



**For Lease – Plug & Play First Class Office Space at Black Rock Station
4,400 SF includes lower level**

1501 Kings Highway East, Fairfield, CT – Fairfield County



Executive Summary

An incredible opportunity to lease a modern Plug & Play, fully built, first class office space with high-end finishes directly next to the Fairfield Back Rock Station, literally a two-minute walk from the building.

This recently built space includes a large conference room, office and bullpen area, a shared café area and kitchenette on first floor.

The lower floor can be a break room or storage.

The space features 11' ceilings with spiral ductworks, an open plan with large windows, plenty of natural light: it all creates a bright and wonderful work environment.

This unique space was originally leased to a software company and has the latest communication infrastructure in place.

At the option of a new tenant, furniture can be included in a new lease.

All information is subject to errors and omissions



About the Space

Type of property:	Free standing building
Space available:	3,600 SF first floor 800 SF lower floor 4,400 SF total rentable
Utilities:	Gas and electric
HVAC:	Gas heat and central A/C, multiple zones
Connectivity:	Fiber optic available
Rent:	\$35 per SF + Utilities
Parking:	Three parking lots available for a total of 80 cars, shared with the 1525 Kings Highway East building.
Availability:	Immediate

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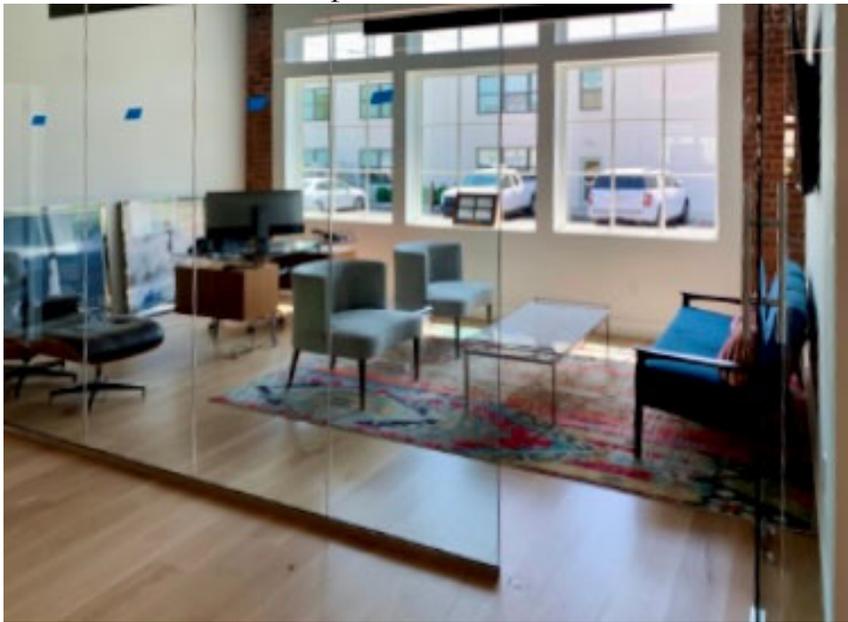
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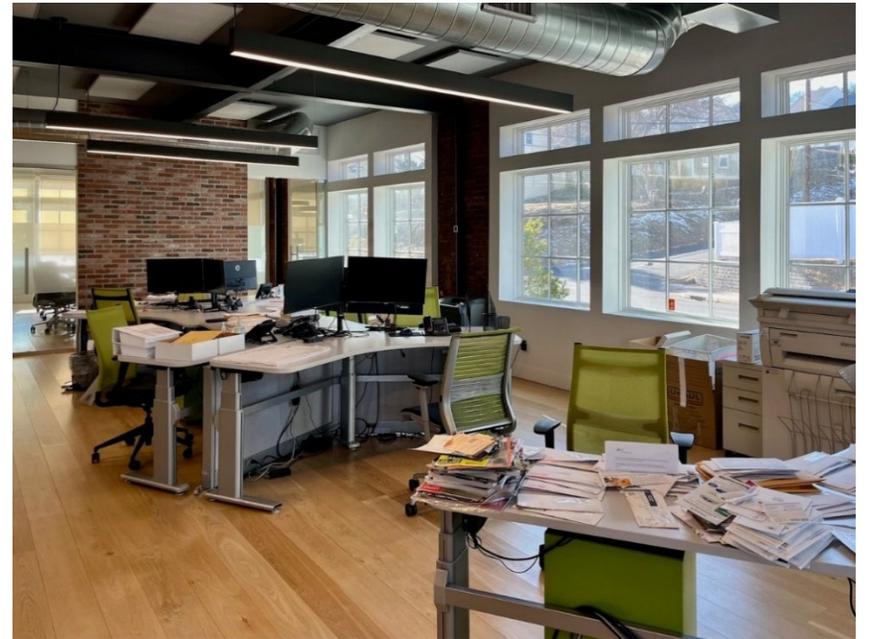
Open Floor Plan



Conference Room



Large Office



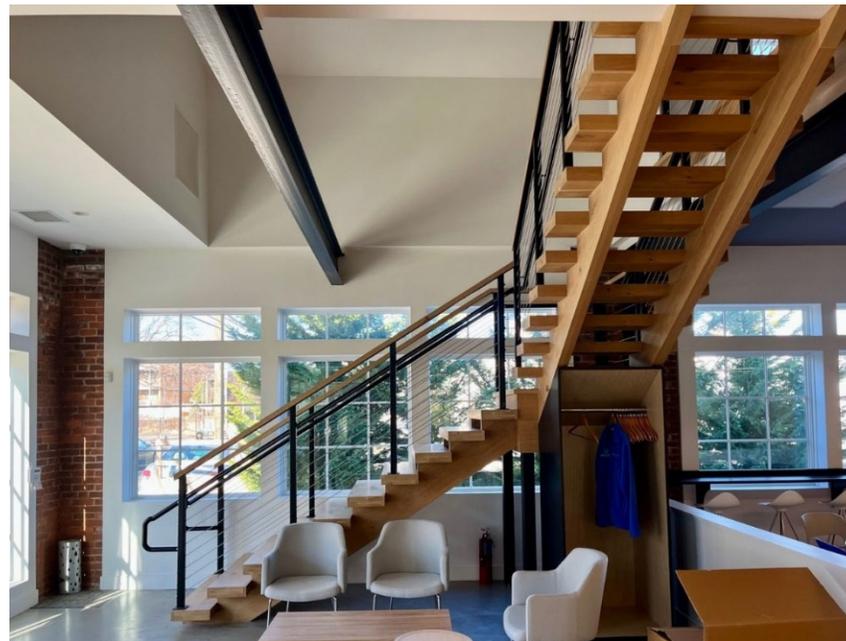
Workstations

First Floor

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Shared Café area and Kitchenette



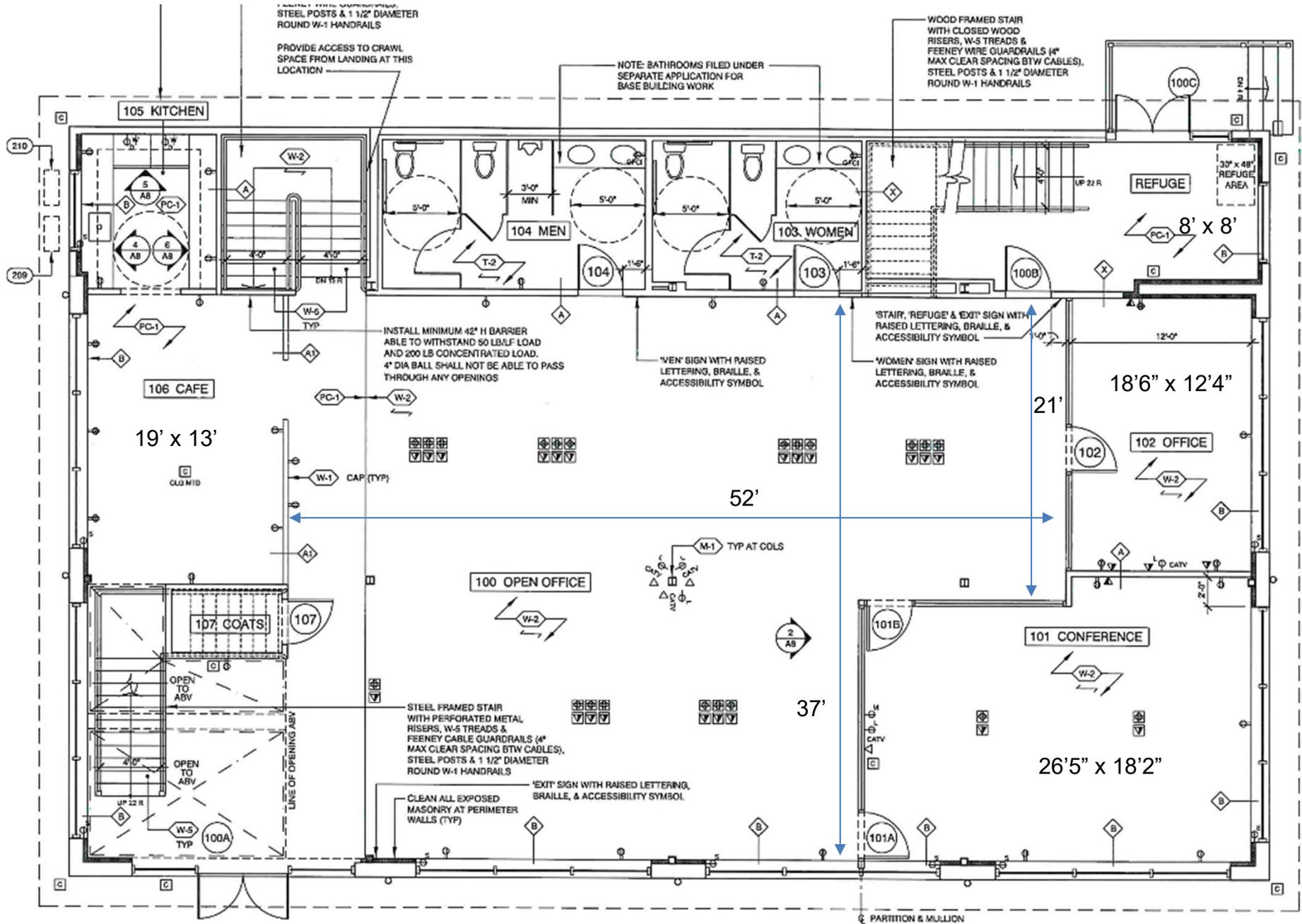
First Floor





Lower floor

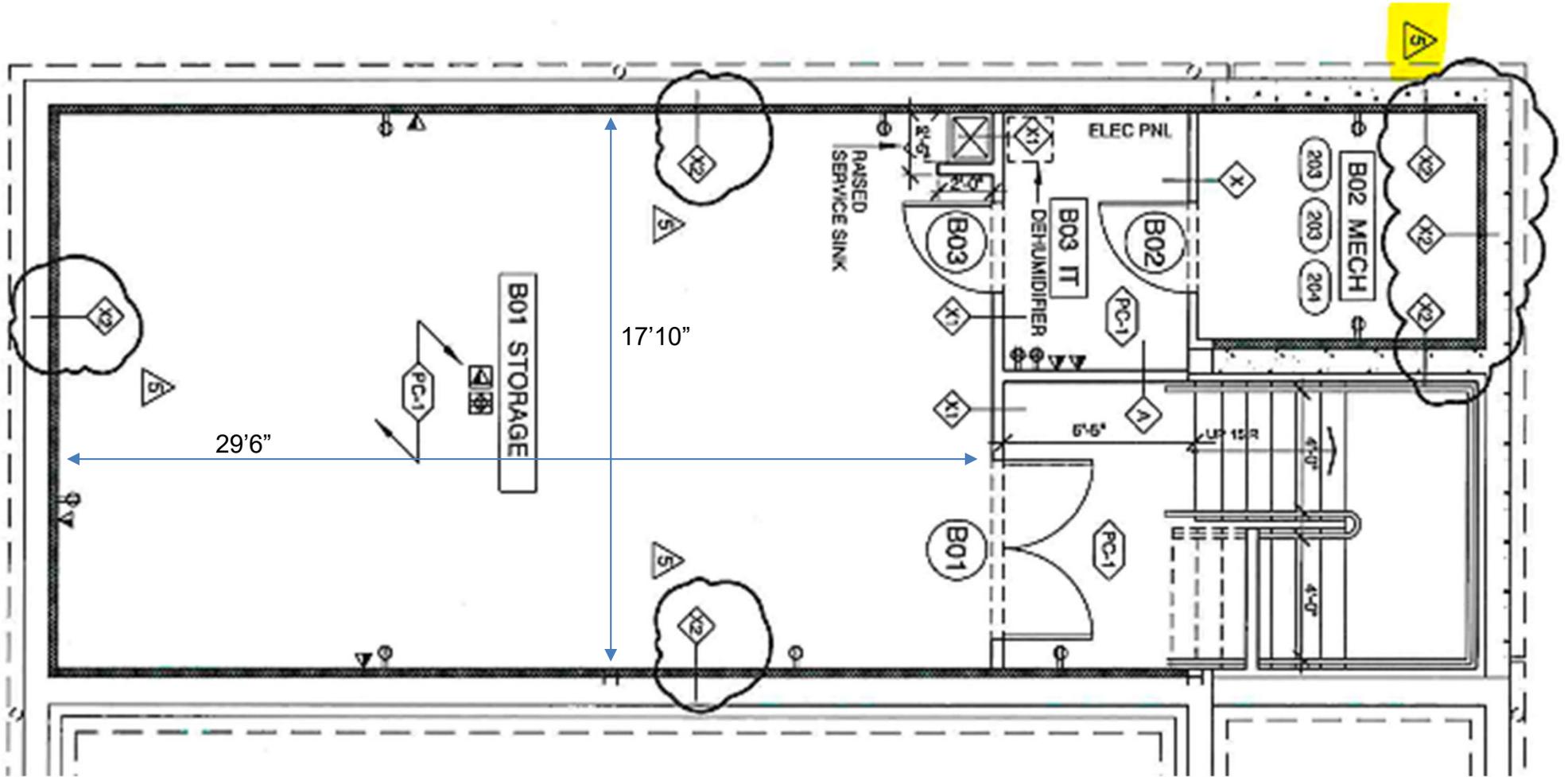




First Floor Plan

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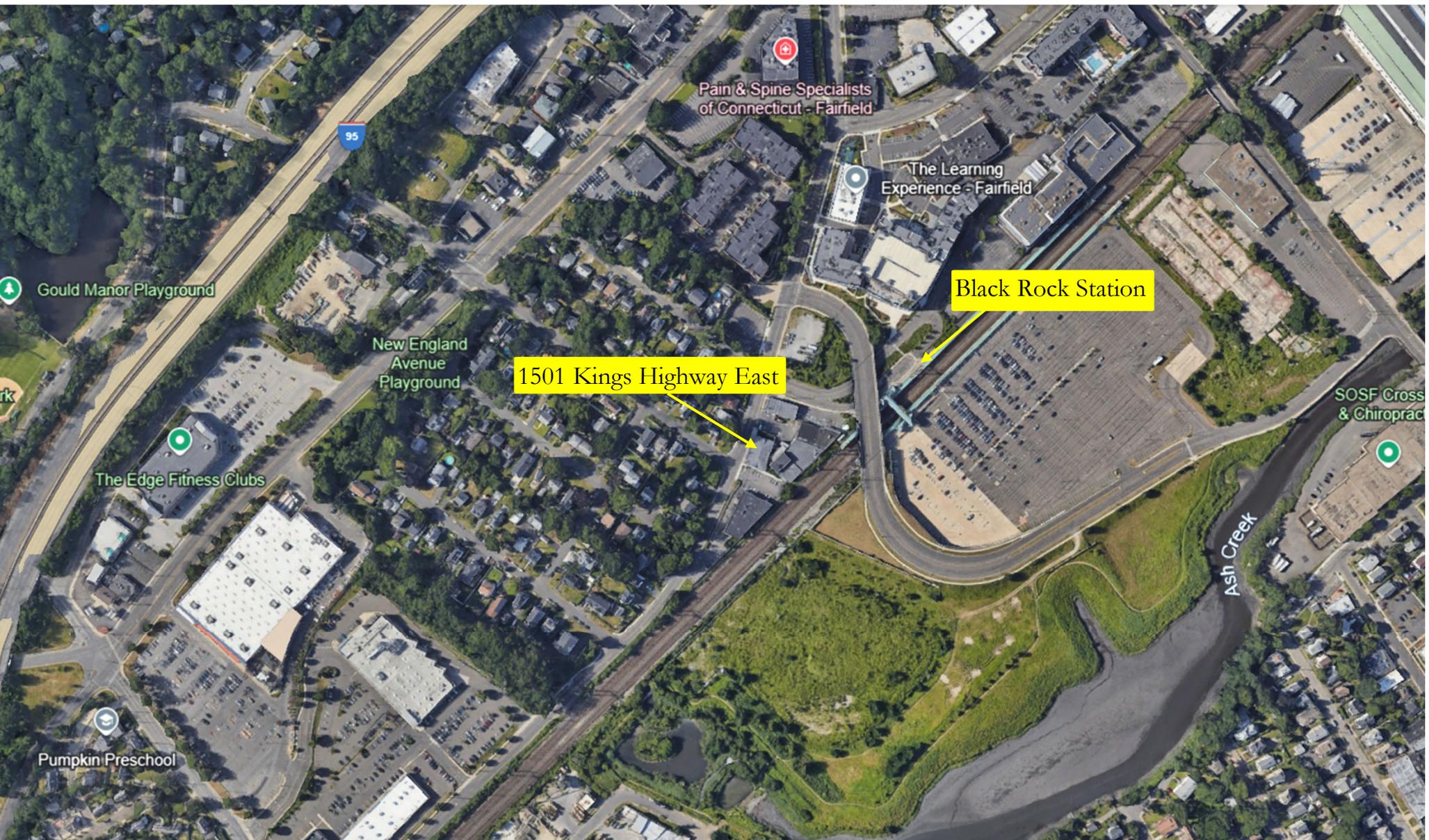




Lower Floor

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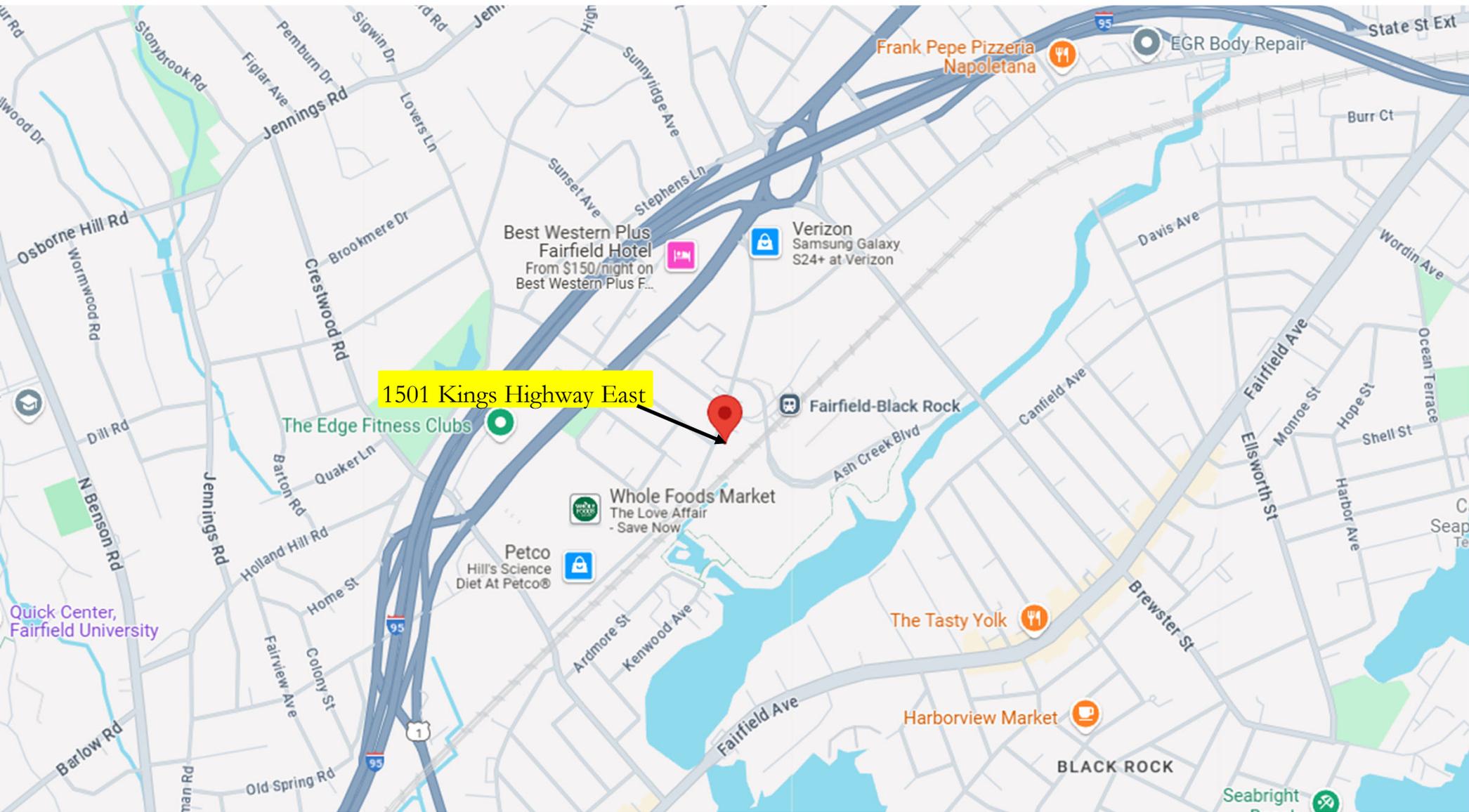




Aerial View

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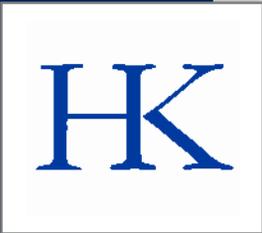
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