

MOVE-IN READY SPACE AVAILABLE

Features

- Fully built-out space and furnished offices ready for immediate occupancy
- Flexible terms available
- One block from the Darien Train Station
- Within walking distance to over 30 shops, banks, and restaurants
- Recipient of the “Outstanding Building of the Year” Award by BOMA/Southern CT

Neighborhood

Located in The Heart of Darien - Just one block from the Darien Train Station and features easy access to Route 1 and Interstate 95. Enjoy walking to numerous restaurants and cafés, shops, banks and service establishments.

Availability

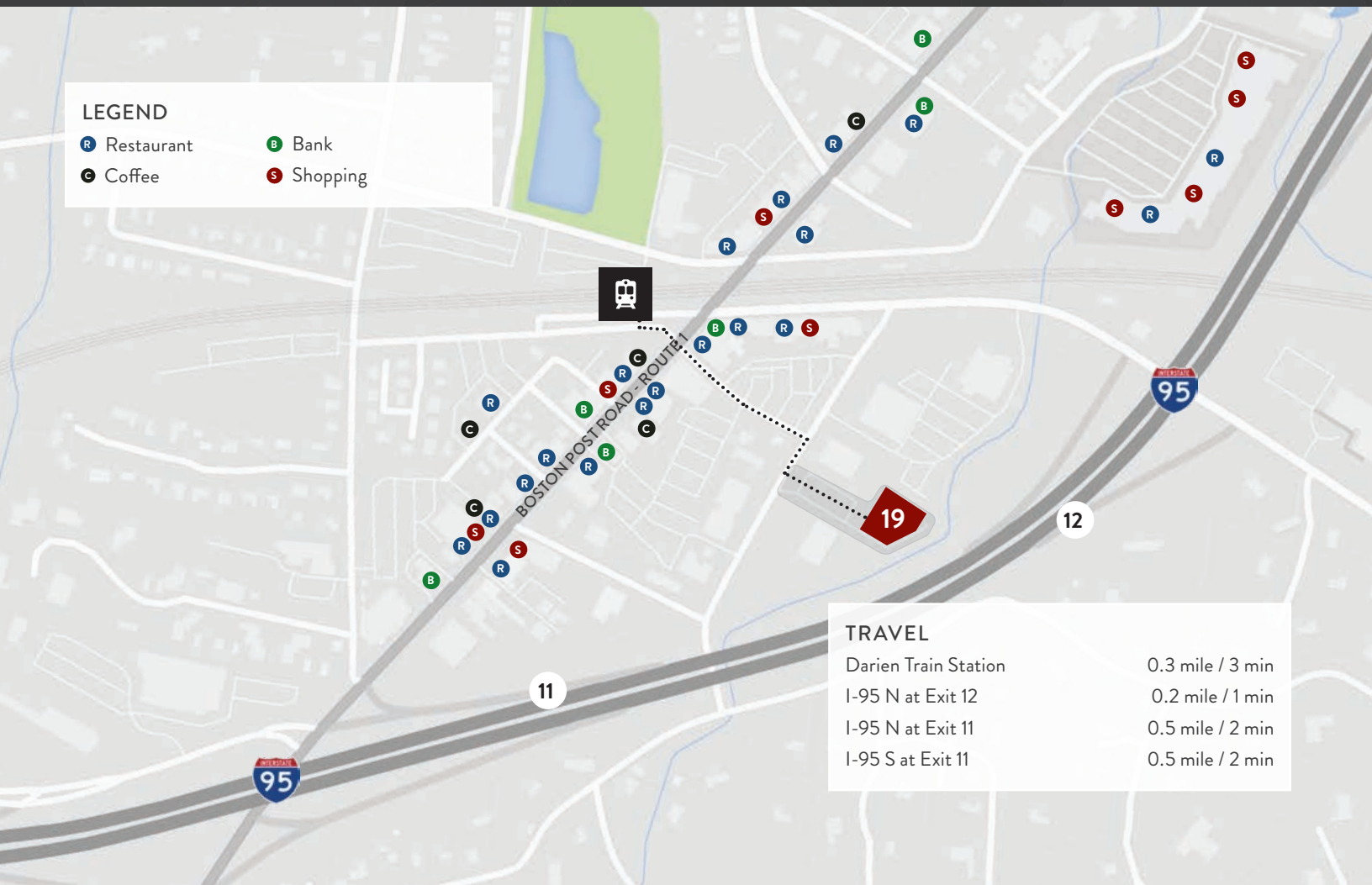
1st Floor / Suite 130:	2,514 RSF	(► Virtual Tour)
2nd Floor / Suite 220:	12,894 RSF	(► Virtual Tour)
3rd Floor / Suite 300:	2,658 RSF	(► Virtual Tour)

Please contact Forstone for pricing and additional information

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



Forstone Capital disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this document and service. In no event shall Forstone Capital be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.



Specifications

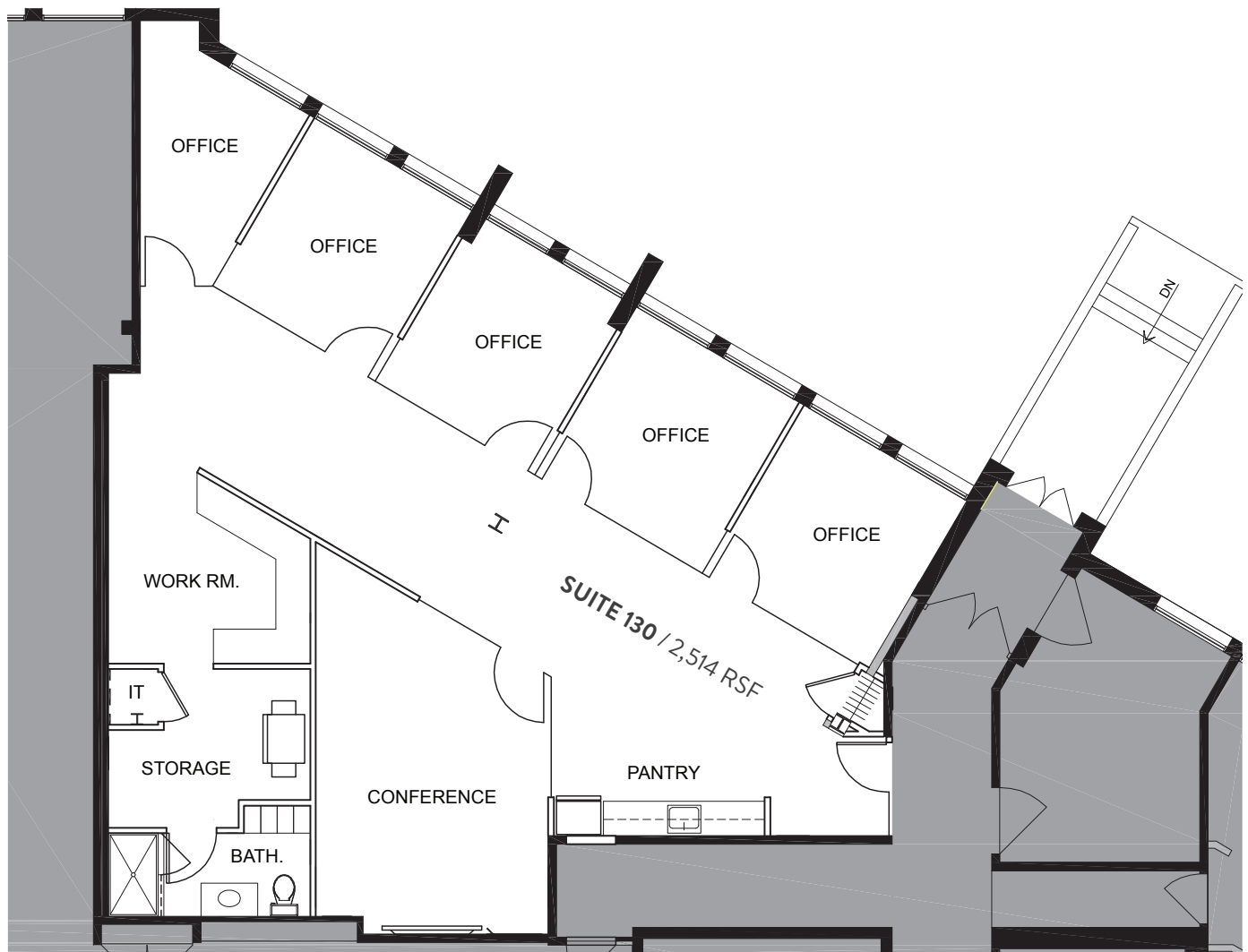
RBA:	43,513 RSF
Floors:	3
Typical Floor:	14,321 SF
Ceiling Height:	Up to 10' 4"
Parking:	3 per 1,000 SF
HVAC:	Forced Hot & Cold Air
Electric:	1,200 Amps, 3 Phase 6 Watts Per USF
Generator:	80kw Caterpillar Olympian Standby
Data Providers:	Fiber Optics by LightPath Cable by Cablevision
Security:	24/7 Key Card Access



First Floor / Suite 130

Not To Scale / For Illustrative Purposes Only

► VIRTUAL TOUR



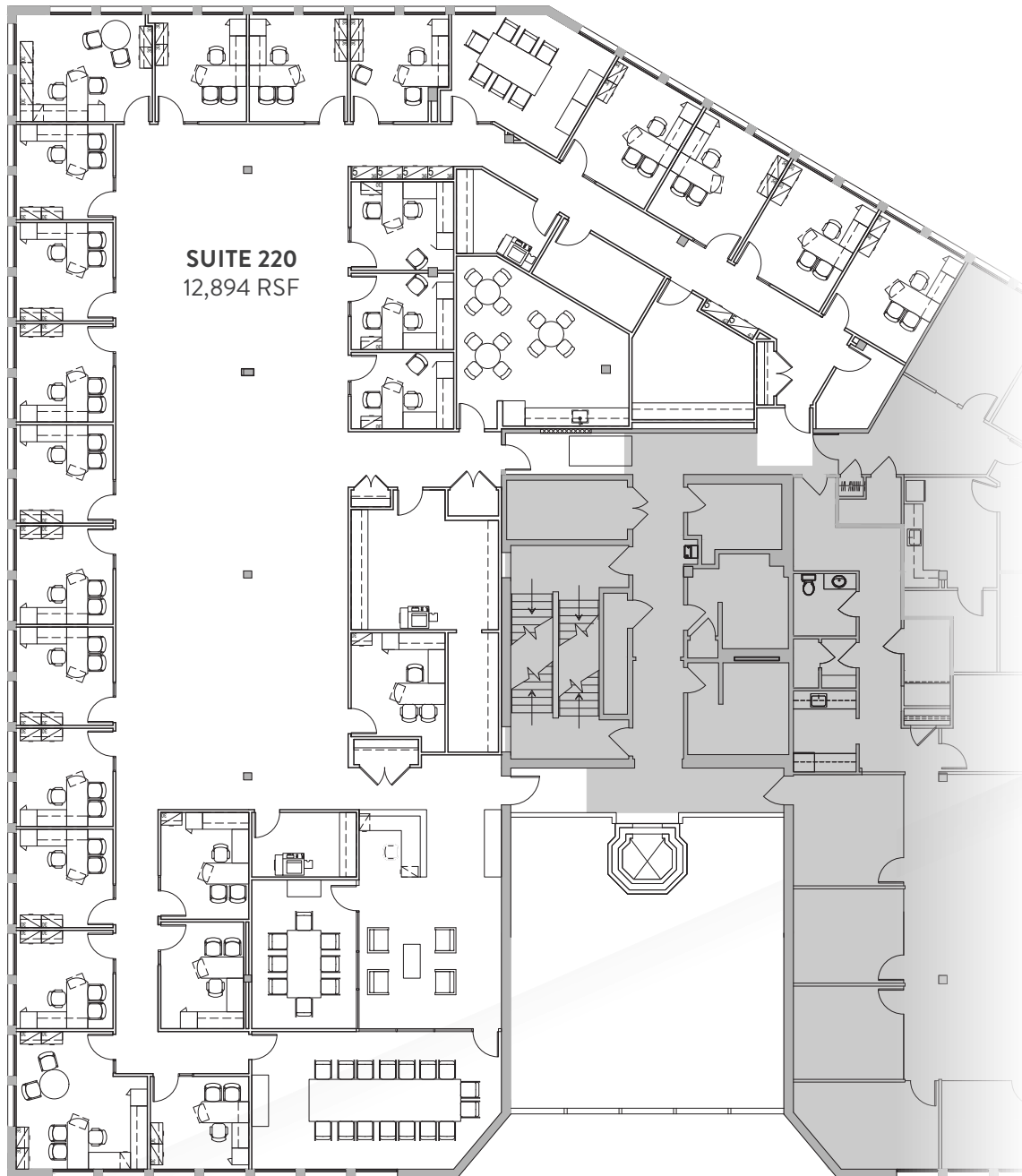
First Floor / Suite 130



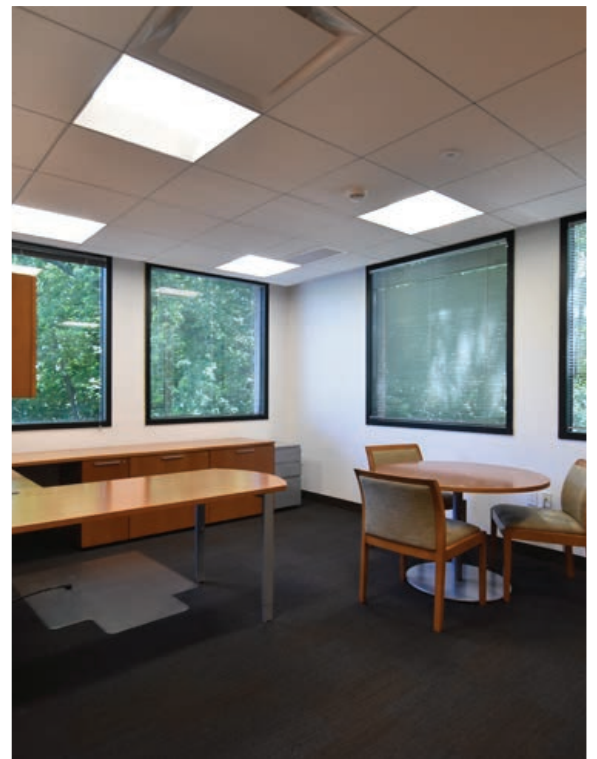
Second Floor / Suite 220

Not To Scale / For Illustrative Purposes Only

► VIRTUAL TOUR



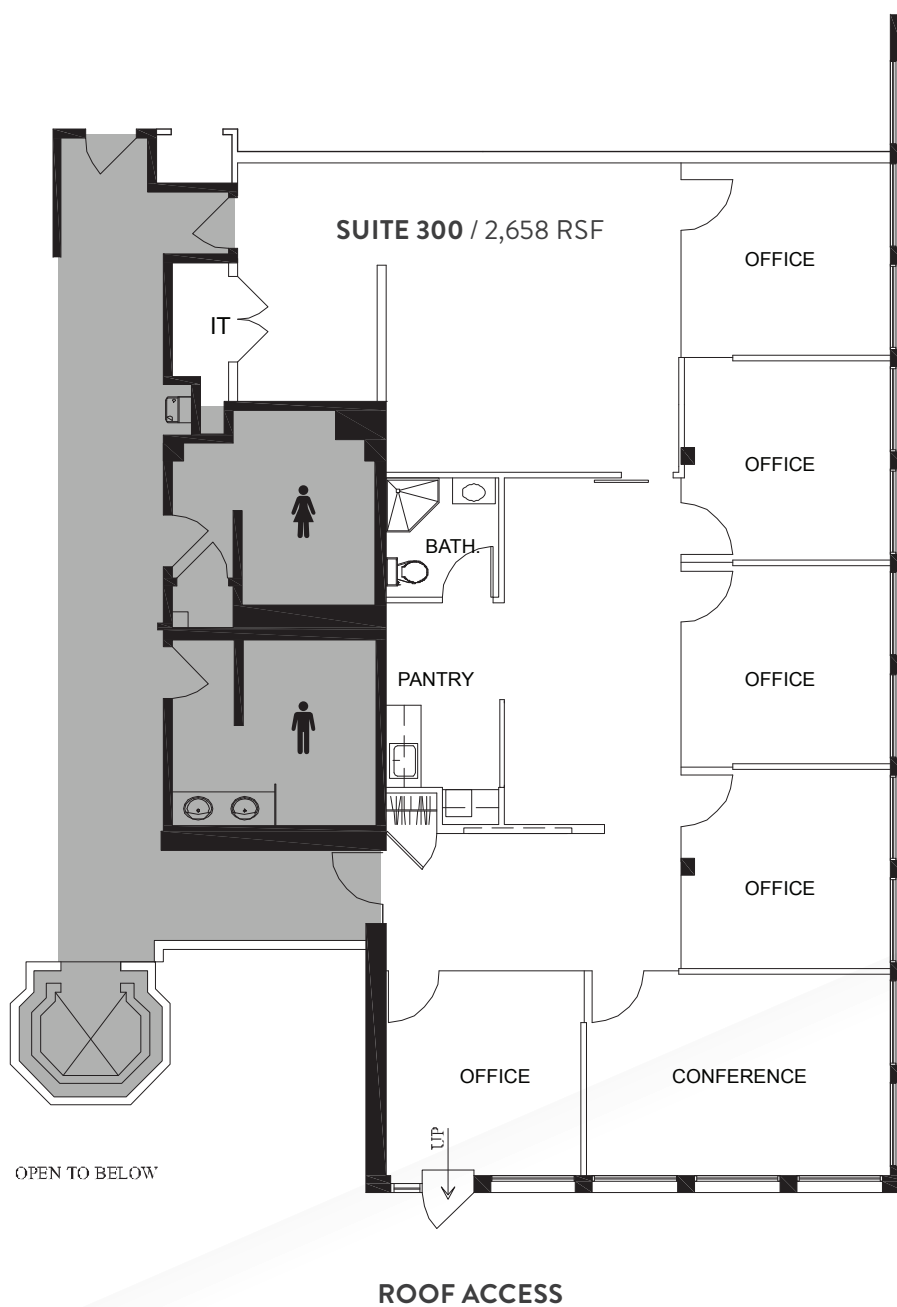
Second Floor / Suite 220



Third Floor / Suite 300

Not To Scale / For Illustrative Purposes Only

► VIRTUAL TOUR



Third Floor / Suite 300

