

## 418 Meadow Street, Fairfield, CT 06824

Office Suites for Rent at \$20.00-\$22.00/RSF Gross + Utilities



**Two Office Suites Available for Rent in Commercial Building in Fairfield, CT - Minutes to I-95 and Within Walking Distance to Metro-North Train Station.** The suites are available in a two-story 24,305 RSF building that features central air-conditioning, a wet sprinkler system, and a security alarm system. AtmosAir™ Indoor Environmental Purification Systems have recently been installed in all units. There is abundant parking with 60 shared spaces.

The two suites are adjacent and can be combined to provide 5,810 RSF.

- Suite 203 is 2,582 RSF. It is currently configured with a reception area, six private offices, an open office area, conference room, kitchenette, and a rear patio. A common restroom is available immediately outside the office space next to the elevator. The lease rate is \$22.00/RSF Gross + Utilities.
- Suite 204 is 3,228 RSF. It is currently configured with a reception area, five private offices, a conference room, a storage room, a kitchenette, two private restrooms, and a rear patio. The lease rate is \$20.00/RSF Gross + Utilities.

The building is within walking distance to Staples, Whole Foods Market, CVS, Chipotle Mexican Grill, Five Guys Burgers & Fries, and The Fitness Edge. It is in an excellent commuter location with easy access to I-95, Exits 23 & 24. It is situated just off of Route 1 (Kings Highway Cutoff) and 1/2 mile from the Fairfield Metro Train Station.

### The Site

<b>Total Space Available:</b>	5,810 RSF
<b>Suite 203:</b>	2,582 RSF
<b>Suite 204:</b>	3,228 RSF
<b>Total Building Size:</b>	24,305 RSF
<b>Land:</b>	1.05 acres
<b>Zoning:</b>	DI
<b>Year Built:</b>	1989
<b>Stories:</b>	Two
<b>Tenancy:</b>	Multiple
<b>Floor:</b>	Second

### Features

<b>Parking:</b>	60 shared spaces
<b>Amenities:</b>	Elevator, Wet Sprinkler System, Security Alarm System

### Utilities

<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Central Air-Conditioning
<b>Heating:</b>	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.

For Rent

418 Meadow Street

Floor Plan - Second Floor

Fairfield, Connecticut 06824



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