



**VIDAL/WETTENSTEIN, LLC**

Real Estate for Business & Investment

## **Affordable Quality Office Space Premier Fairfield Location**



**303 Linwood Avenue  
Fairfield, Connecticut**

***Can't beat this value for Fairfield office space.  
Great for start-ups and entrepreneurs.***

- Suites from 540 sq ft—5,950 sq ft
- Owner will divide to suit your needs
  - Lease rate—\$15.50
- Ideal for budget minded companies and professionals
  - Parking 15 covered and 35 grade level
  - Convenient to railroad and Fairfield Center

**For additional information please contact:  
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**Fact Sheet**  
**303 Linwood Avenue – Fairfield, CT**

**Office Space Available**

Suite 1B – 3,400 sf

- Separate heat and electric

Suite 1C – 2,550 sf

*\$15.50 sf, plus utilities*

First floor spaces are contiguous and may easily be divided to meet Tenant's requirement.

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Suite 2E – 540 sf

*\$15.50 sf, gross plus utilities*

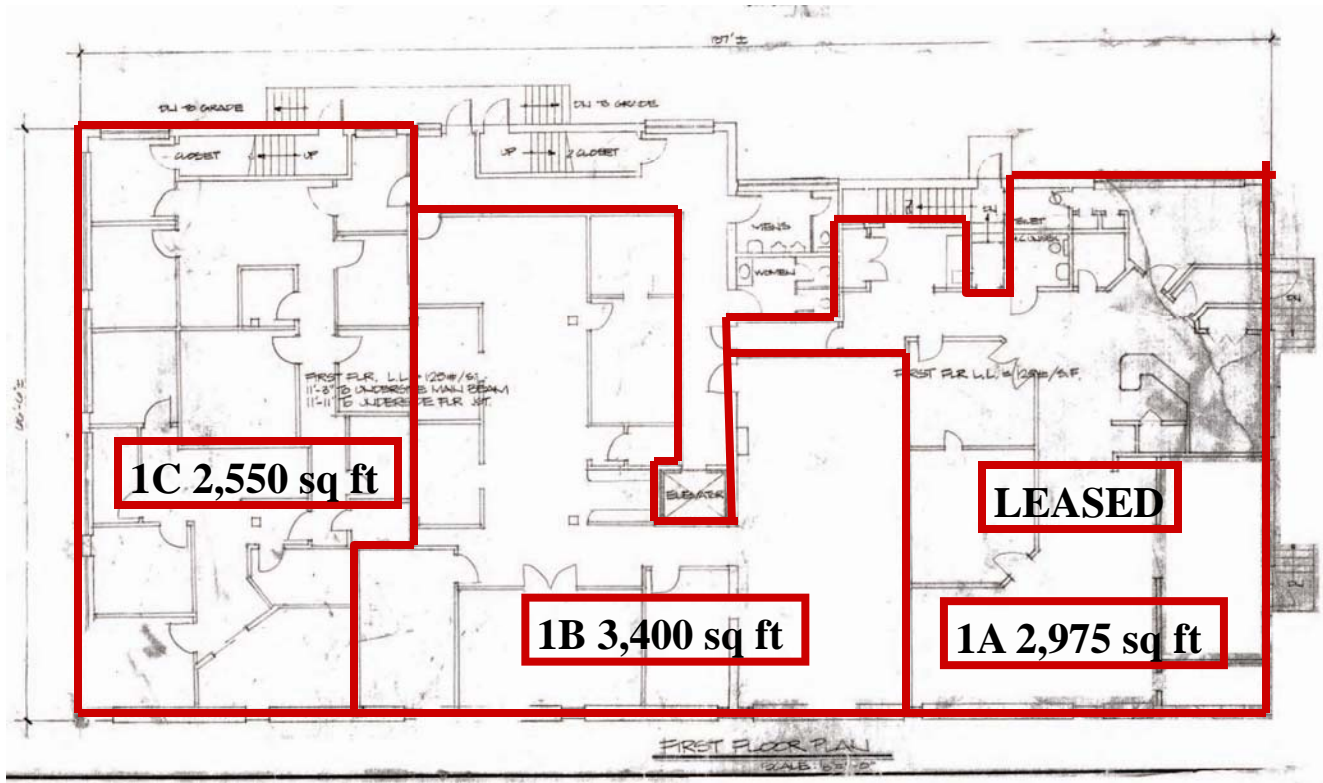
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*Building Features*

- 50 parking spaces, covered and grade level
- Elevator



**303 Linwood Avenue  
Fairfield, Connecticut  
First floor plan**

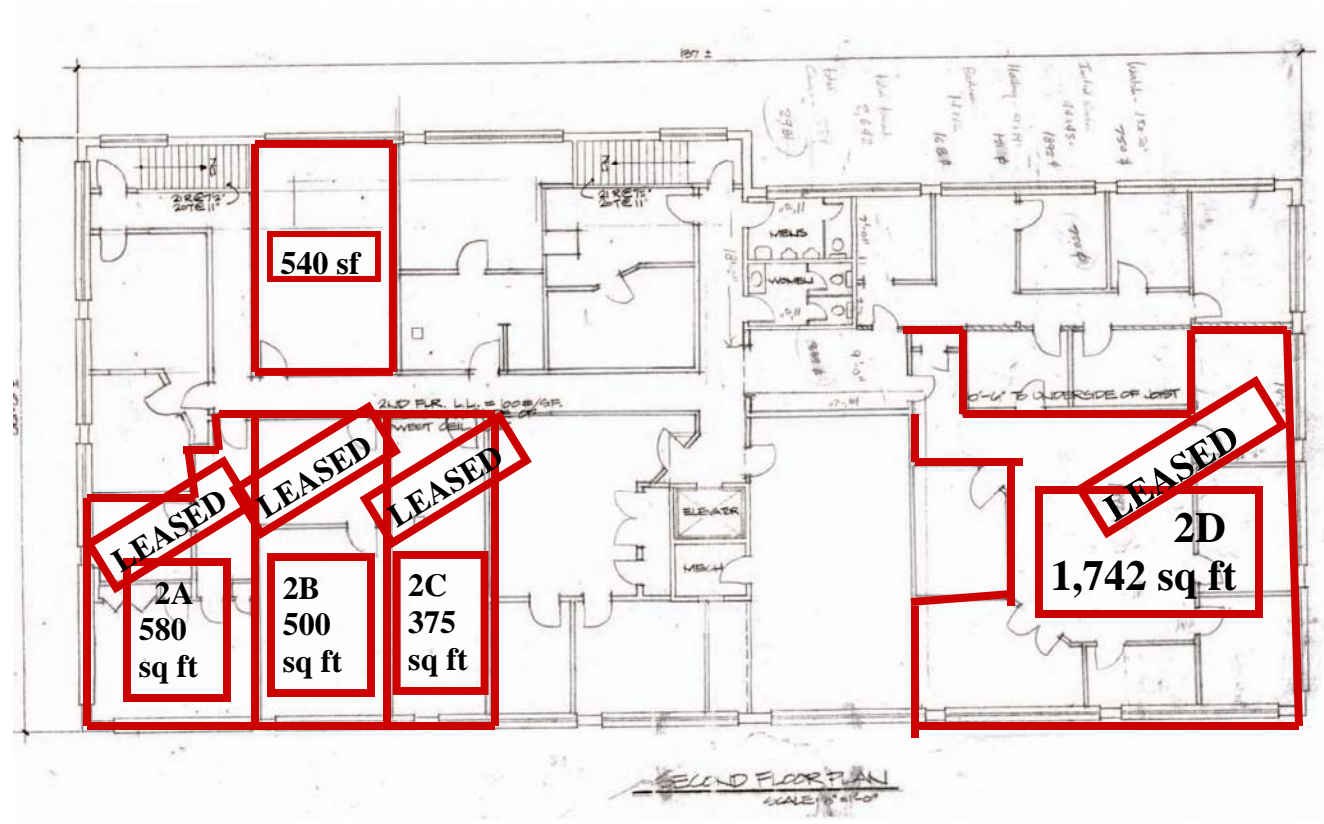


**Total contiguous square feet 5,950**





**303 Linwood Avenue  
Fairfield, Connecticut  
Second floor plan**



**Total contiguous square feet 540 sq ft**

