

SHOWROOM/OFFICE SPACE FOR LEASE

8,500 SF | 10,650 SF

STAMFORD, CT

375 FAIRFIELD AVENUE

PRIME SHOWROOM SPACE IN THE STAMFORD WATERSIDE DESIGN DISTRICT



FOR MORE INFORMATION, PLEASE CONTACT:

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ROYAL
PROPERTIES



PRIME SPACE IN THE WATERSIDE DESIGN DISTRICT

AVAILABLE:

8,500 SF First Floor
10,650 SF Second Floor

JOIN:

Stark Carpet, Gilles Clement Designs, Arnitex LLC, SWC Office and Waterside Property Group

NEIGHBORING TENANTS:

AWK Design, Dedar, Fordham Marble, JD Staron, Kravet, Schwartz Design Showroom, Interlude Home, Saladino Furniture, Gerardo Gonzalez Upholstery, Half Full Brewery, Design Glass & Mirrors, Floor Covering Warehouse, Donut Delight, Abigail Kirsch, Prime Kitchen & Bar, Crab Shell, Fortina, Greenwich Living Design, Caro Home, Remix Market, Ethan Allen, Fortina and many more

TRAFFIC COUNTS:

19,971 Cars Per Day Along Fairfield Avenue

ADDITIONAL INFORMATION:

- 375 Fairfield Avenue is a 10-acre mixed-use, industrial/flex complex comprised of eight uniquely designed buildings offering an abundance of parking, and the buildings feature a mixture of both loading docks and drive-in doors
- Centrally Located in the Stamford Waterside Design District, a creative neighborhood and shopping destination dedicated to Interior Design and Architecture
- Approximately 1 Mile East Off Of Exit 6 of I-95 And Stamford Metro North Train Station

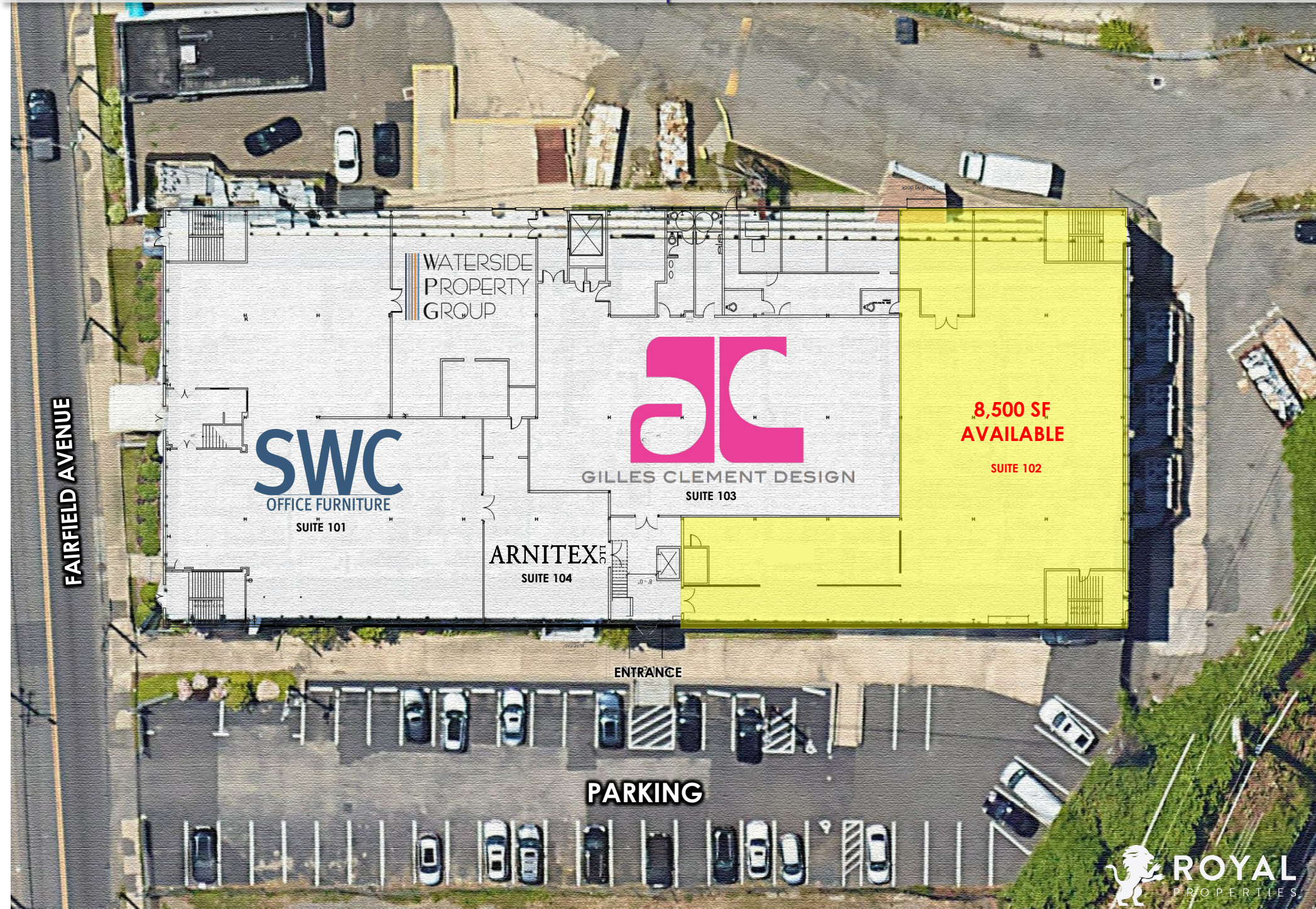
ASKING RENT:

Call for Details

CAM/TAXES:

\$4.12/SF

SITE PLAN | PARKING



FAIRFIELD AVENUE

SWC
OFFICE FURNITURE
SUITE 101

WATERSIDE
PROPERTY
GROUP

GC
GILLES CLEMENT DESIGN
SUITE 103

ARNITEX
SUITE 104

**8,500 SF
AVAILABLE**
SUITE 102

ENTRANCE

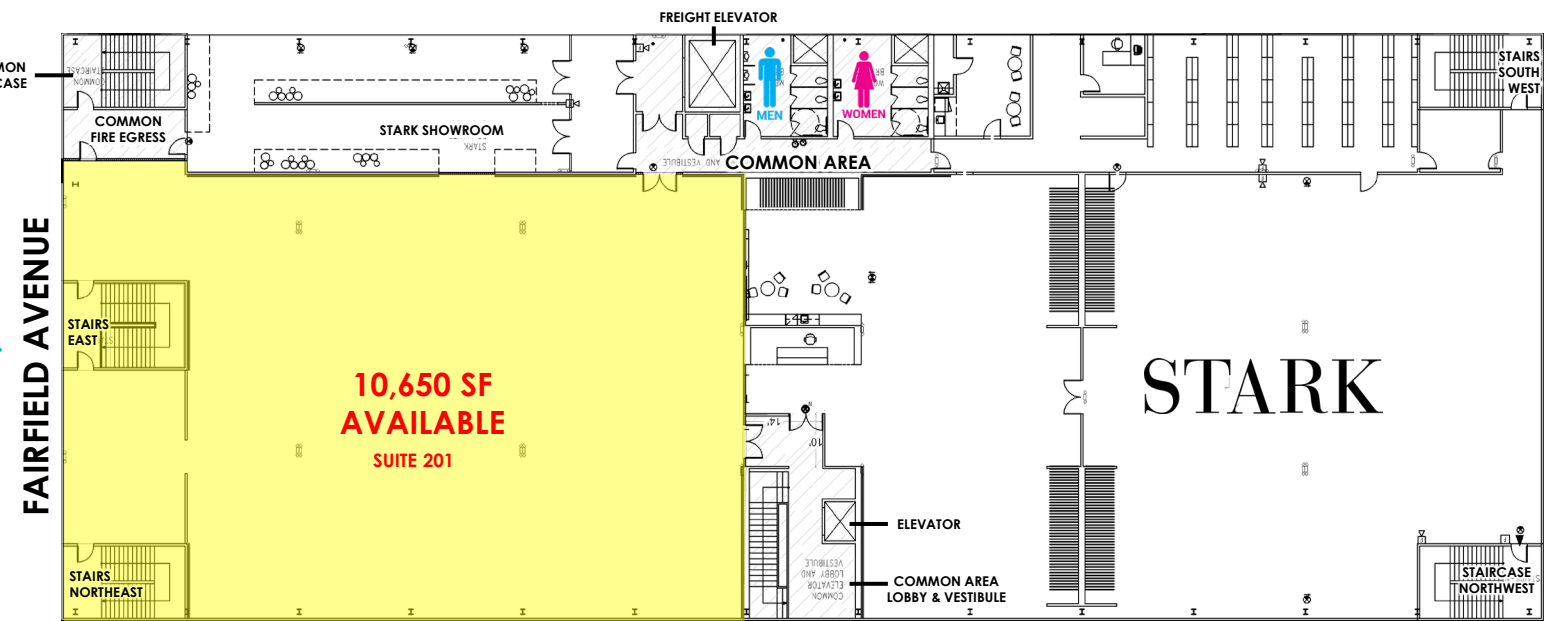
PARKING

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR

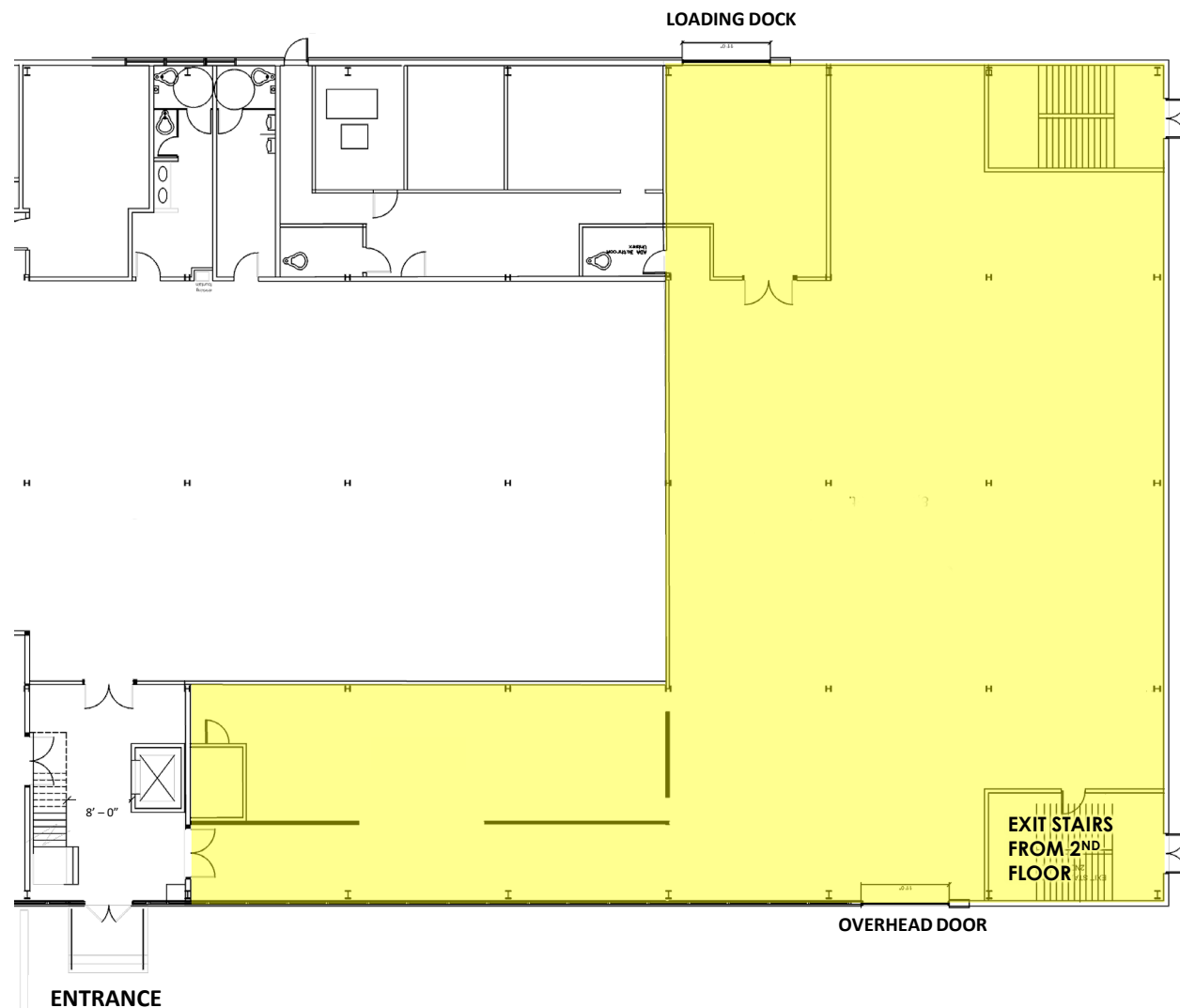


PARKING

LEVEL 1 | SUITE 102 | 8,500 SF AVAILABLE

**LEVEL 1 - PARTIAL
8,500 SF AVAILABLE**

- 8,500 Square Feet of Extraordinary Premium Flex Space Available
- Seamlessly Combines Functionality with Aesthetics
- Includes Over Head Door
- Dedicated Loading Dock
- 14' Ceiling Heights
- Available September 1, 2024



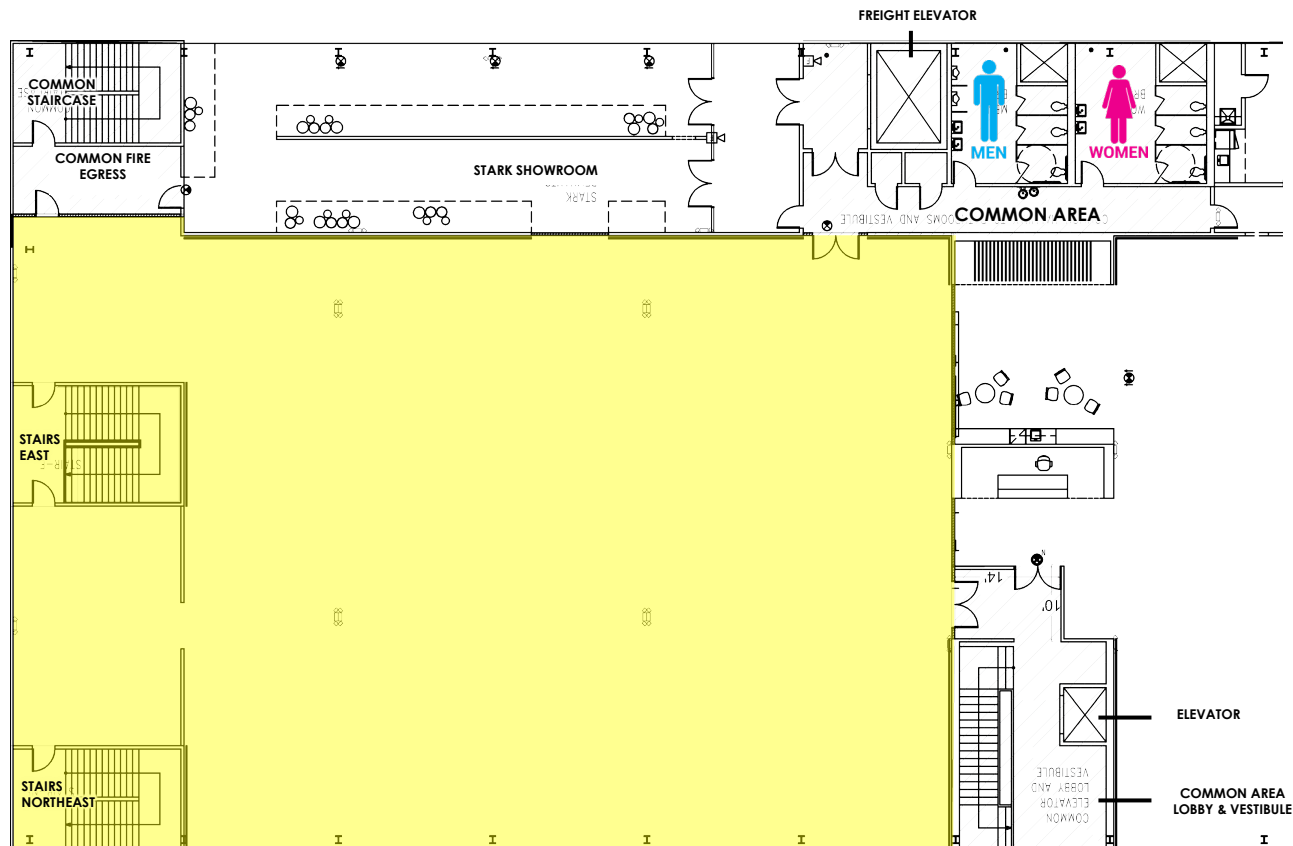
LEVEL 1 | SUITE 102 | 8,500 SF AVAILABLE



LEVEL 2 | SUITE 201 | 10,650 SF AVAILABLE

LEVEL 2 - PARTIAL 10,650 SF AVAILABLE

- 10,650 Square Feet of Second Floor Flex Space Available
- Highly Desirable Building
- Open Floor Plan with an Abundance of Natural Light
- Passenger Elevator
- Large Freight Elevator
- Loading Docks with Accommodations for Three Trucks
- 20' Ceiling Heights

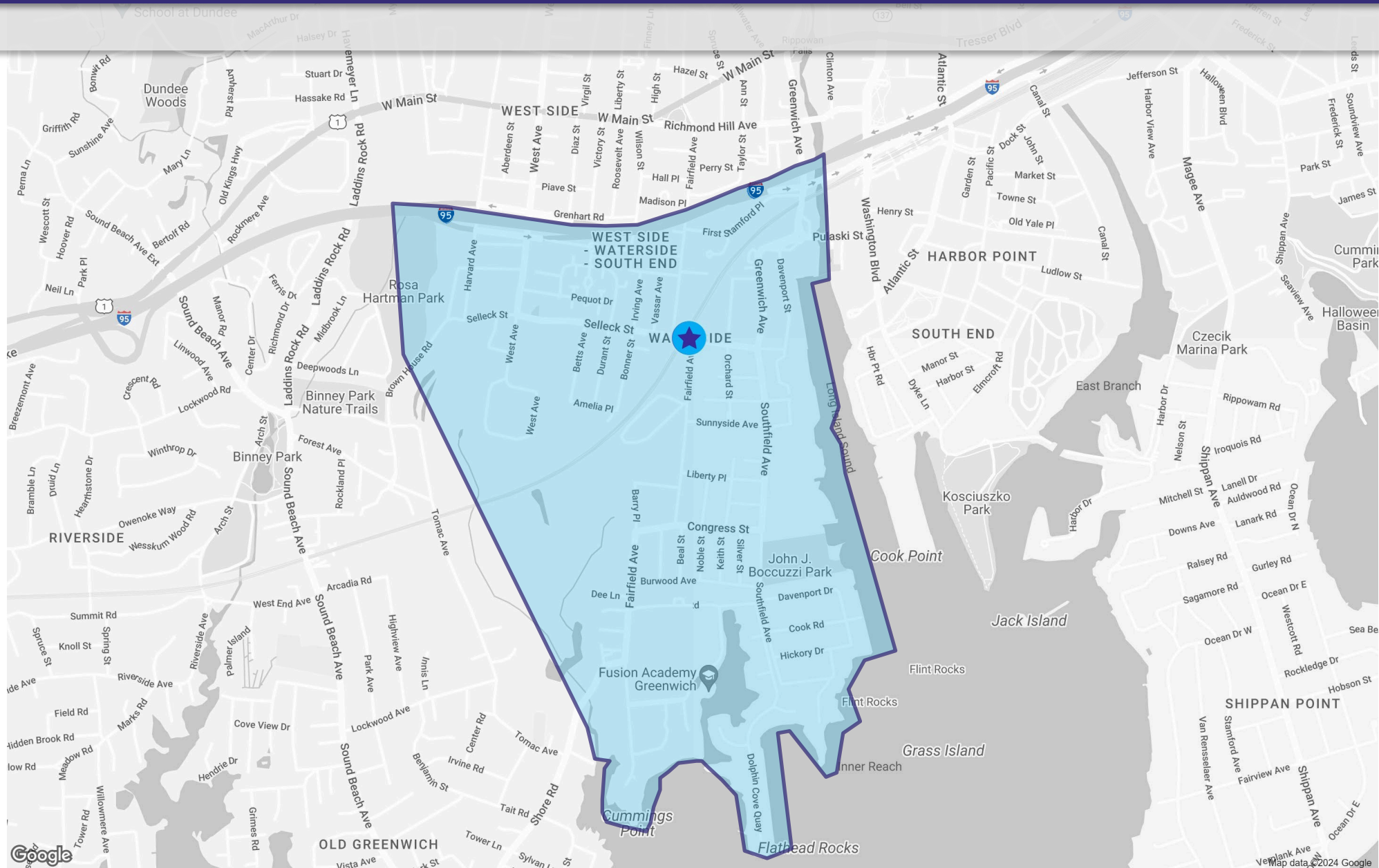


LEVEL 2 | SUITE 201 | 10,650 SF AVAILABLE



IN THE HEART OF STAMFORD WATERFRONT DESIGN DISTRICT





LEASING CONTACTS:

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VISIT OUR WEBSITE:

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