

**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.





### Financial Information

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

### The Site

|                             |  |
|-----------------------------|--|
| <b>Space Available:</b>     | 3,228 RSF (Suite 203)<br>2,300 RSF (Suite 202) |
| <b>Total Building Size:</b> | 24,305 SF                                      |
| <b>Land:</b>                | 1.05 Acres                                     |
| <b>Zoning:</b>              | Designed Industrial District (DI)              |
| <b>Year Built:</b>          | 1989   |
| <b>Construction:</b>        | Concrete/Cinder & Brick/Masonry                |
| <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, AtmosAir™ Indoor Environmental Purification System, Digital Directory |

### Utilities

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



## VERSATILE COMMERCIAL BUILDING FOR TENANTS



60 Shared Spaces



AtmosAir™ Indoor  
Environmental  
Purification System



Digital Directory



Ability to cater to  
large and small  
tenants



## CONVENIENT COMMUTER LOCATION WITH NEARBY AMENITIES



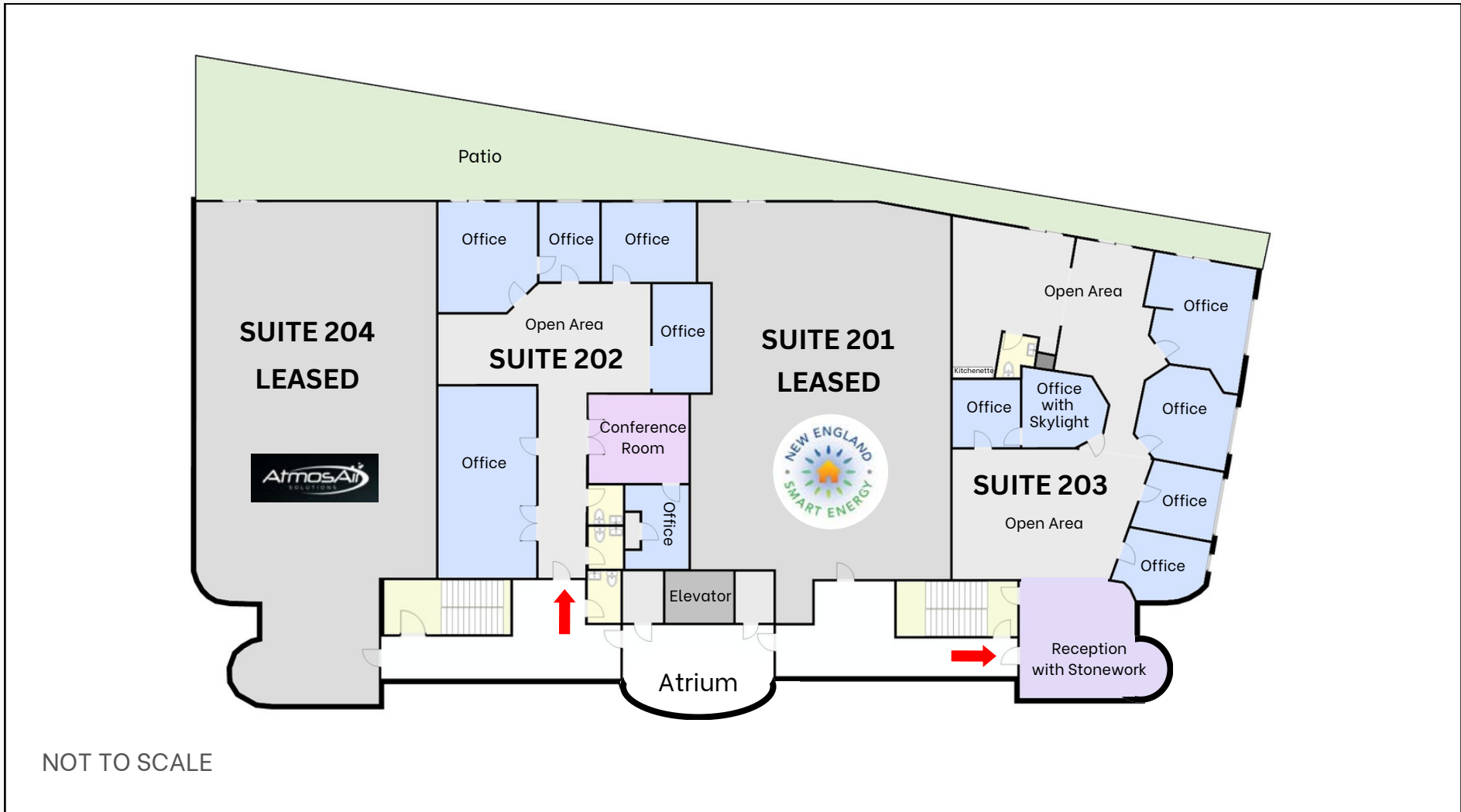
Amenities include restaurants, retail stores, hotels, daycare/preschools and a fitness gym.



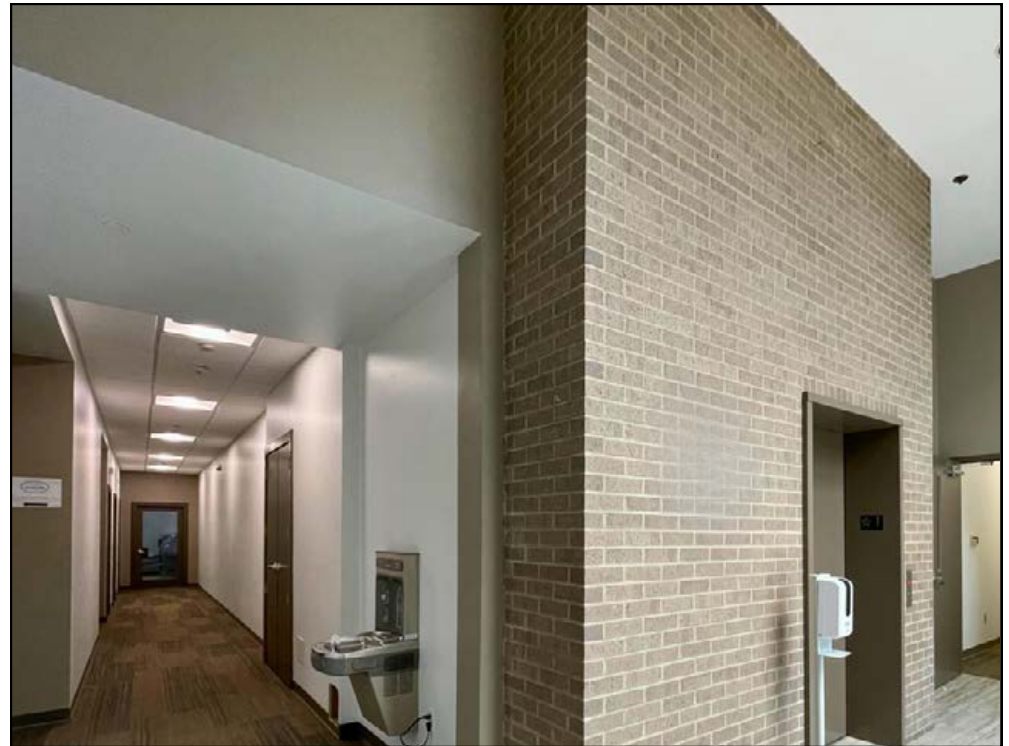
Minutes to I-95, Exit 23, and the Fairfield MetroTrain Stations.

# FLOOR PLAN

# SECOND FLOOR



# COMMON AREAS



**SUITE  
202**

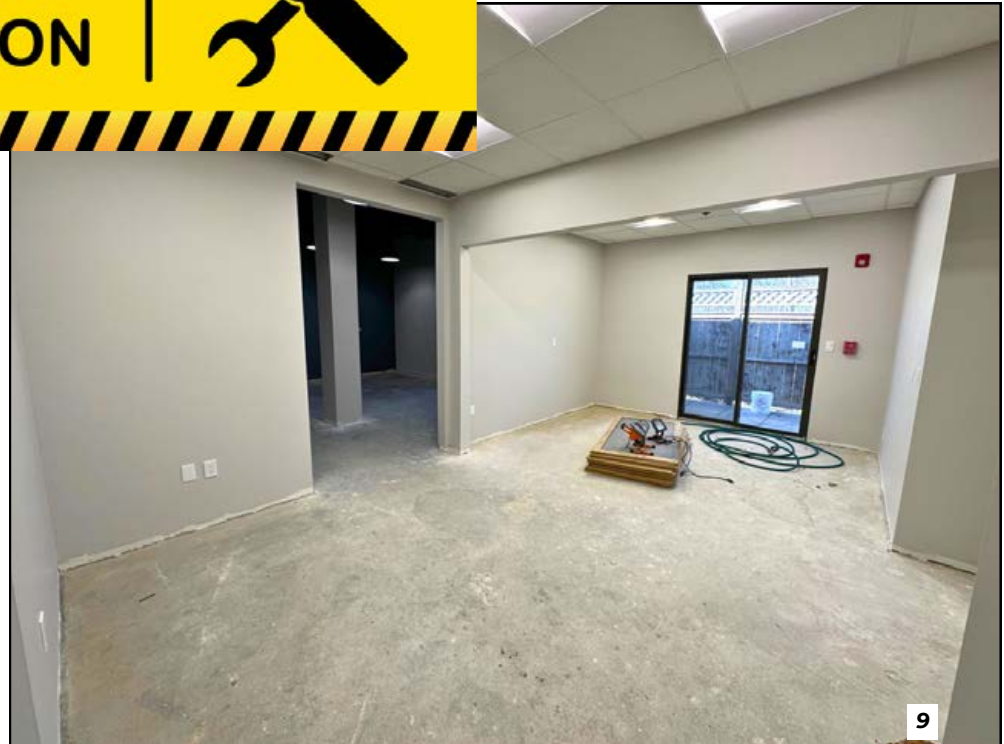




**SUITE  
203**



**UNDER  
CONSTRUCTION** | 



# Discover Fairfield, Connecticut...



## A Prime Location

In between Boston and Philadelphia, Fairfield, Connecticut is ideally situated along the Gold Coast on Long Island Sound just 60 miles from Manhattan. This suburban town's prime location gives businesses access to the dense population of the NYC Metropolitan area, home to 20.3 million people.



## Thriving Business Environment

Fairfield is home to successful enterprises across various industries. The Bigelow Tea Company, America's #1 Specialty Tea company, is one such example that has been headquartered here since its inception. The diversity of businesses contributes to a vibrant economic environment where companies can prosper.



## Excellent Infrastructure

Fairfield's well-maintained infrastructure is another asset. It's less than 50 miles away from three major airports, including LaGuardia, JFK, and Bradley International.



## Top-Tier Talent Pool

Fairfield University and Sacred Heart University are both situated in Fairfield, providing a stream of educated, skilled graduates. In fact, 47% of Fairfield's population holds a bachelor's degree or higher, significantly above the national average of 32%.

# Discover Even More in Fairfield, Connecticut..



## Quality of Life

Fairfield offers a high-quality lifestyle that attracts and retains employees. With a median household income of \$127,413, it's a testament to the prosperous living standards here. Fairfield offers beautiful beaches, top-rated schools, and world-class restaurants.



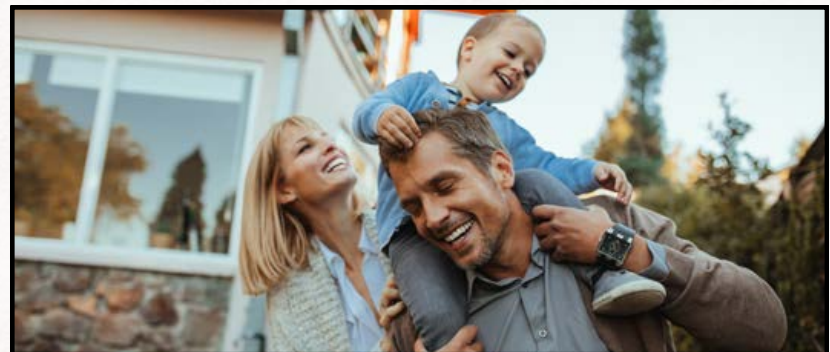
## Supportive Government

Fairfield's local government offers several incentives to businesses, including tax abatements and loan programs. The town's commitment to fostering a business-friendly environment is evident in their streamlined business registration process. Fairfield was named Top CT Town for Business Friendliness by the Yankee Institute.



## Business Incubators and Networking Opportunities

Fairfield University's Dolan School of Business provides resources for startups, and the Fairfield Chamber of Commerce organizes numerous networking events. This supportive business ecosystem aids business development and success.



## Safety and Security

Fairfield has 89% fewer violent crimes and 54% fewer property crimes than the national average, providing a safe and secure environment for its residents and visitors.

## NEXT STEPS

**418** MEADOW STREET  
FAIRFIELD, CT  
06824



REVIEW ZONING  
REGULATIONS



VIEW ONLINE  
LISTING



EMAIL BROKER



CALL BROKER



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