



ONE POST ROAD
FAIRFIELD, CT
06824

ANGEL 
COMMERCIAL, LLC

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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PREMIER WATERFRONT OFFICE SUITES ON POST ROAD FOR RENT

Angel Commercial, LLC, as the exclusive broker, is pleased to present two waterfront office suites for rent at **One Post Road in Fairfield, Connecticut**. This premier office building, located in a Designed Commercial District (DCD) Zone, boasts 383 linear feet of frontage on Post Road, offering exceptional visibility. Features include a newly installed ADA-compliant automatic entrance door, recessed lighting, and high-end interior finishes such as rich wood moldings and marble flooring. The property also provides 121 paved parking spaces and an on-site FedEx drop box for daily package handling.

First Floor

For sublease at \$35/RSF Gross, this 6,500 RSF space is the only suite on the first floor, offering privacy and sweeping water views. The professionally designed suite is furnished with custom window treatments and equipped with a video surveillance security system. Six parking spaces are reserved exclusively for this suite, which features a reception area, waiting area, six private offices, two conference rooms, 14 workstations, a kitchenette/breakroom, and an IT closet. Direct access to a private scenic patio with picnic tables overlooking Ash Creek and exclusive use of the first-floor restrooms add to its appeal. Furnishings—including 19 electric sit/stand desks—and high-speed fiber optic internet service are available for negotiation with the current tenant. The sublease runs through March 31, 2030, with potential for extension subject to landlord approval.

Second Floor

For lease at \$32/RSF Gross, this 1,526 RSF space includes a waiting room, a large reception/administrative office with built-ins, four windowed private offices, an interior office, and a kitchenette.

Location Highlights

One Post Road is home to a well-established and diverse group of tenants, including Old Republic National Title Insurance Co., Lindenmeyr Central, ReGenerating Solutions Inc., the Ferrara Law Group, PC, and Worldwide Surrogacy Specialists. The property is just steps from a Coastal Link Bus Stop and less than one mile from both I-95 (Exit 23) and the Fairfield Black Rock Train Station, ensuring outstanding regional connectivity. Nearby amenities include Whole Foods, CVS, Home Depot, The Edge Fitness Club, Stop & Shop, Staples, Marshalls, Verizon, Dunkin', the Circle Hotel, UPS, and the new RH Outlet. In addition, its proximity to Fairfield University—with more than 6,000 students and employees—provides access to a skilled and educated workforce.

FINANCIAL INFORMATION

Lease Rate:	First Floor:	\$35/RSF Gross
	Second Floor:	\$32/RSF Gross

THE SITE

Space Available:	First Floor:	6,500 RSF
	Second Floor:	1,526 RSF
Building Size:	32,239 SF	
Land:	1.954 acres	
Zoning:	Designed Commercial District (DCD)	
Year Built:	1985 (Renovated 2020)	
Construction:	Brick Veneer	
Stories:	Three	
Tenancy:	Multiple	
Floor:	First	

FEATURES

Parking:	121 Spaces (6 Reserved for 1 st Floor Suite)
Amenities:	Elevator, ADA Compliant Automatic Entrance Door, Common Restrooms, Wet Sprinkler System, Video Surveillance Security System, On-site FedEx Drop Box

UTILITIES

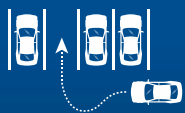
Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas

DEMOGRAPHICS ONE MILE THREE MILES

Population:	34.5k	136.7k
Median HH Income:	\$100.5k	\$81.9k



PREMIER WATERFRONT OFFICE BUILDING



121 Shared Parking Spaces



Convenient Onsite FedEx Drop Box



ADA-Compliant Automatic Entrance Door



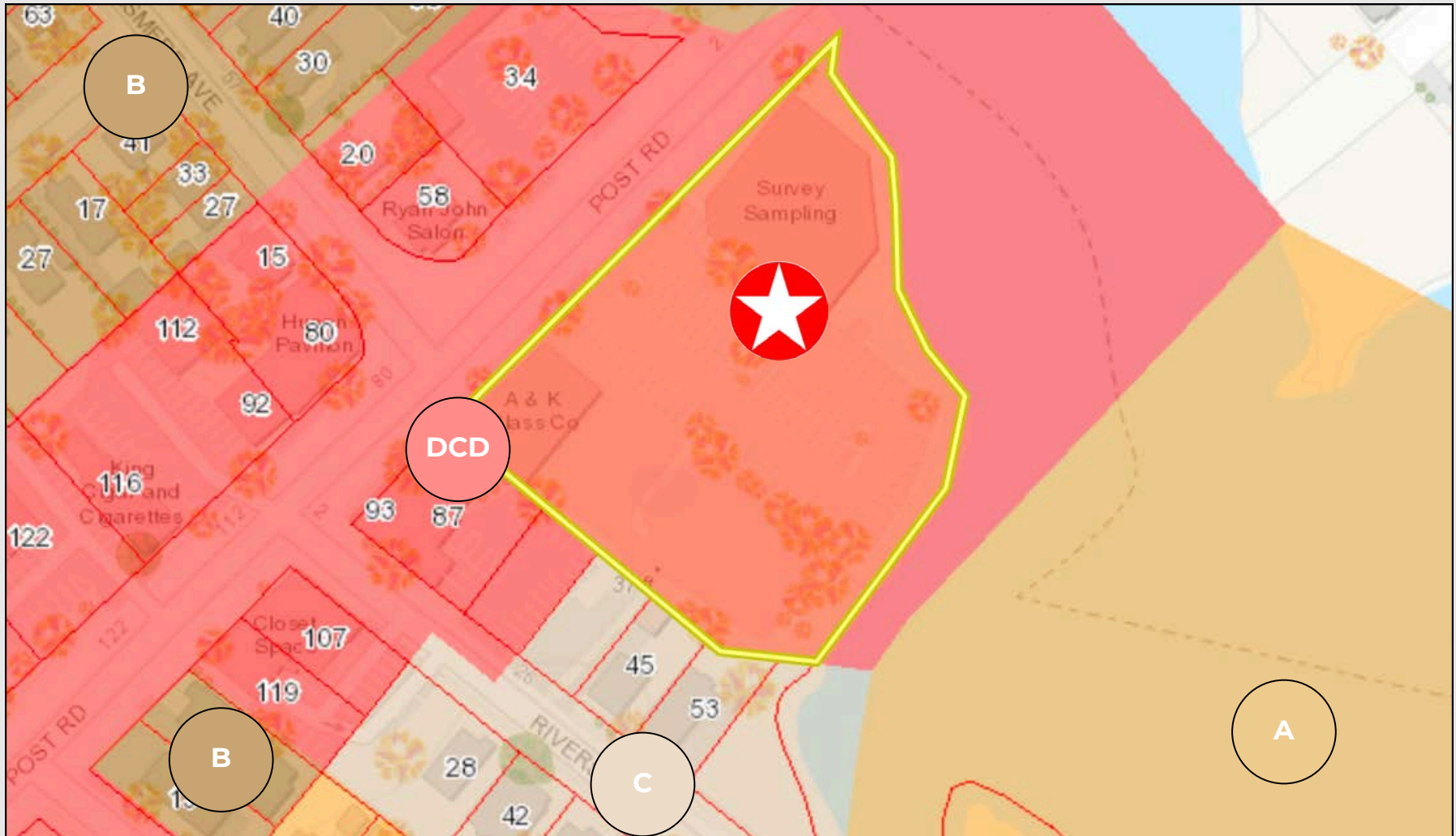
CONVENIENT COMMUTER LOCATION WITH NEARBY AMENITIES



Amenities include restaurants, retail stores, banks, fitness gym, hotels, and delivery services companies.



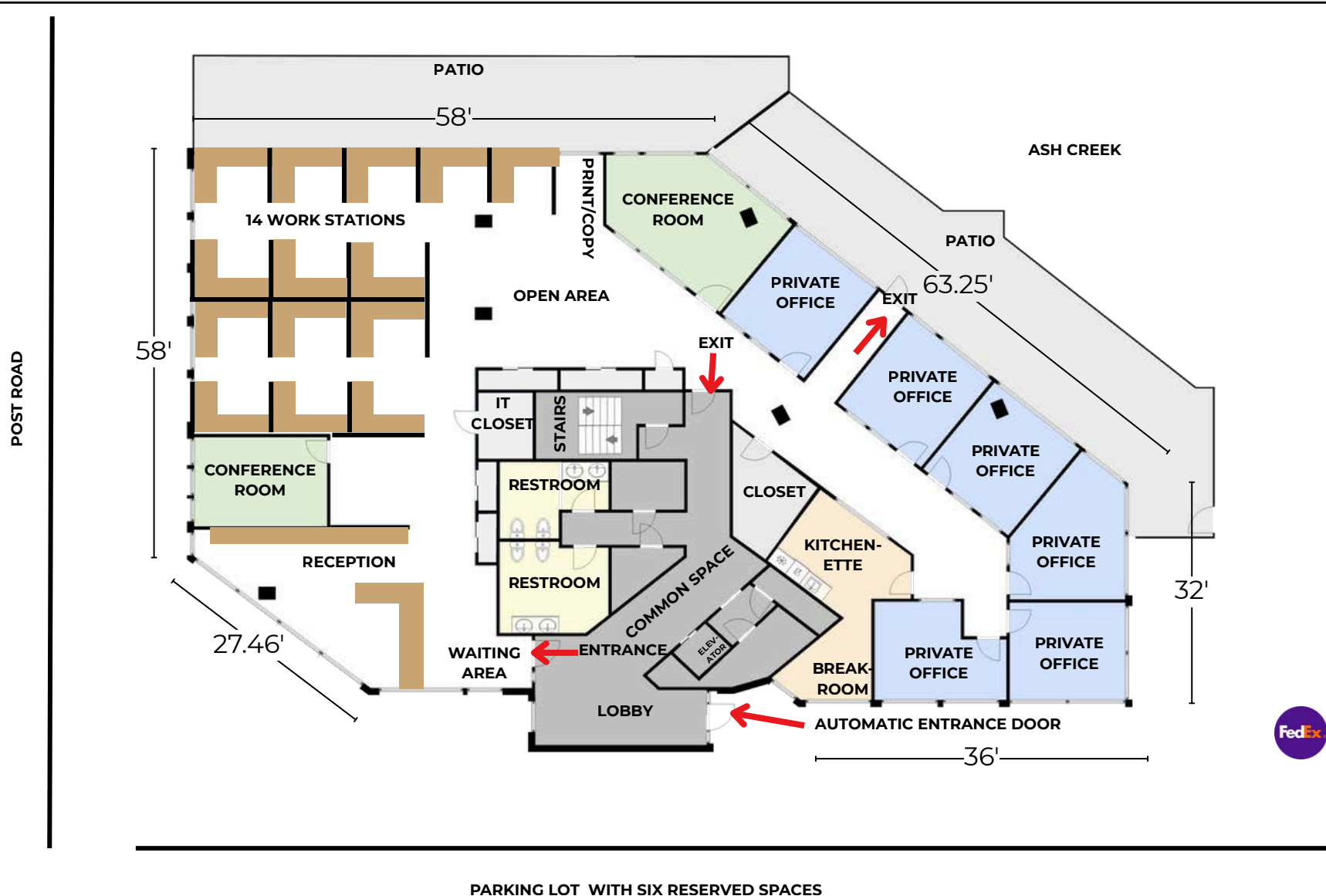
Minutes from I-95 (Exit 23) and two Fairfield Metro-North Train Stations.



FLOOR PLAN: First Floor Suite

NOT TO EXACT SCALE - MEASUREMENTS ARE APPROXIMATE

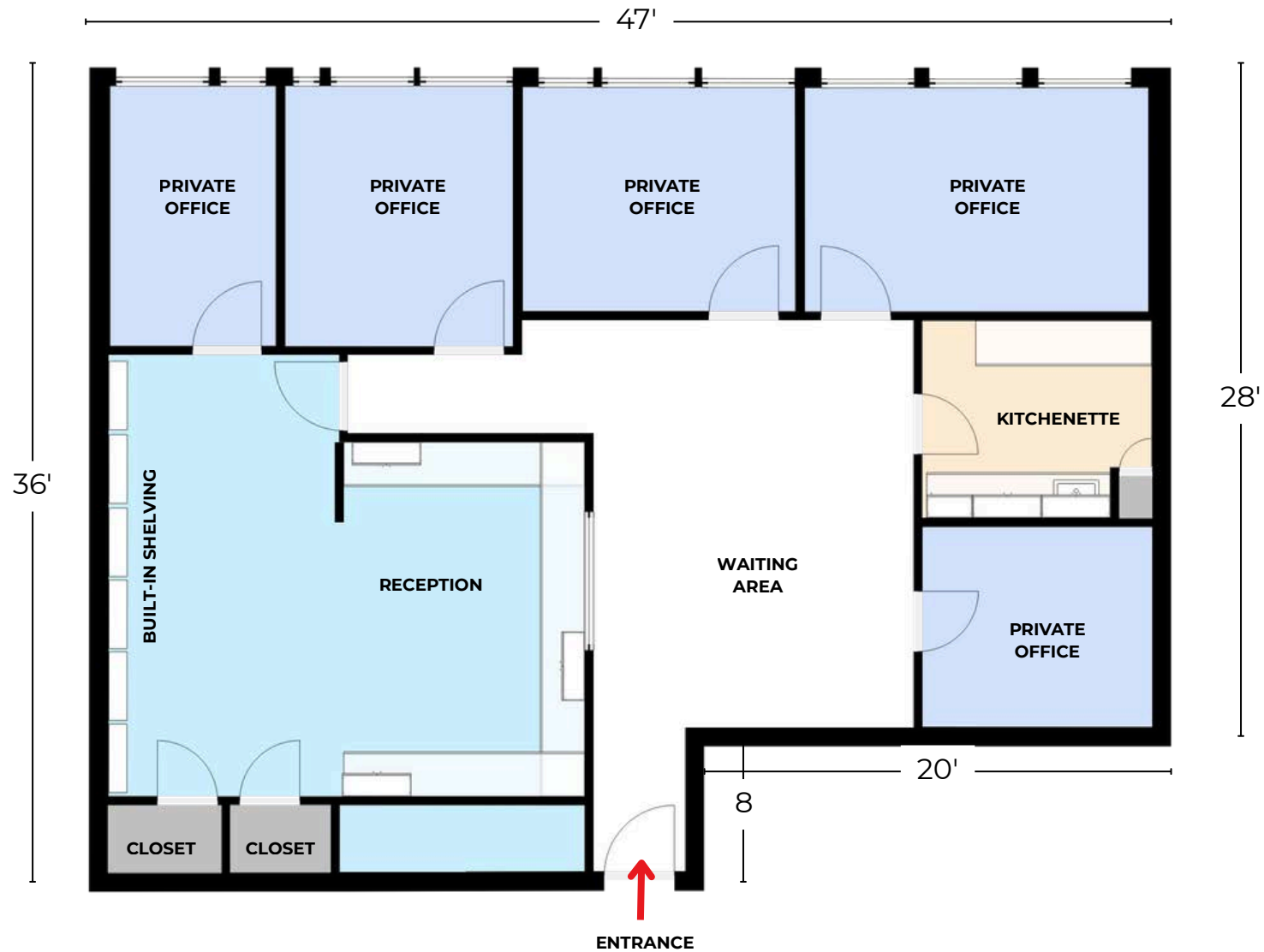
6,500 RSF



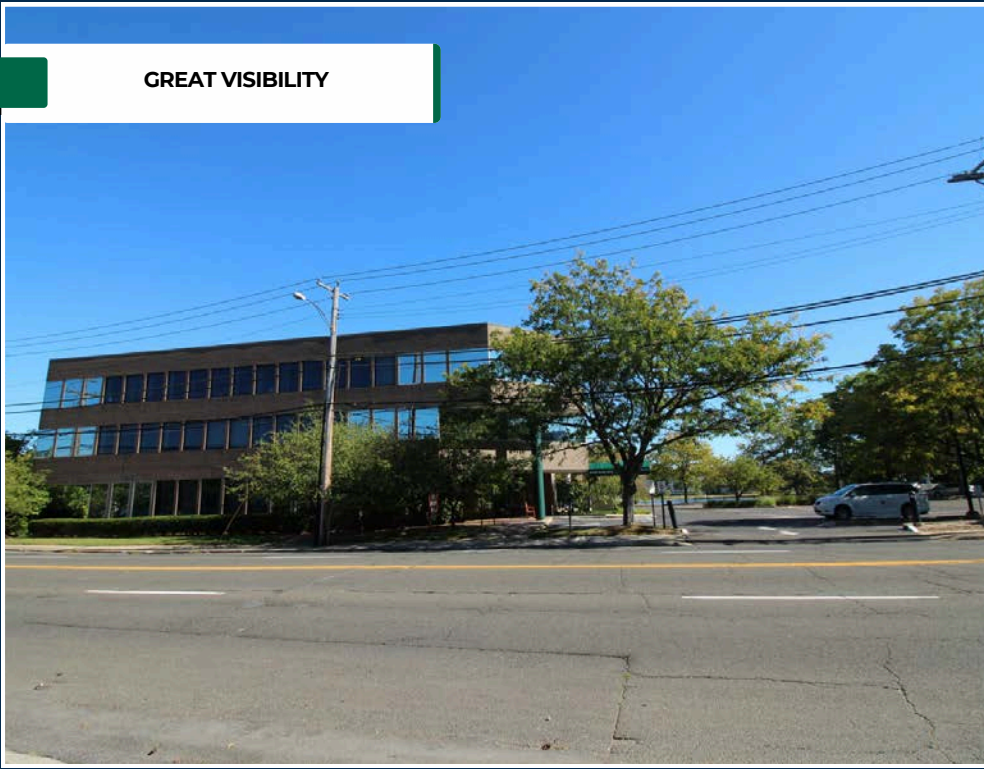
FLOOR PLAN: Second Floor Suite

NOT TO EXACT SCALE - MEASUREMENTS ARE APPROXIMATE

1,526 RSF



GREAT VISIBILITY



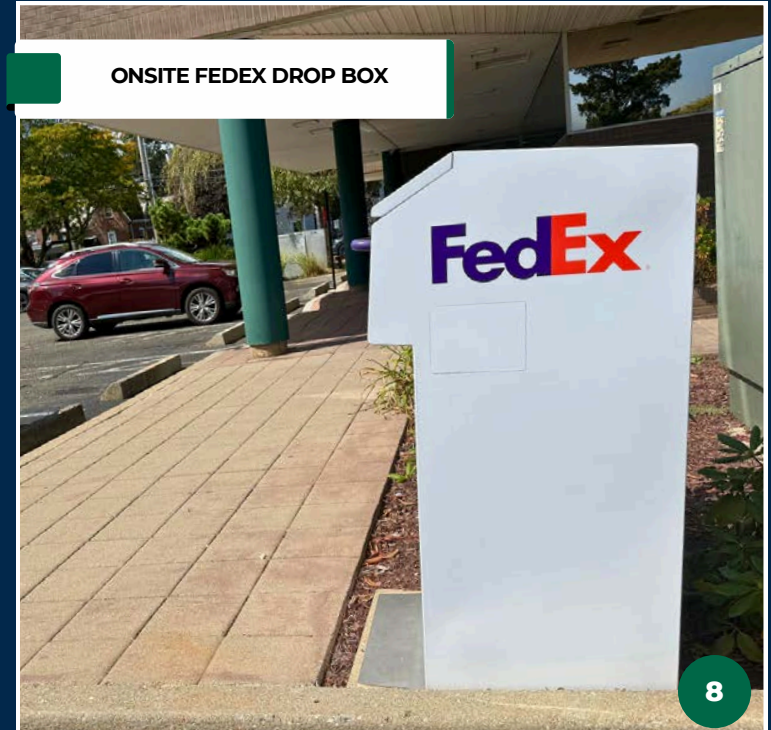
OVERLOOKING ASH CREEK



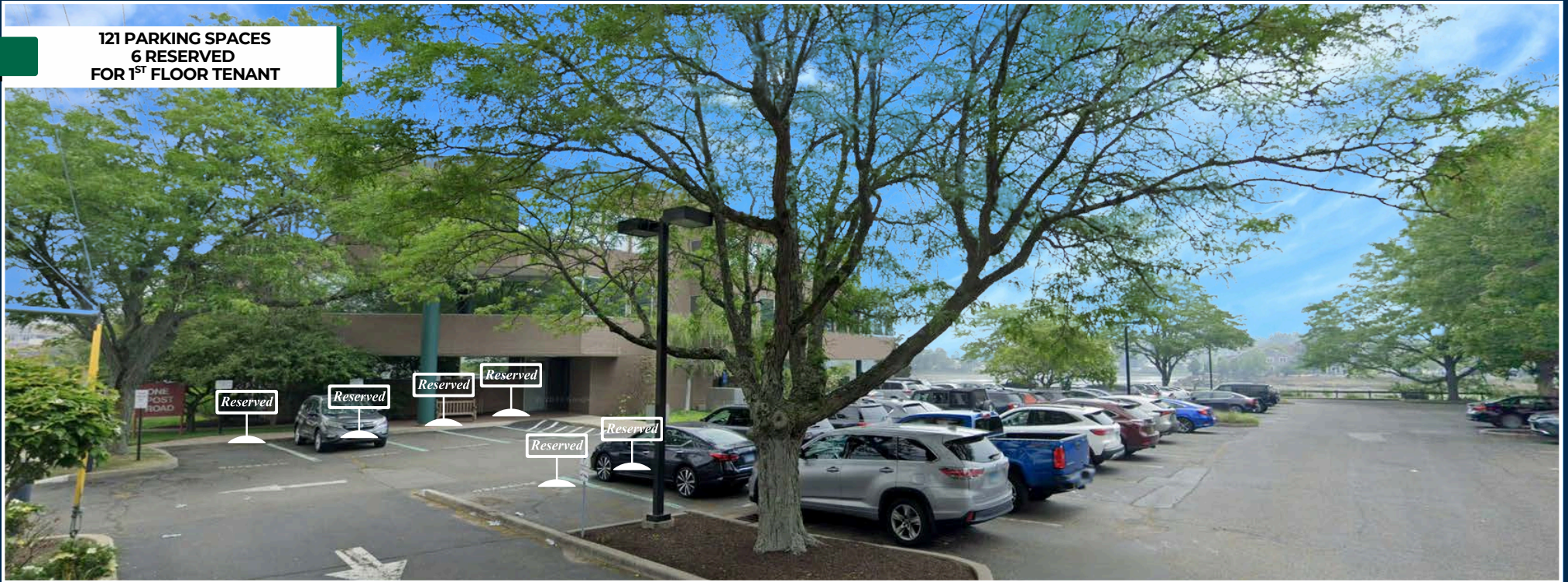
**BOARDWALK OPEN
TO ALL TENANTS**



ONSITE FEDEX DROP BOX



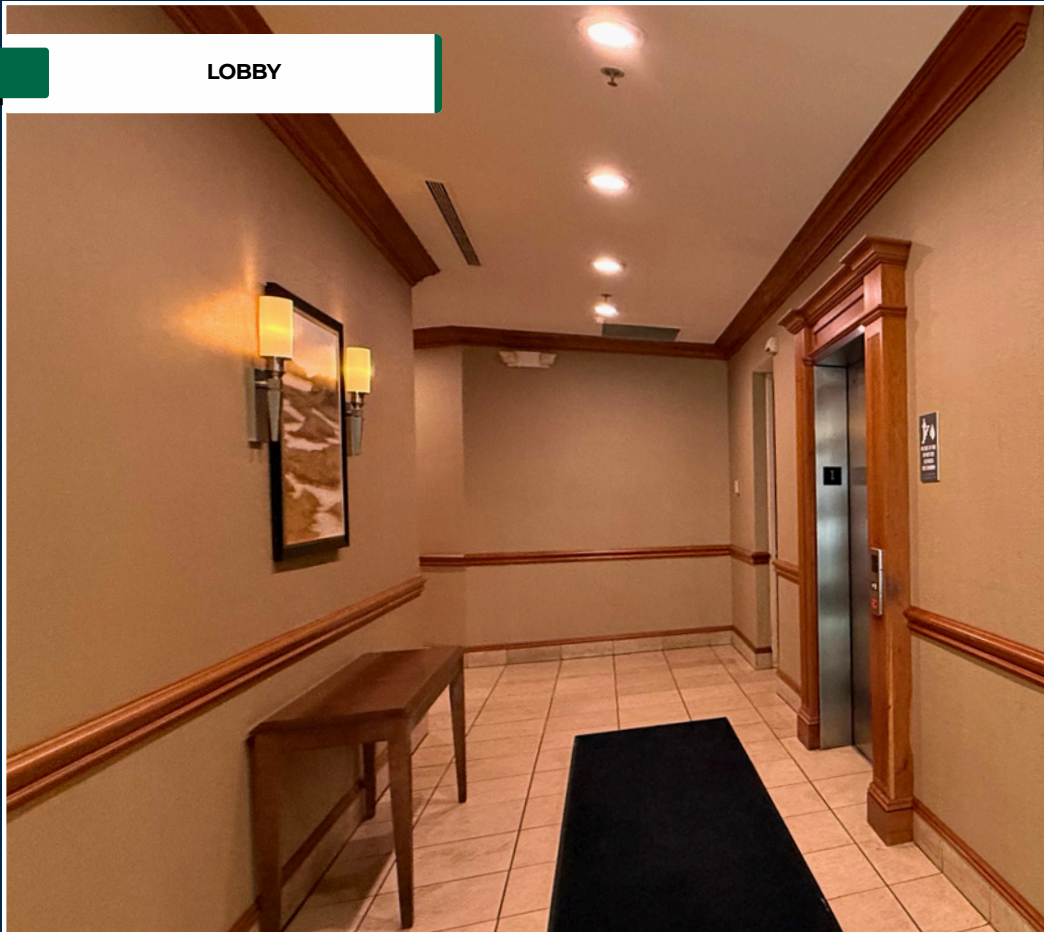
121 PARKING SPACES
6 RESERVED
FOR 1ST FLOOR TENANT



PRIVATE PATIO
FOR FIRST FLOOR TENANT



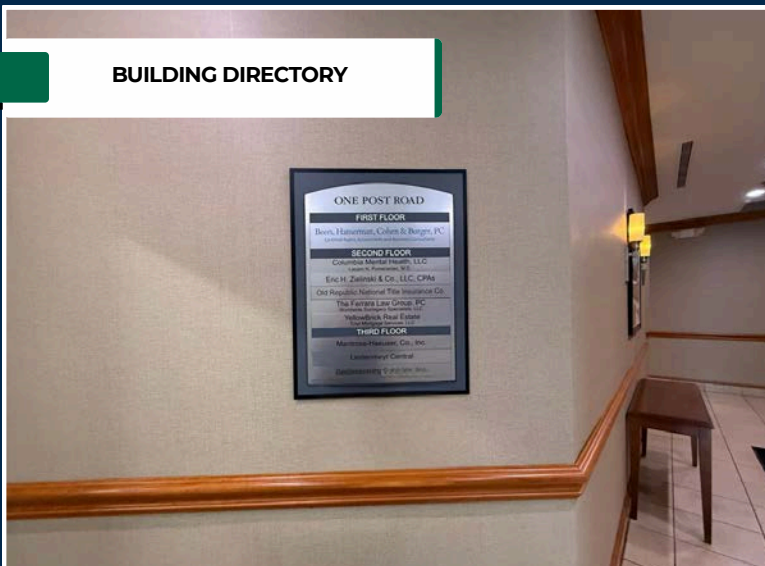
LOBBY



1st
FLOOR
COMMON
AREA



BUILDING DIRECTORY



1ST FLOOR SUITE
RESTROOMS



ENTRANCE TO SUITE



OPEN OFFICE AREA



**1st
FLOOR
SUITE**

WAITING & RECEPTION AREAS



CONFERENCE ROOM

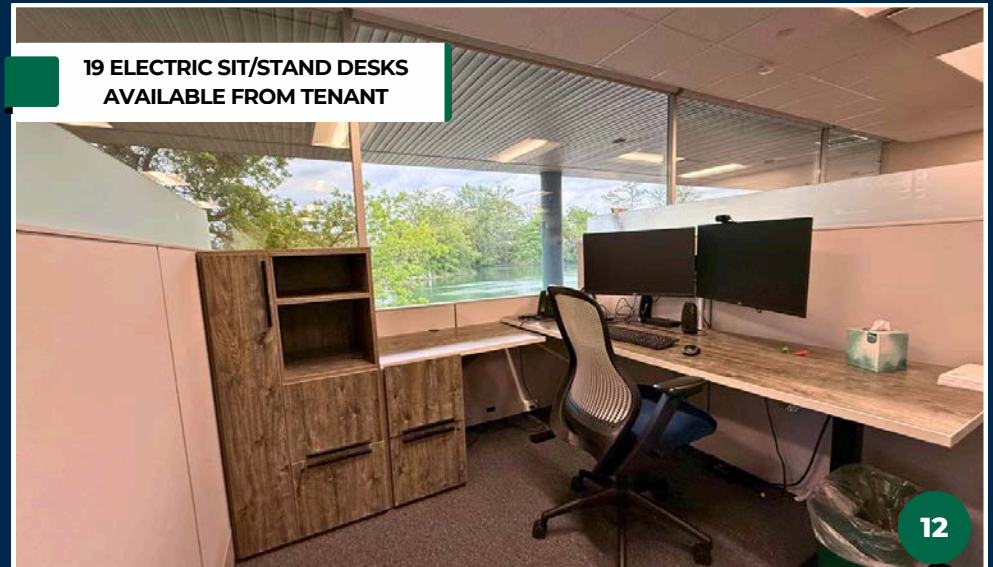
**1st
FLOOR
SUITE**



14 WORKSTATIONS



**19 ELECTRIC SIT/STAND DESKS
AVAILABLE FROM TENANT**

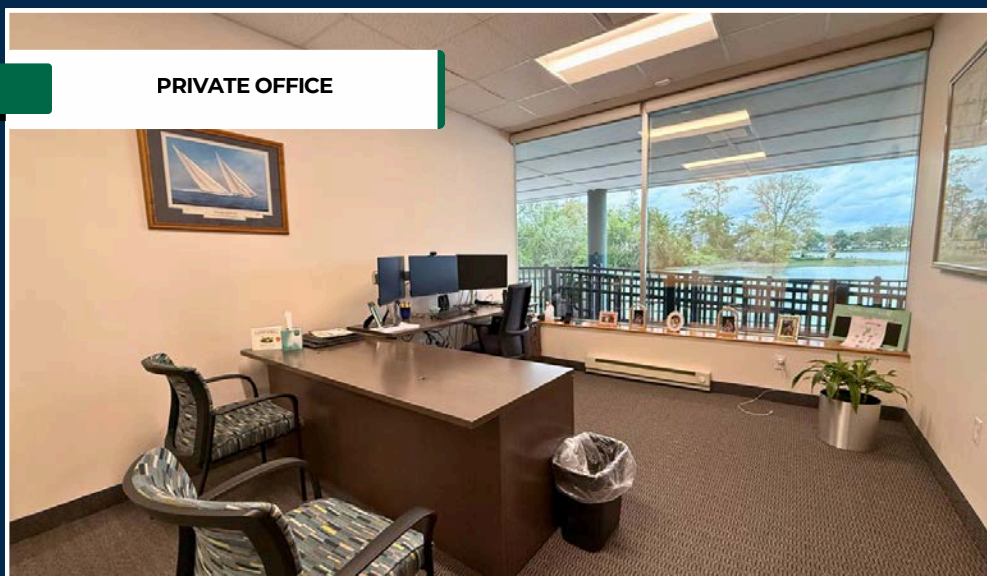


**1st
FLOOR
SUITE**

PRIVATE OFFICE



PRIVATE OFFICE



KITCHENETTE / BREAKROOM

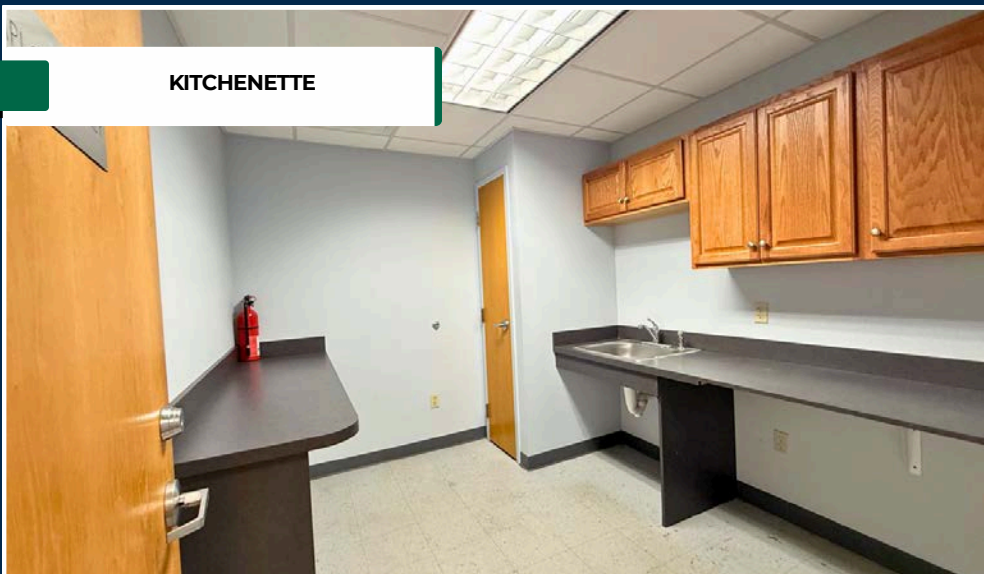


**2nd
FLOOR
SUITE**

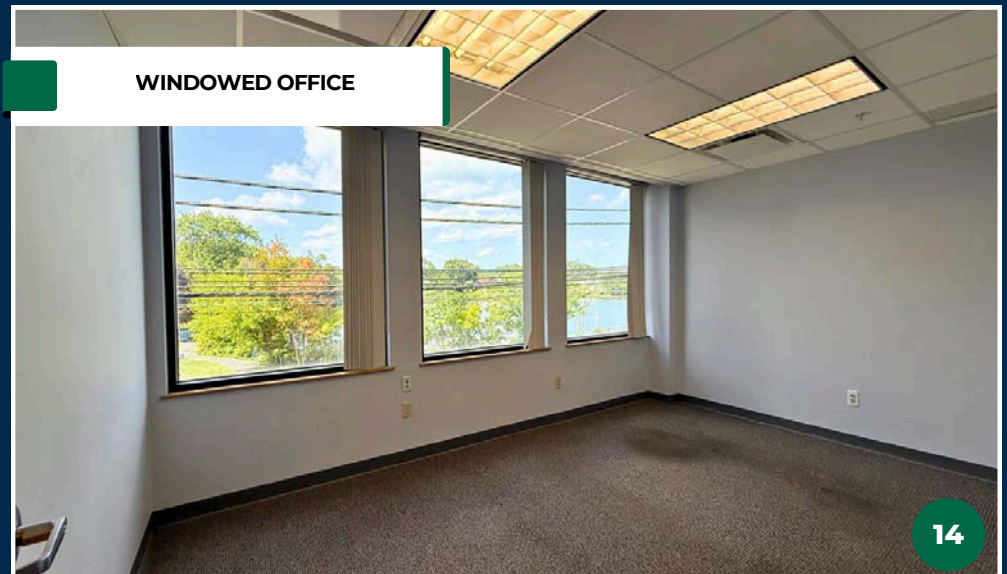
WAITING ROOM



KITCHENETTE



WINDOWED OFFICE

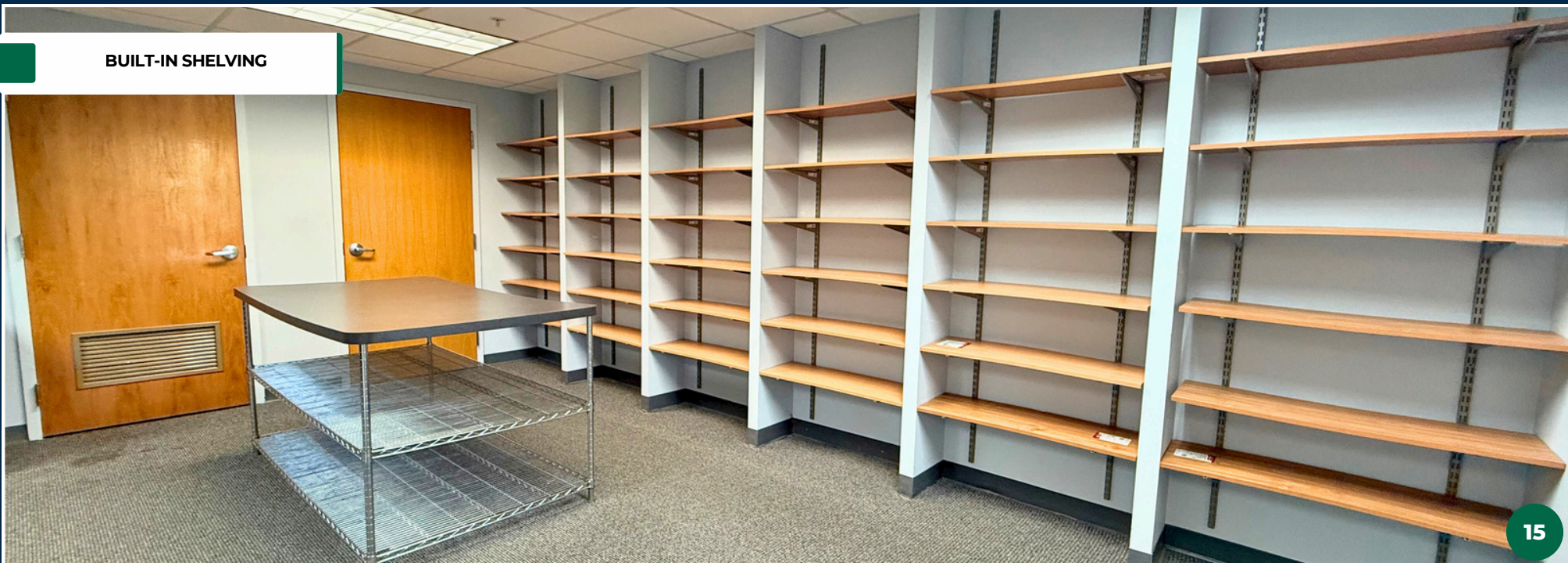


**RECEPTION DESK
& ADMIN OFFICE**

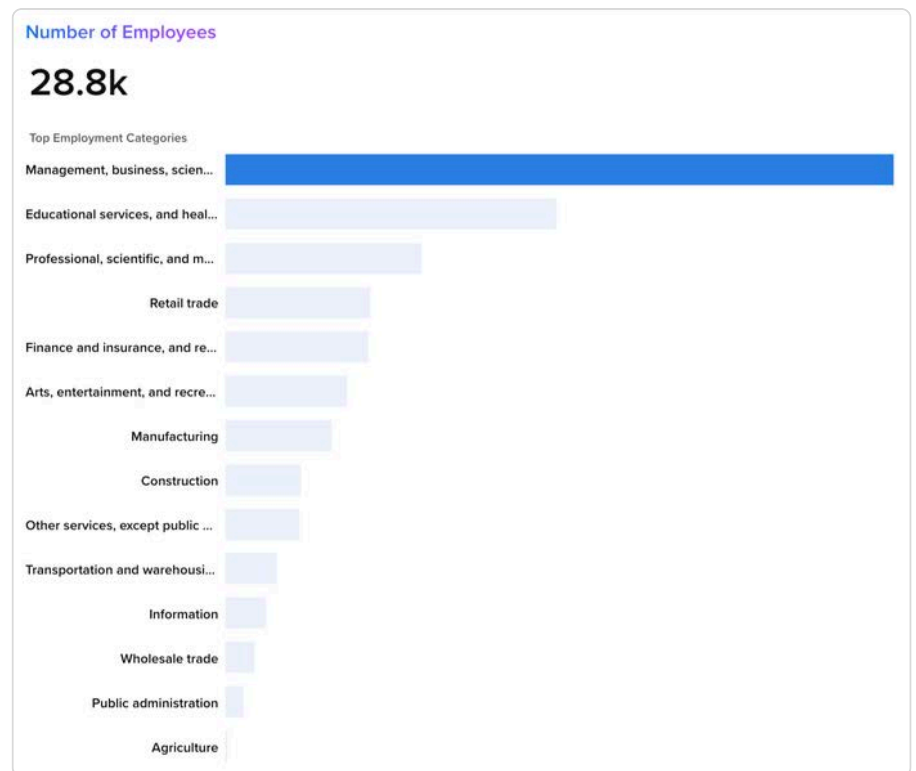
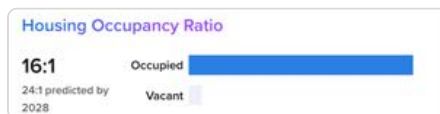
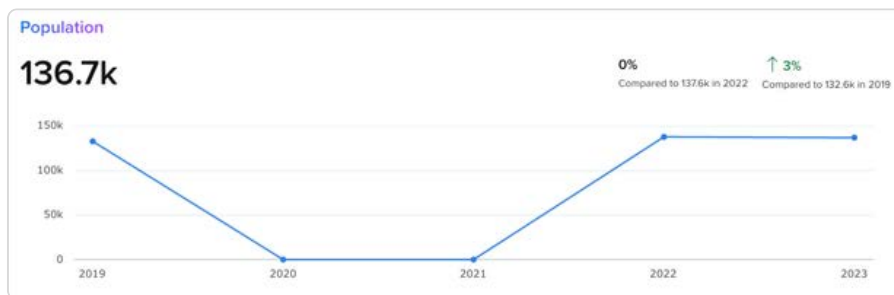
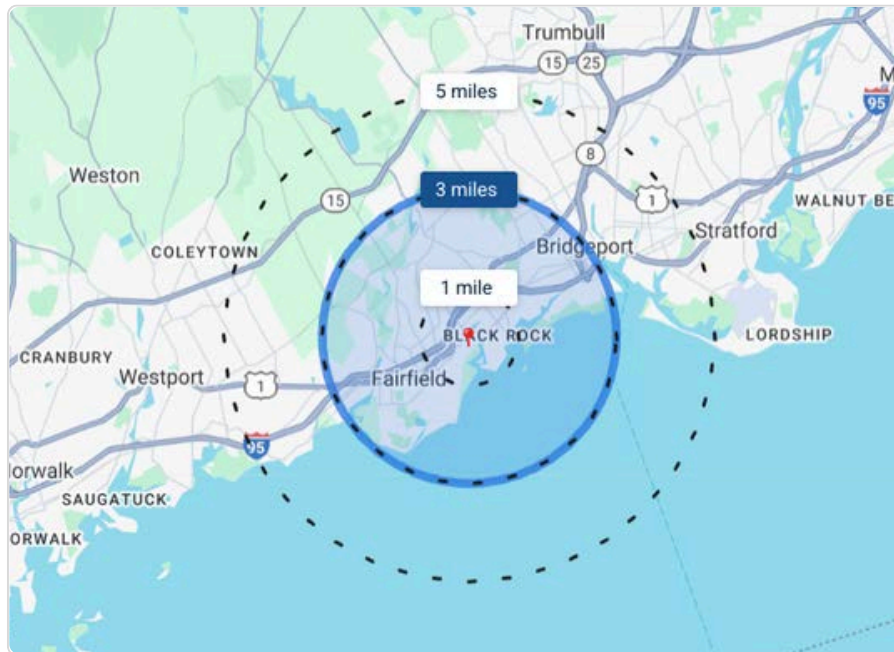
**2nd
FLOOR
SUITE**



BUILT-IN SHELVING



DEMOGRAPHICS: THREE MILES



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 firm, is one such example that has been headquartered here since its inception. This diversity contributes to a vibrant economic environment conducive to business prosperity.



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

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VIEW ZONING
REGULATIONS



EMAIL BROKER



CALL BROKER

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