



Presented by  Group representing

Powerscourt Properties

25,000 SF Class A and B Office

**For Lease – Up to 6,400 sf contiguous available!
Next to the Fairfield Metro Station**

1525 Kings Highway East
Fairfield, Connecticut



Location

Easy access to Exit 23 and 24 of I-95, close to Post Road and downtown Fairfield.

Two minute walk to the new Fairfield Metro train station.

Description

- 16,850 SF two story fully renovated elevator building.
- Parking: 80 parking spaces available
- Handicap accessible

About the Space

- 16,850 SF two-story fully renovated elevator building.
- Parking: 80 parking spaces available

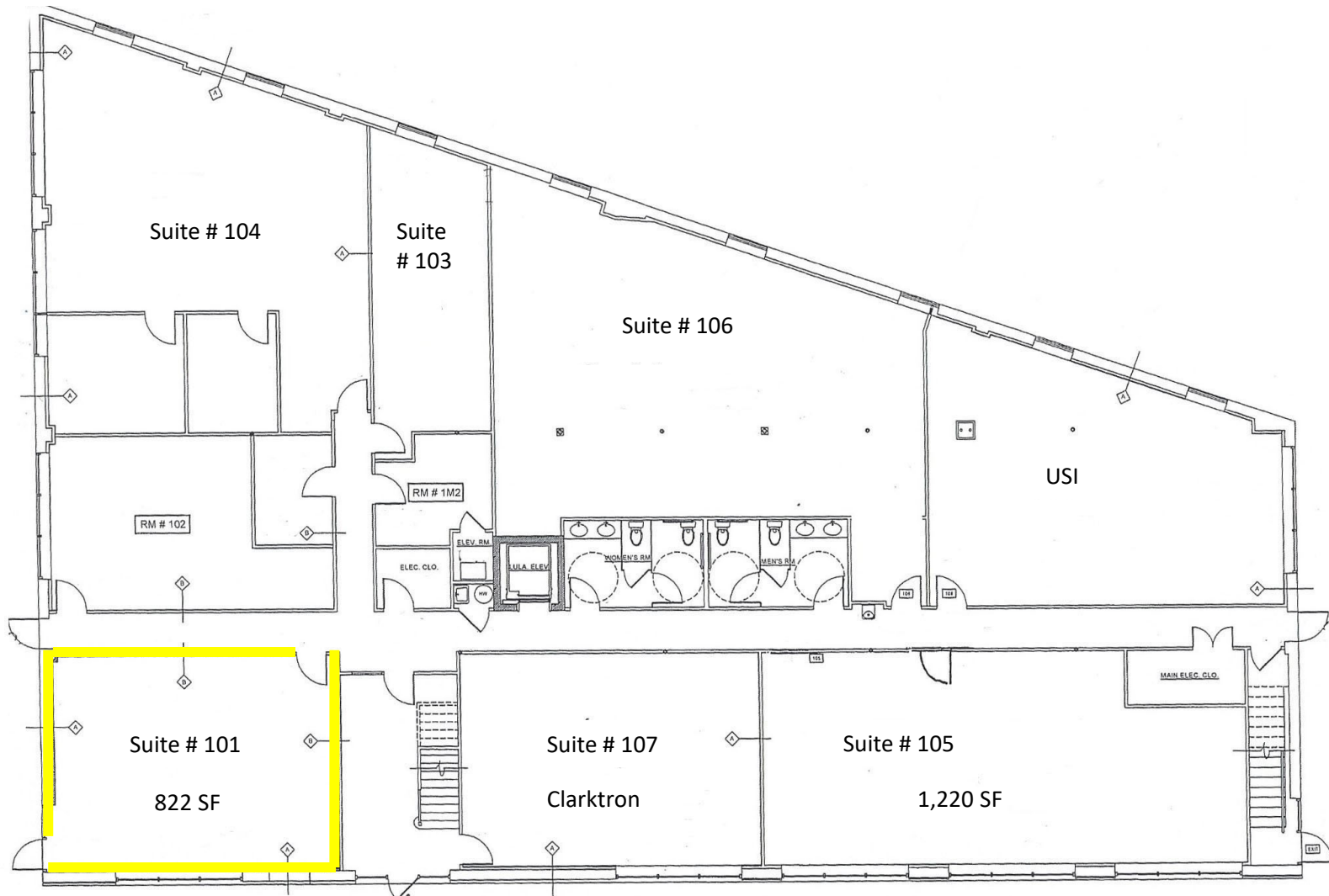
Asking Rent

- Suite 101 - 822 SF - \$25 SF + \$3.50 SF for Utilities
- Suite 203 – 1,800 SF - \$25 SF + \$3.50 SF for Utilities
- Suite 206 – 1,633 SF - \$25 SF + \$3.50 for Utilities
- Suite 208 – 635 SF - \$25 SF + \$3.50 SF for Utilities
- Suite 210 – 2,628 SF - \$25 SF + \$3.50 SF for Utilities
- Suite 210 (partial) – 1,372 SF or 1,256 SF - \$25 SF + \$3.50 SF for Utilities
- Suite 211 – 406 SF - \$25 SF + \$3.50 SF for Utilities

Suite 210, 208, 206, and 203 can be combined for 6,400 SF

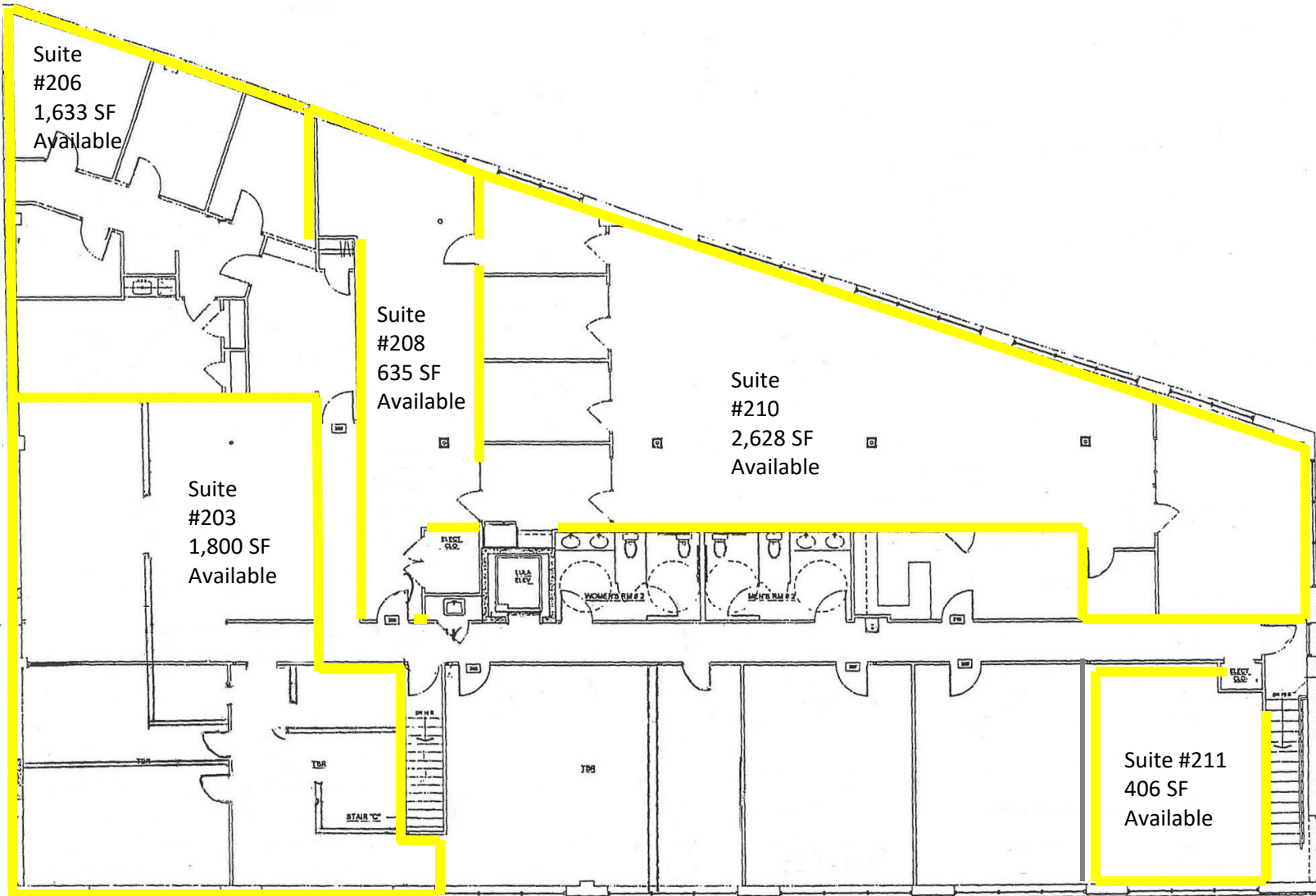
All information is subject to errors and omissions

First Floor Plan



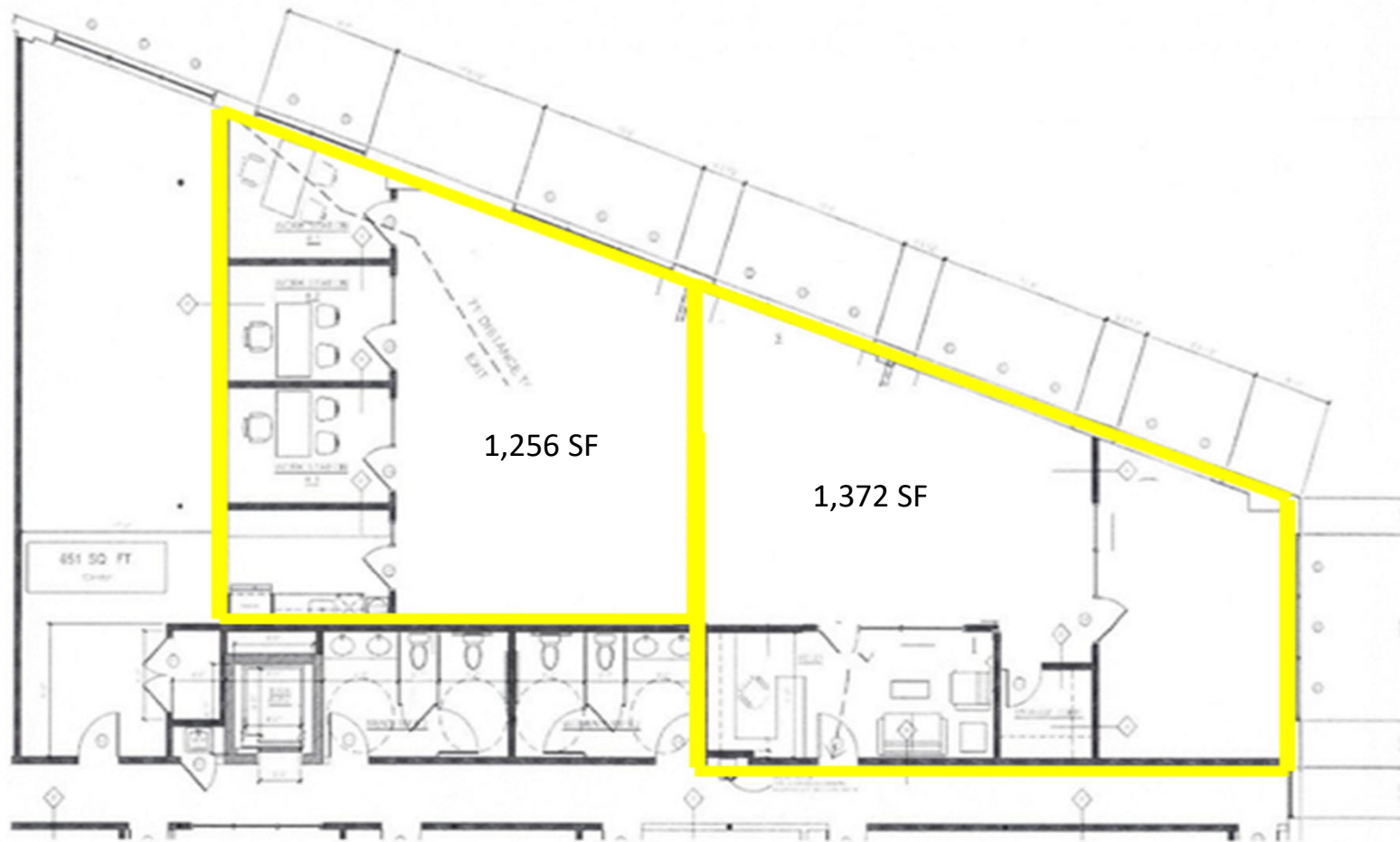
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Second Floor Plan



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Partial Suite Layout



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Aerial



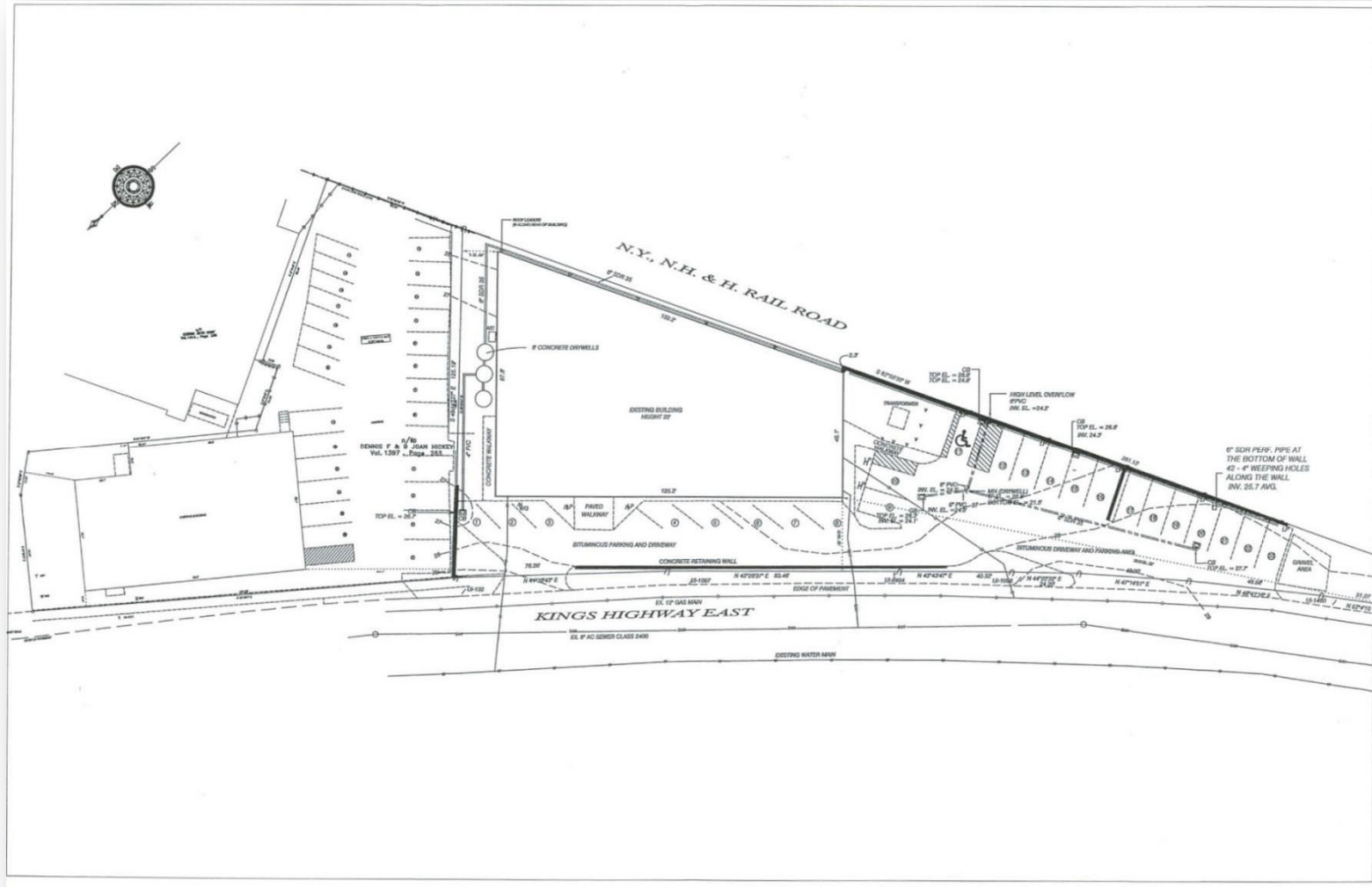
Additional Photos



Metro North Train Station Platform Next Door

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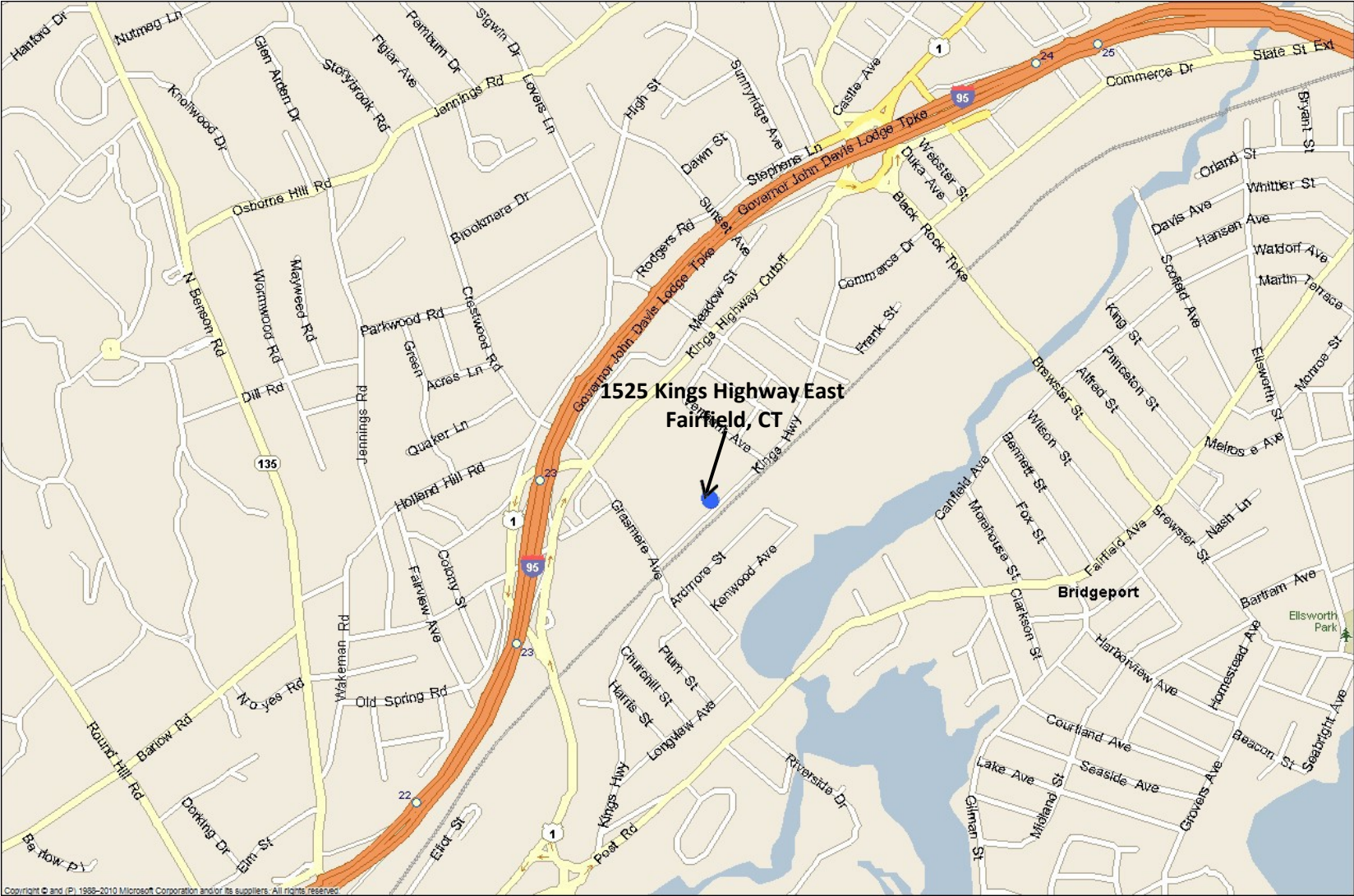
Site Plan



Parking Layout

All information is subject to errors and omissions

Map



All information is subject to errors and omissions





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