



Features

- Lobby and common area renovations completed in 2015
- 100,000 SF office building in a prime area of downtown near numerous restaurants, shops and entertainment venues
- Excellent visibility and access from the Route 8/25 Connector
- Tenant parking located in adjacent parking garage

Neighborhood

Downtown Bridgeport - Instant access to the Route 8/25 Connector and Interstate 95. Walk to nearby restaurants, shops, cafes, bars and more. Located at the corner of Fairfield Avenue and Lafayette Square, just four blocks from the Bridgeport Transportation Center (MTA, Amtrak, local and regional bus service).

Availability

4th Floor

Suite 402: 1,845 RSF

Suite 406: 1,236 RSF

6th Floor

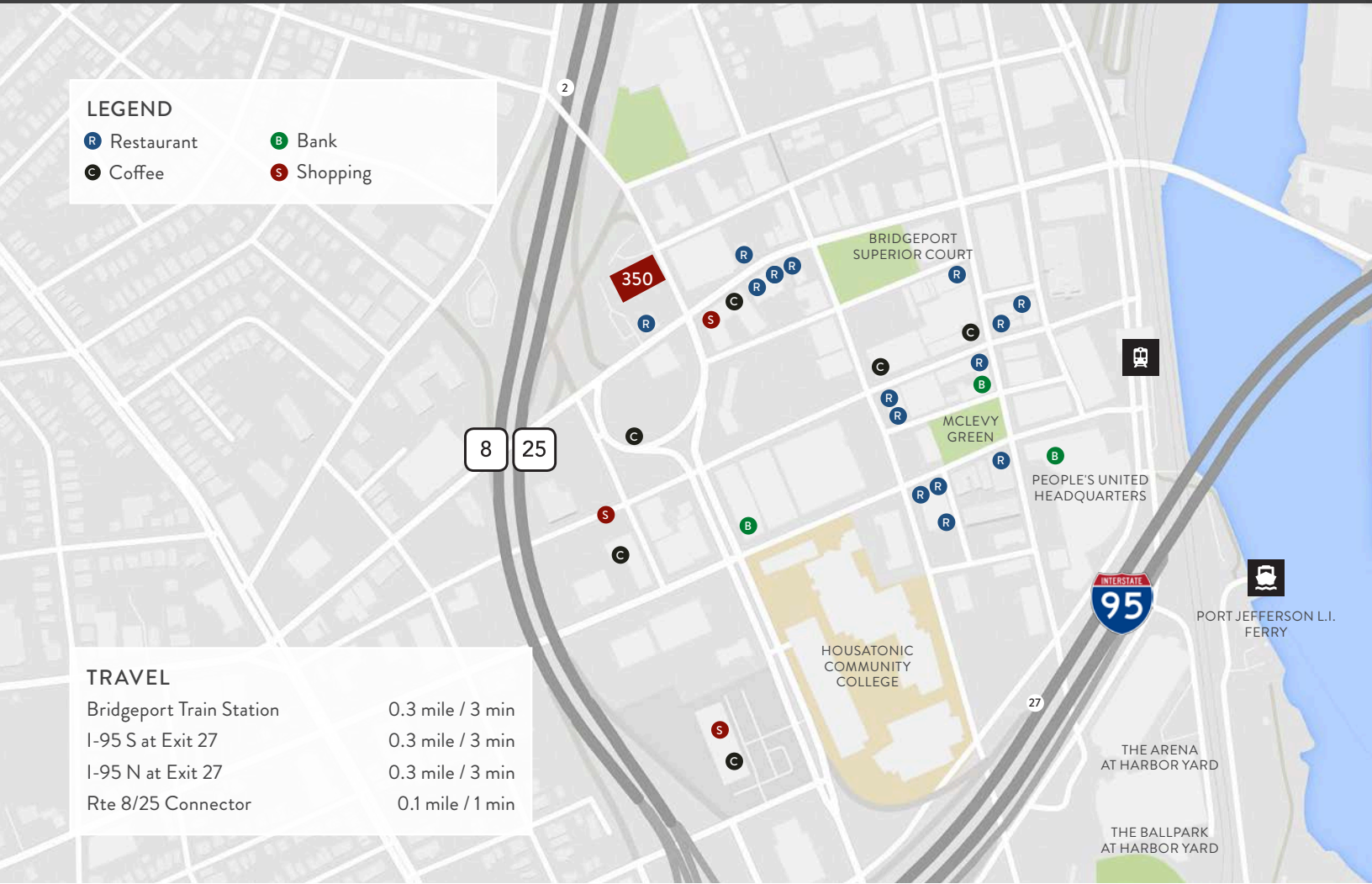
Suite 603: 6,254 RSF*

*Can be demised to 2,000 RSF

Rent: \$19.50 PSF Modified Gross + Electric

Contact

SCOTT RAASCH *Director of Business Development*
T.203.286.5813 / sraasch@forstonecapital.com



LEGEND

- R Restaurant
- B Bank
- C Coffee
- S Shopping

TRAVEL

Bridgeport Train Station	0.3 mile / 3 min
I-95 S at Exit 27	0.3 mile / 3 min
I-95 N at Exit 27	0.3 mile / 3 min
Rte 8/25 Connector	0.1 mile / 1 min

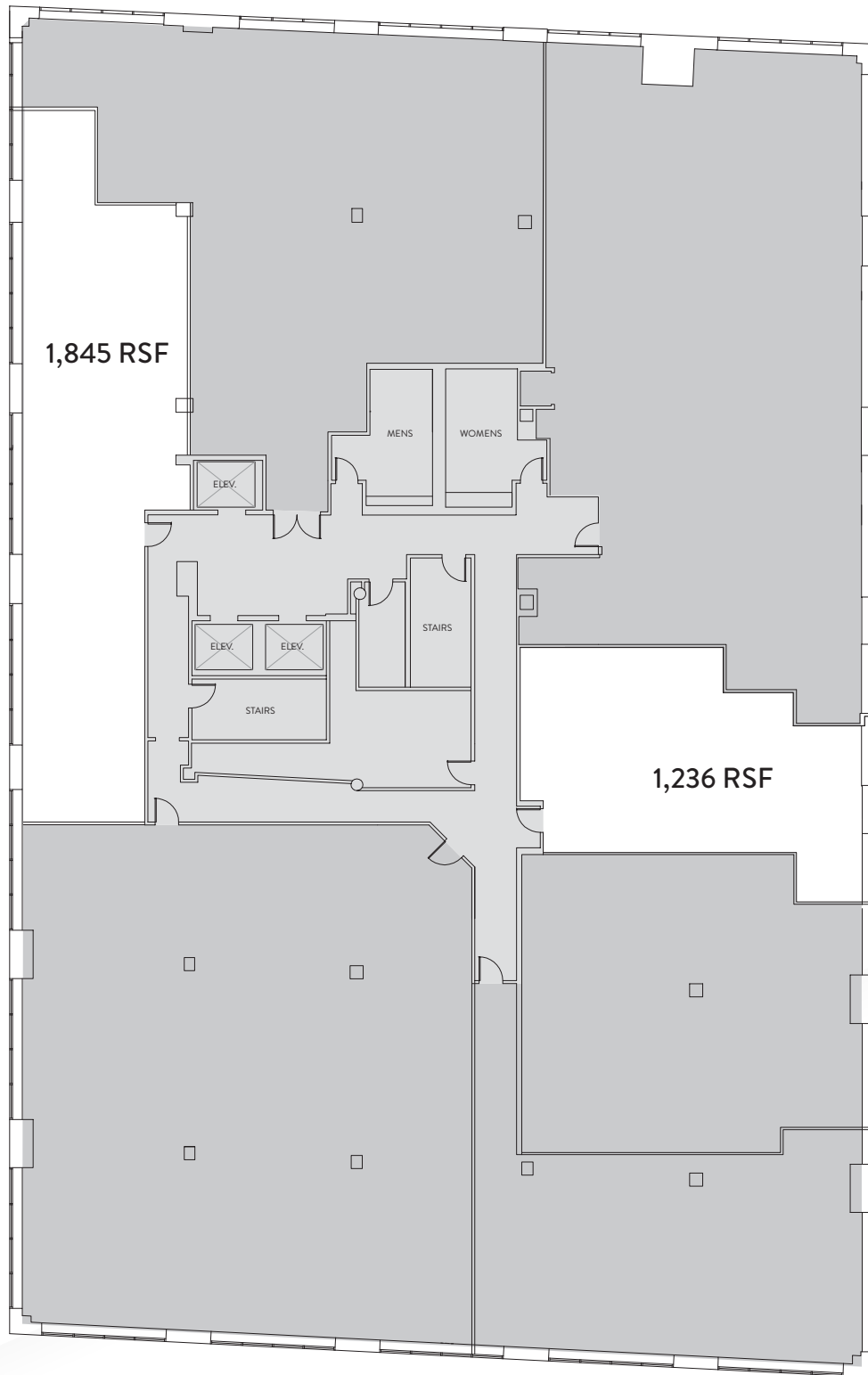
Specifications

RBA:	114,000 RSF
Floors:	9
Typical Floor:	12,600 SF
Ceiling Height:	Up to 10' 4"
Parking:	3 per 1,000 SF
HVAC:	Forced Hot & Cold Air
Electric:	5,000 Amps, 3 Phase
Data Providers:	Optimum Online, ATT Phone & Fiber Tech Internet
Security:	Manned Security Desk During Peak Hours 24/7 Key Card Access



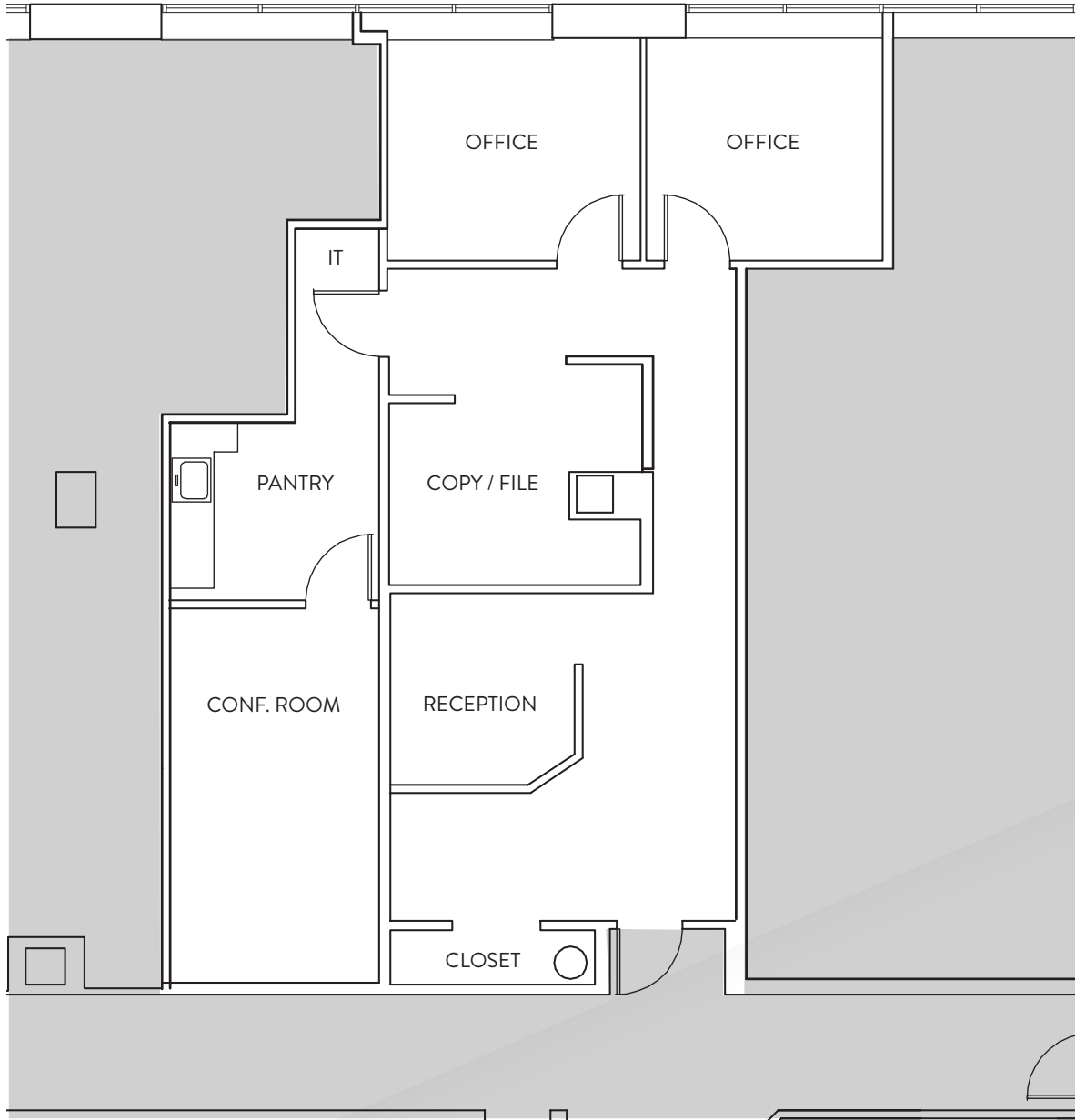
Fourth Floor

Fairfield Avenue



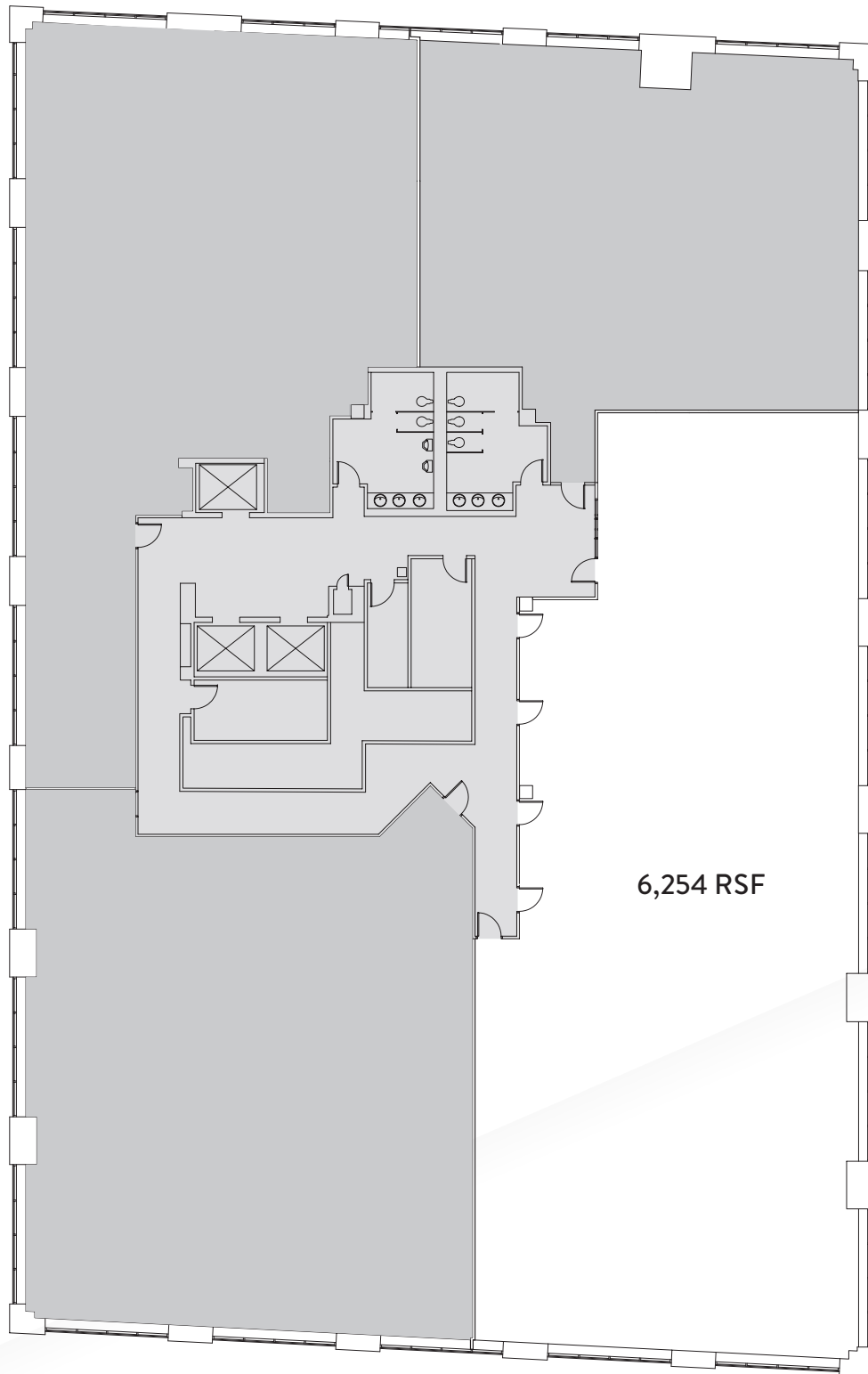
Fourth Floor

SUITE 406 - AS-BUILT FLOOR PLAN
1,236 RSF



Sixth Floor

Fairfield Avenue



6,254 RSF

Sixth Floor

SUITE 603 - AS-BUILT FLOOR PLAN

6,254 RSF (DIVISIBLE TO 2,000 RSF)

