

95 Reef Road, Fairfield, Connecticut



Adjacent to Town Green and Downtown Fairfield Amenities, Tran Station, Shopping, Restaurants and Theatre.

Price Reduced! For Lease: \$33.00 PSF NNN

Contact Bruce Wettenstein, SIOR

203.226.7101 ext. 2, bruce@vidalwettenstein.com

SPACE AVAILABLE FOR LEASE

In the Heart of Downtown Fairfield

- 1,634 Middle Level Square Feet
- 1,729 Upper Level Square Feet
- 114' frontage
- Zone: Mixed use
- Parking Spaces: 19
- Building has been completely renovated in 2004
- Electric car charging station on site



All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



Individual Members

Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

Second Floor

The floor plan shows a rectangular building layout. At the top, there are two restrooms labeled 'V3' and two 'BUILT-IN COUNTER' units. Below these are two rows of workstations, each with a 'BUILT-IN COUNTER' and a 'PLANTER' unit. The bottom section features a large conference room with a long table and chairs, a 'COPY' area, and a 'PLANT FILES' area. Stairwells are located on the left and right sides. Ventilation points are marked with 'V2' and 'V3' labels. The total area is noted as 1,729 BF GROSS.

1,729 BF GROSS

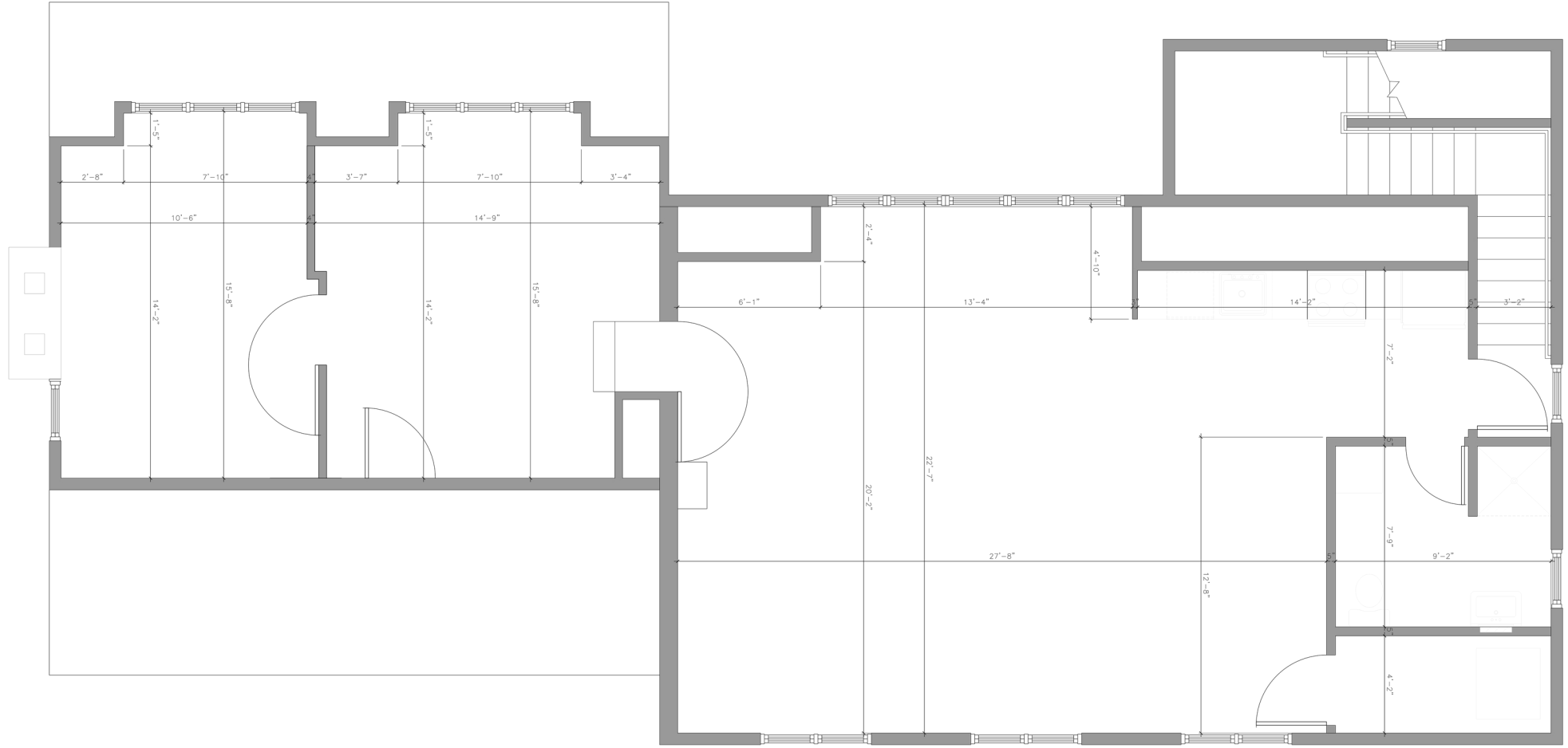


SIO

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	DATE	11/20/18
	SCALE	1/2"=1'-0"
BECKER AND BECKER ASSOCIATES, INC. 95 REEF ROAD, FAIRFIELD CT 06824	DRAWN BY	ADK
	CHECKED BY	BRB
PROJECT NO.	95 REEF ROAD	
DESCRIPTION	3RD FLOOR OFFICE PLAN	
DRAWING NO.	A-103	