



418 MEADOW STREET
FAIRFIELD, CT
06824

Office Space, Minutes to I-95, for Rent Starting at \$23/RSF Gross + Utilities

Angel Commercial, LLC proudly presents an exceptional opportunity for businesses seeking prime office space at 418 Meadow Street in Fairfield, CT. Strategically situated within a two-story, 24,305 RSF commercial building, these office suites offer unparalleled convenience and close proximity to I-95 and the Fairfield Metro Train Station.

Currently being completely remodeled, Suite 203, spans 3,228 RSF and features a reception area, six private offices, a kitchenette, a private restroom, and open office areas. It is available for lease at \$25/RSF Gross + Utilities.

Suite 202, covering 2,300 RSF, presents five private offices, an open office area, a conference room, and two private restrooms, is offered for sublease at \$23/RSF Gross + Utilities until June 30, 2027, with the potential for extension through direct arrangements.

The building boasts essential amenities such as central air-conditioning, a wet sprinkler system, and a security alarm system, ensuring comfort and safety. All units are equipped with AtmosAir™ Indoor Environmental Purification Systems, enhancing the indoor environment.

With 60 shared spaces of ample parking, both employees and visitors can be assured of convenient access. The proximity to various amenities, including Staples, Home Depot, Whole Foods Market, CVS, Chipotle Mexican Grill, Five Guys Burgers & Fries, and The Fitness Edge, further enhances its appeal. The easy access to Exits 23 & 24 on I-95 and the nearby Fairfield Metro Train Station, only half a mile away, ensure a smooth commute, making this an excellent choice for business purposes.

For more information, please contact [Jon Angel](#), President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

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.

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Financial Information

Lease Rate:	\$25/RSF Gross + Utilities (Suite 203)
Sublease Rate:	\$23/RSF Gross + Utilities (Suite 202)
Sublease Expiration Date:	6/30/2027

The Site

Space Available:	3,228 RSF (Suite 203) 2,300 RSF (Suite 202)
Total Building Size:	24,305 SF
Land:	1.05 Acres
Zoning:	Designed Industrial District (DI)
Year Built:	1989
Construction:	Concrete/Cinder & Brick/Masonry
Stories:	Two
Tenancy:	Multiple
Floor:	Second

Features

Parking:	60 Shared Spaces
Amenities:	Elevator, Wet Sprinkler System, Security Alarm System, AtmosAir™ Indoor Environmental Purification System, Digital Directory

Utilities

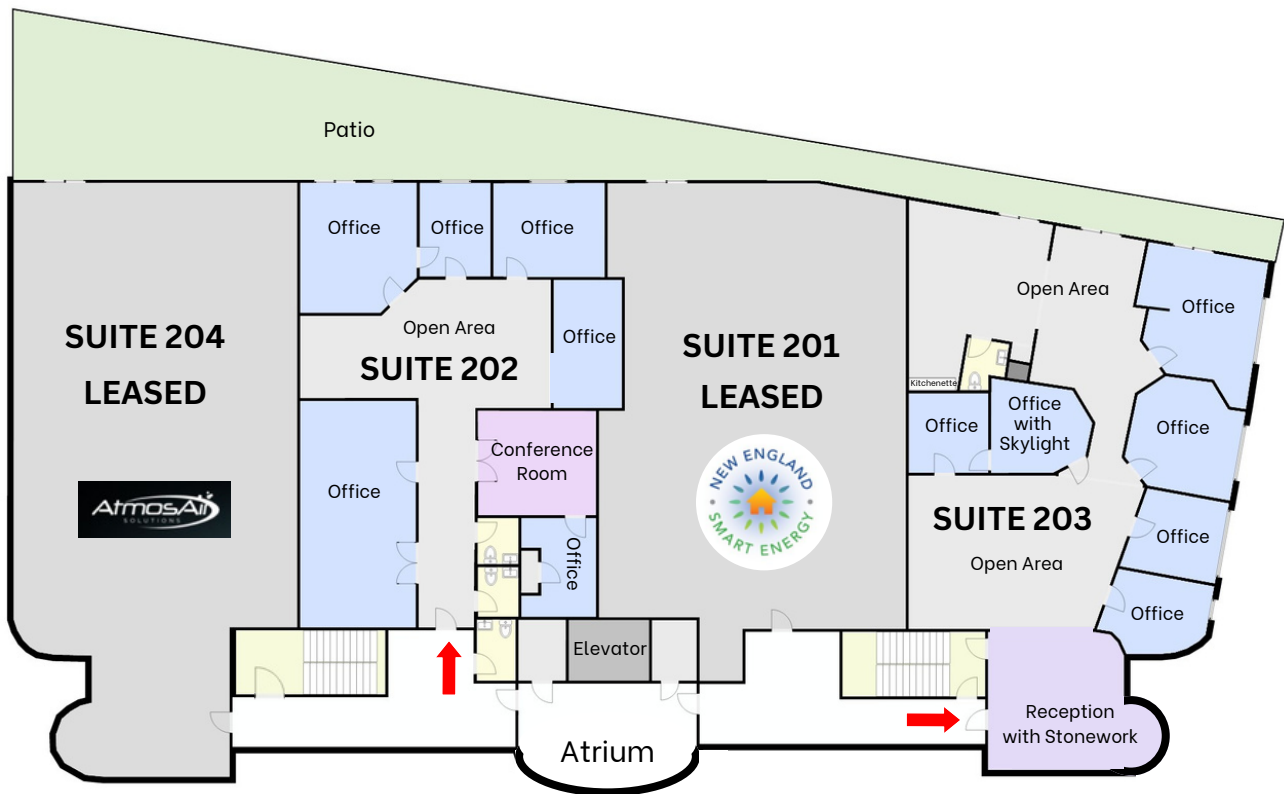
Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas



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SECOND LEVEL - FLOOR PLAN



NOT TO SCALE

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