

SHOWROOM/FLEX SPACE FOR LEASE

6,500 SF | 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

All information herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes, without notice.





## PRIME SPACE IN THE WATERSIDE DESIGN DISTRICT

### AVAILABLE:

- 6,500 SF First Floor - Flex/Warehouse
- 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

### 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:

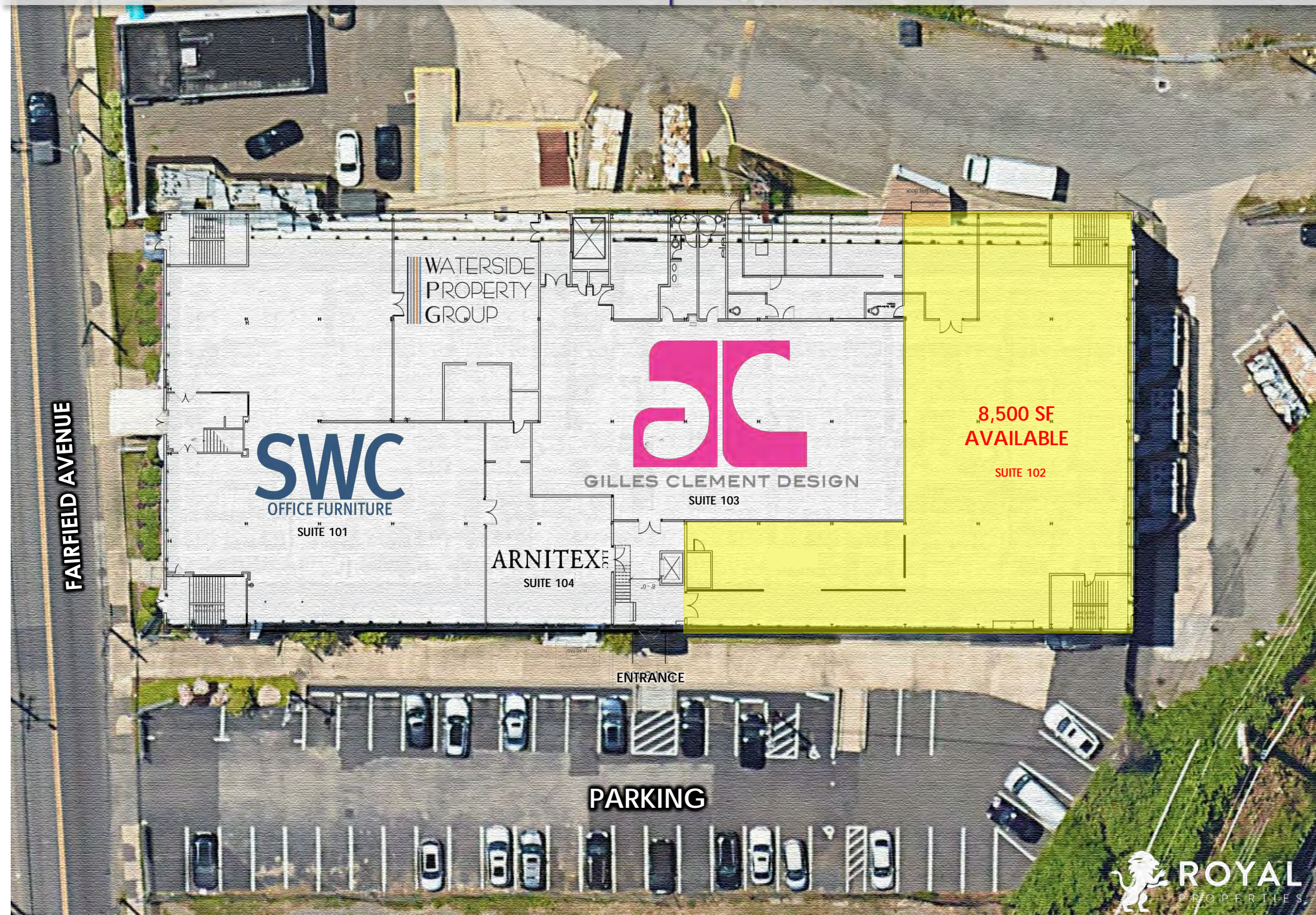
Call for Details

### CAM/TAXES:

\$4.12/SF

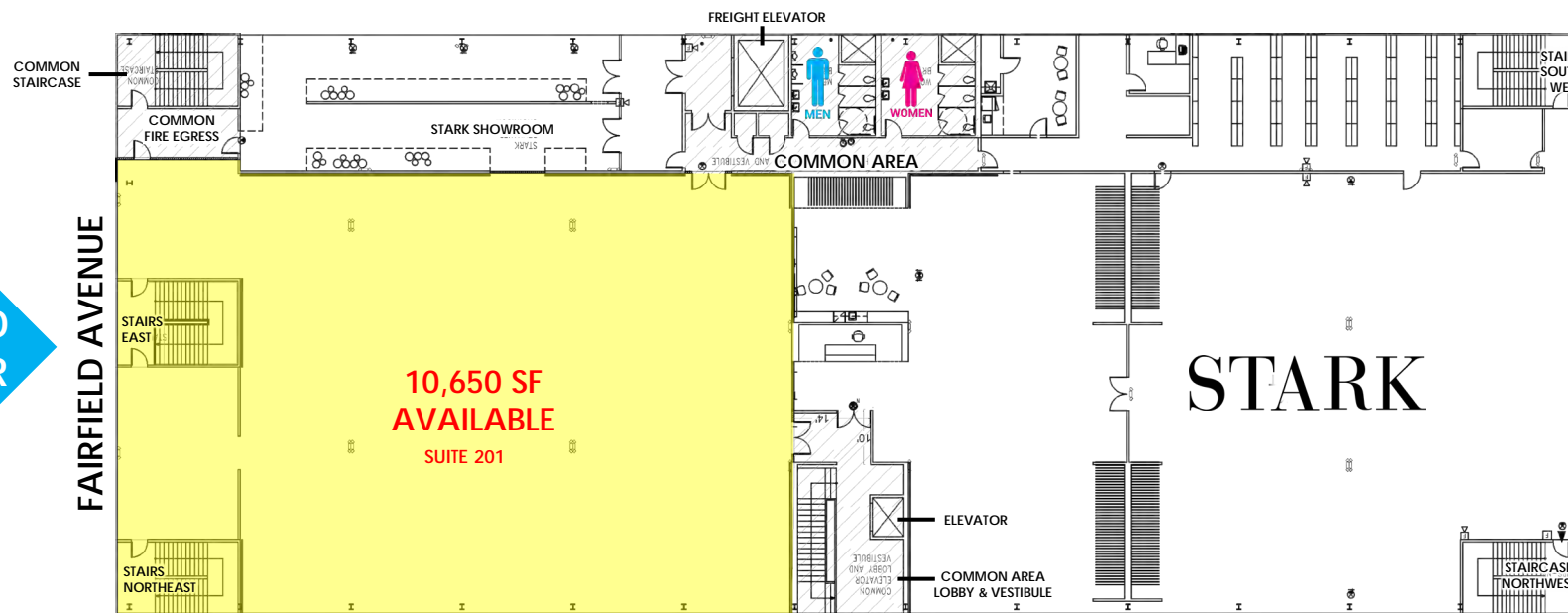


SITE PLAN | PARKING





## FLOOR PLANS

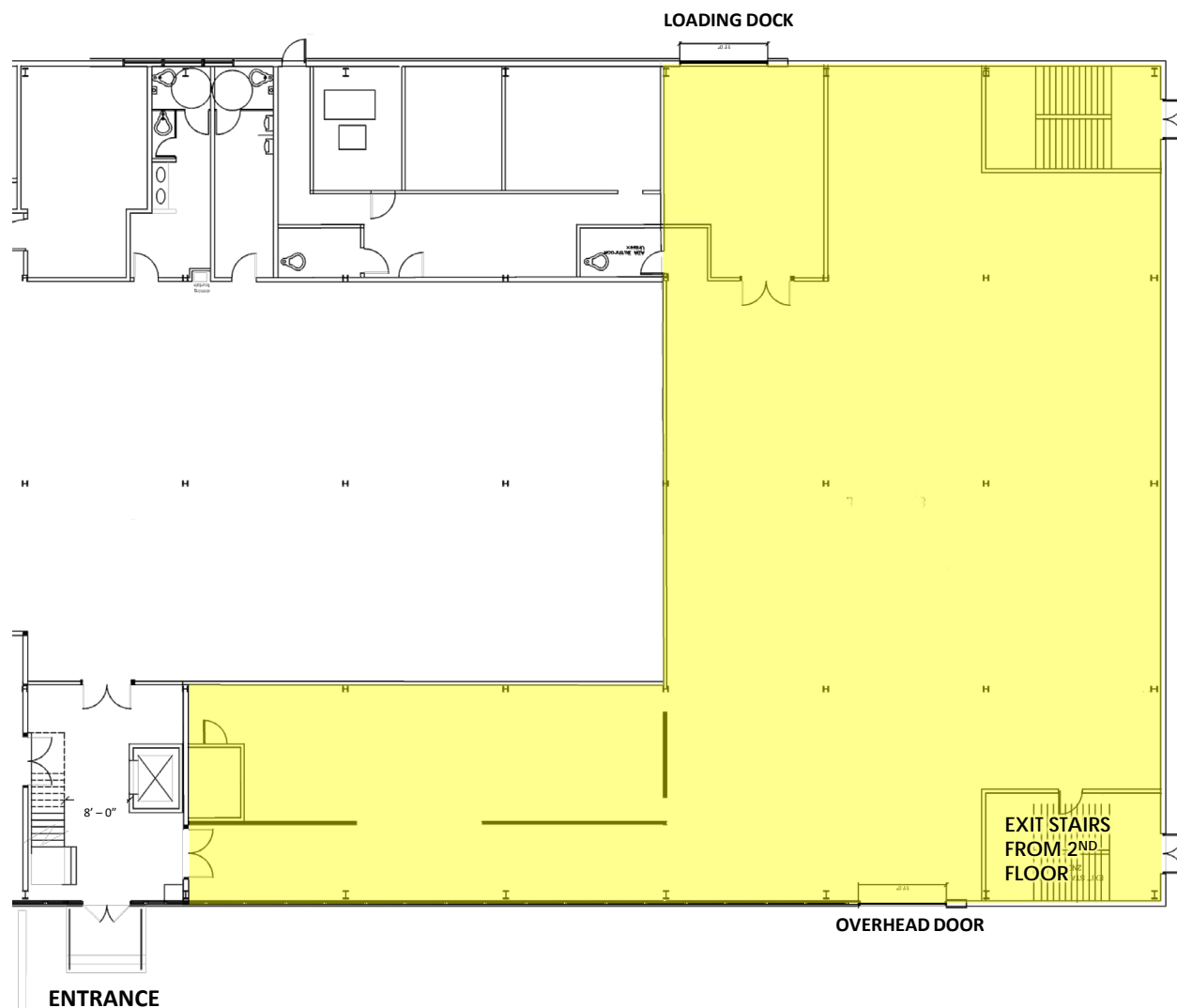
FIRST  
FLOORSECOND  
FLOOR

PARKING

## LEVEL 1 | SUITE 102 | 8,500 SF AVAILABLE

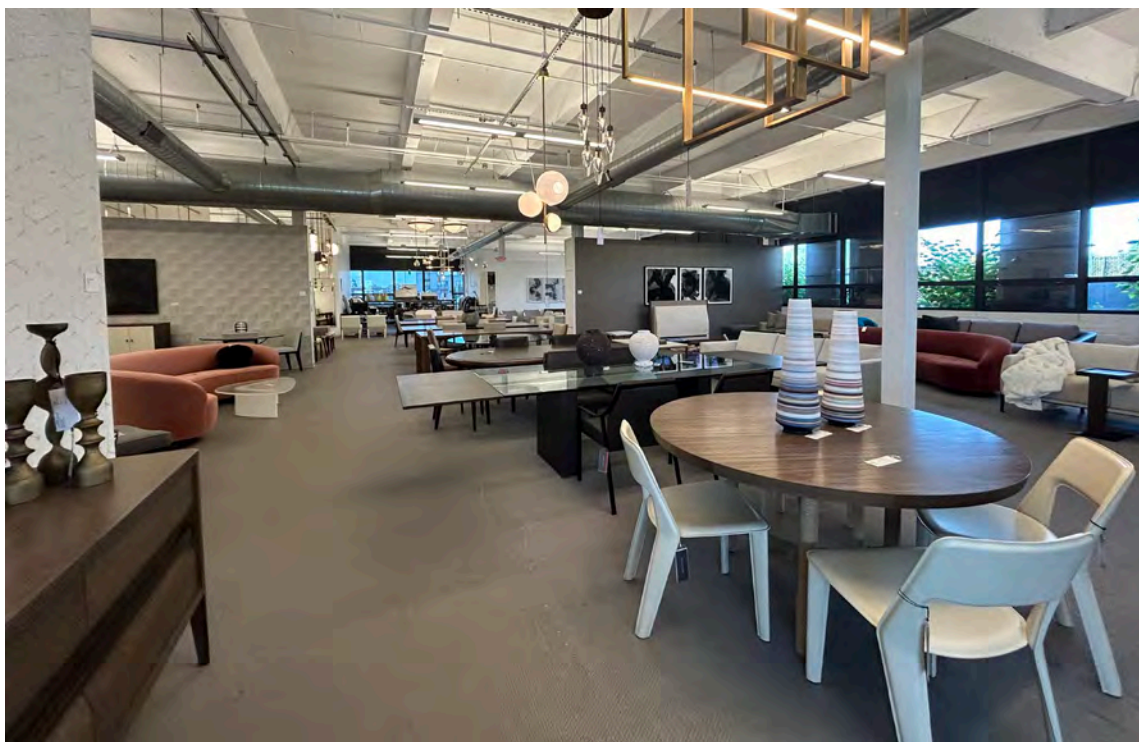
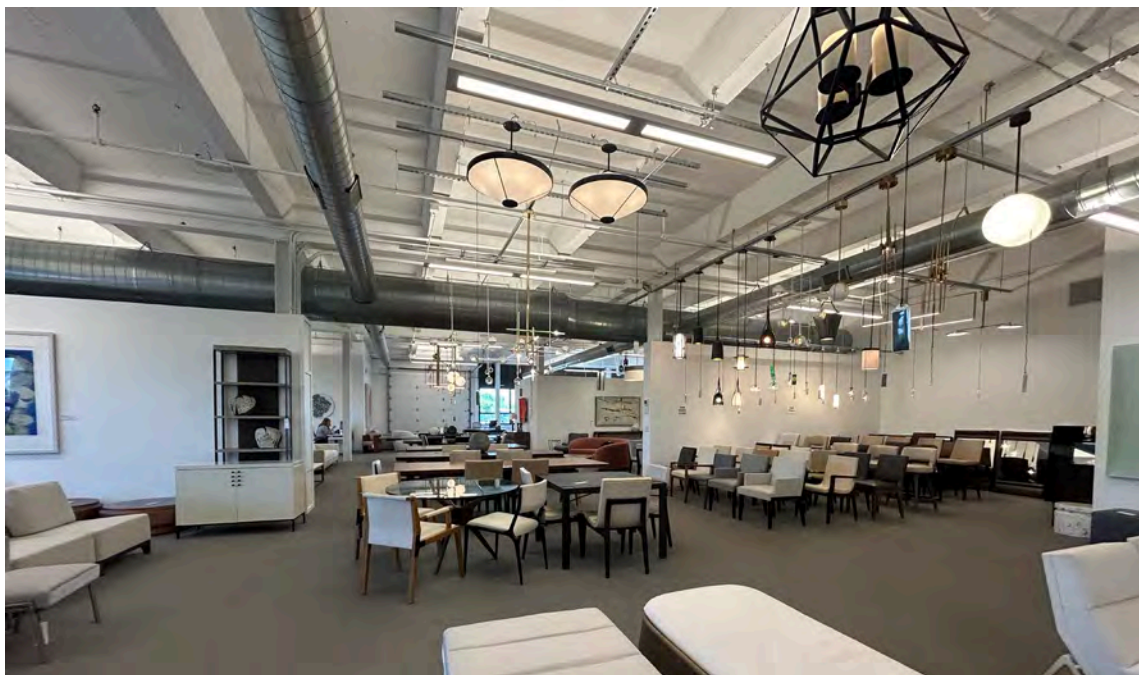
LEVEL 1 - PARTIAL  
8,500 SF AVAILABLE

- 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





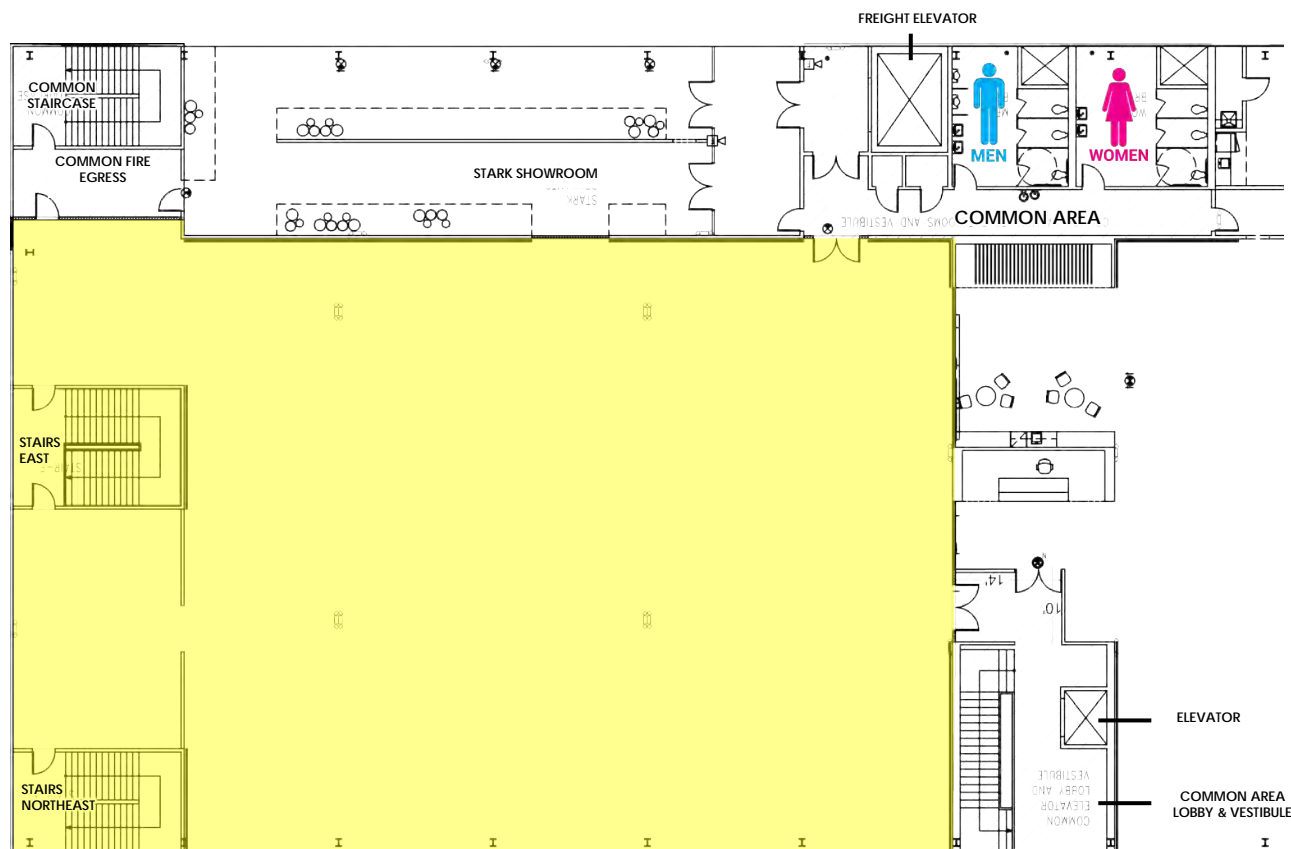
LEVEL 1 | SUITE 102 | 8,500 SF AVAILABLE



## LEVEL 2 | SUITE 201 | 10,650 SF AVAILABLE

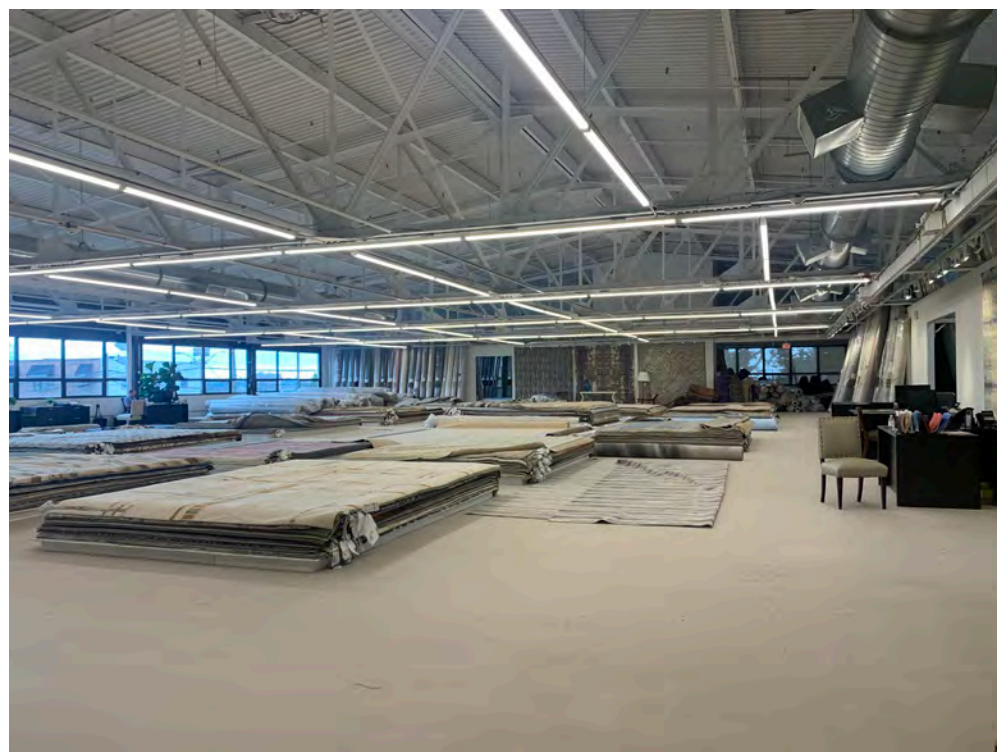
LEVEL 2 - PARTIAL  
10,650 SF AVAILABLE

- 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





375 Fairfield Avenue | Stamford • CT

COMMERCE PARK

TESLA

K9 RESORTS

freepoint

verizon

WINDOWRAMA

iH design studio

SHOPRITE PLAZA

ShopRite

DUNKIN'

Banfield PET HOSPITAL

Orangetheory FITNESS

ETHAN ALLEN

STOP & SHOP

THE HOME DEPOT

Frank Webb Home

BATH • KITCHEN • LIGHTING

STAMFORD HEALTH

Healing. Reimagined.

Pellicci's

luke john design

SAFAVIEH HOME FURNISHINGS

ihd

HOME CARO

DESIGN WITHIN REACH

Gerardo Gonzalez UPHOLSTERY

Kravet

INTERLUDE HOME

Fortina

Half Full

CRAB SHELL

PRIME

DESIGN GLASS & MIRRORS, LLC

TILE IT UP NOW!

CUBE SMART

self storage + logistics

ABIGAIL KIRSCH AT THE LOADING DOCK

MARTIN ROBERTS DESIGN

LMD

SPORTSPLEX

STARBUCKS

LA QUINTA BY WYNDHAM

Eldridge Wood Design, LLC

SCHWARTZ DESIGN SHOWROOMS

remix market

375 FAIRFIELD AVENUE

STARK SITE

SWC OFFICE FURNITURE

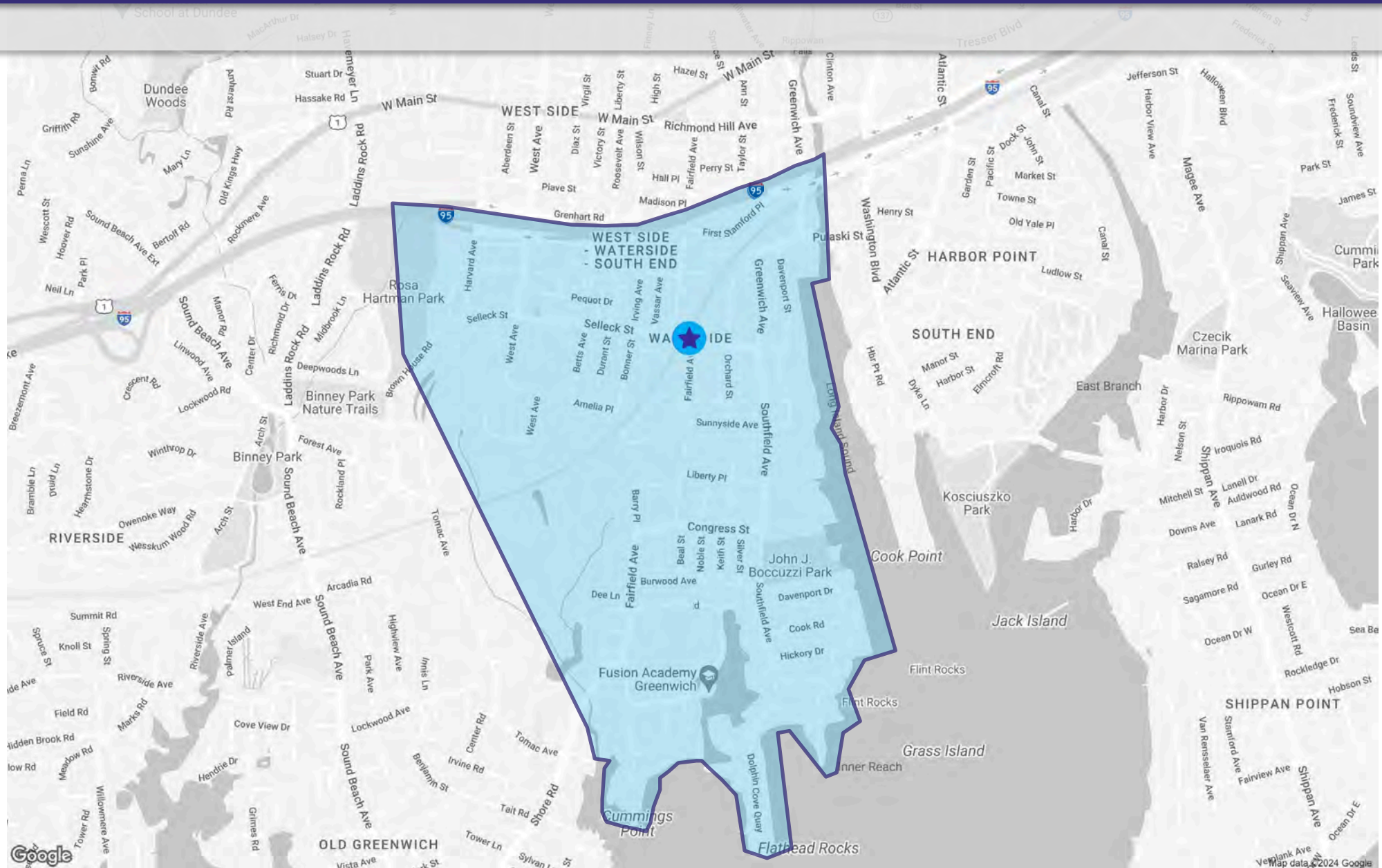
ARNITEX

WATERSIDE PROPERTY GROUP

AC

SALES CLEMENT DESIGN





## LEASING CONTACTS:

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## VISIT OUR WEBSITE:

[WWW.ROYALPROPERTIESINC.COM](http://WWW.ROYALPROPERTIESINC.COM)