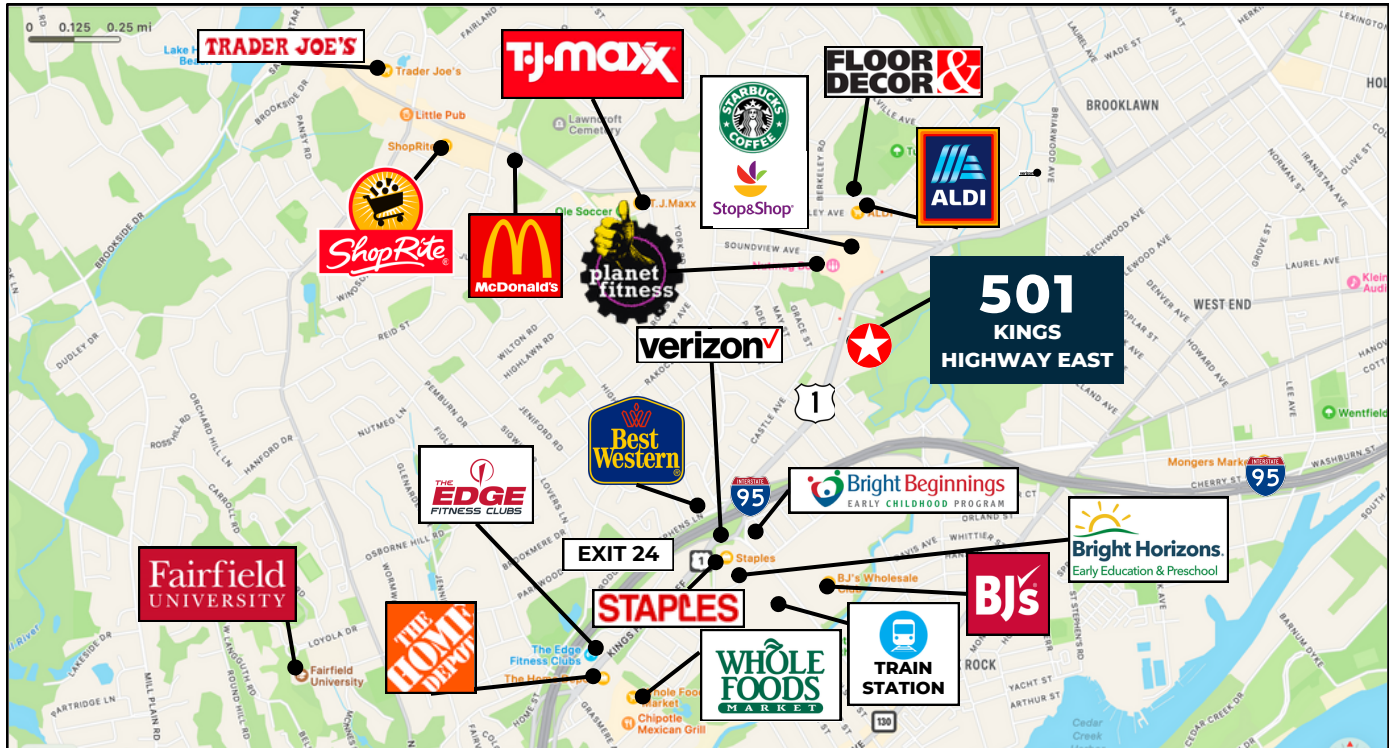
Amenities: HVAC Variable Air System with 100% Fresh Air Intake Capability; Fiber, Cable, TI and DSL Ready; Wet Sprinkler System, 2 Elevators, Handicap Accessible, Onsite Management, 24-Hour Access, FedEx & UPS Drop Boxes Onsite

Utilities

Water/Sewer: City/City

A/C: Central Air Conditioning

Heating: Gas



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.

501 KINGS HIGHWAY EAST FAIRFIELD, CT 06825

FLOOR PLAN:
Two Subtenants Layout Option

24,025 SF

17,809 SF 5,263 SF Common Area



3rd Floor

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.

501 KINGS HIGHWAY EAST FAIRFIELD, CT 06825

FLOOR PLAN: Three Subtenants Layout Option

8,640 SF
 5,375 SF
 9,258 SF
 Common Area



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.