



Specifications

Highlights:

- ±105,253 SF Professional Office Space
- ±2,145 – 5,975 SF Available Space
- Newly Renovated Common Areas and Elevator Cabs
- Plug N' Play Space Available
- Four Story Atrium, Full-Service Café, Views of Fairfield Airport
- Abundant Parking Space (6/1,000 Parking)
- Close Proximity to Ample Dining and Lodging Amenities
- Ownership to Refresh Main Lobby & Common Areas (New Paint, Furniture, Lighting and Indoor Landscaping)
- Stable Ownership Group
- Available Immediately
- ***Please Add \$2 Tenant Electric***

Accessibility:

- Convenient Access to All Major Highways (Routes 3 and 46, I-80 and 280)
- Approx. 1.4 Miles to Route 46
- Approx. 2.4 Miles to I-80
- Approx. 5.8 Miles to I-280
- Approx. 6.9 Miles to Route 3

Available Office Spaces:

- Suite 105 2,580 SF
- Suite 203 3,081 SF
- Suite 300 3,830 SF ±5,975 SF Total with Suites 301C
- Suite 301C 2,145 SF ±5,975 SF Total with Suites 300
- Suite 305 2,228 SF
- Suite 412 2,738 SF

For additional property information or to arrange an inspection, please contact the exclusive brokers:

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