

# DARIEN CROSSING

320 & 330 POST ROAD / DARIEN / CT



**Newmark  
Knight Frank**

# AT THE CROSSROADS OF IT ALL

## EASY ACCESS TO ROUTE 1 & I-95, COMBINED WITH THE AMENITIES OF DOWNTOWN DARIEN & THE POST ROAD

The newly branded Darien Crossing consists of two Class A office buildings, located within 1 mile of the Darien Metro North Railroad and just minutes away from downtown Darien. Situated on a 4-acre campus setting on Boston Post Road with direct on & off access to Exit 13 of I-95, Darien Crossing is unparalleled in the market and in a league of its own.

- › Located immediately off Exit 13 from I-95.
- › Close proximity to the Darien Train Station, as well as numerous shops and eateries in downtown Darien.
- › Numerous interior and exterior improvements, including but not limited to, modernized exterior façade and trim, redesigned entranceway and lobby, upgraded common corridors and bathrooms, improved exterior landscaping and lighting upgrades, as well as all new and improved amenities.
- › A diverse new amenity package including a brand new fitness center, café with indoor/outdoor seating, yoga deck, golf simulator, shared conference facility, complimentary wifi and bicycle sharing.
- › On-site management and a 24/7 key card access at all entries.



### AVAILABILITIES

Units from 1,791 to 30,000 RSF of contiguous space  
\$35.00 PSF Gross + Electric

## FOR LEASING INFORMATION, PLEASE CONTACT

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LOBBY REDESIGN



CAFÉ PATIO



COURTYARD

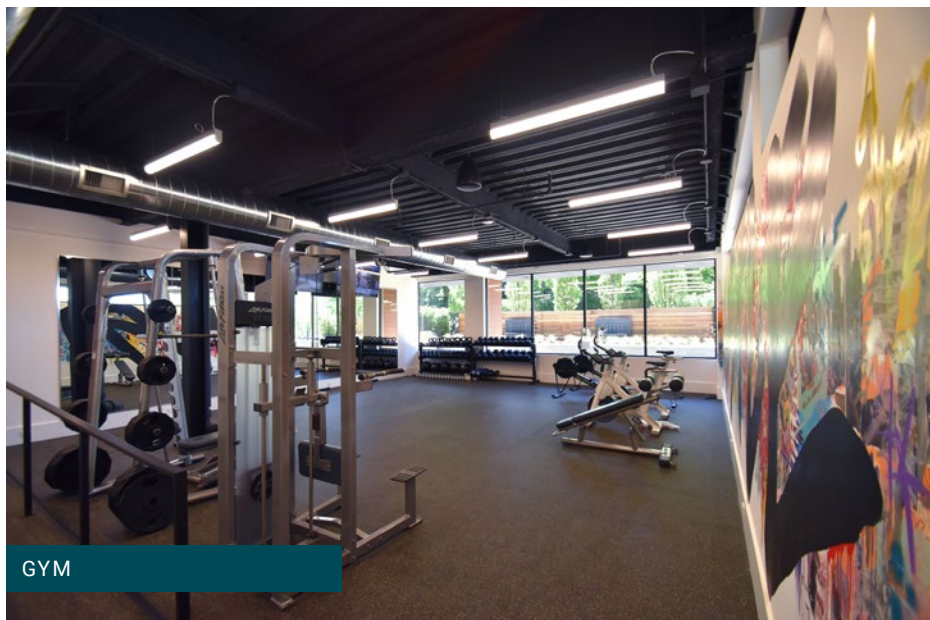
DARIEN CROSSING / COMMON AREAS  
320 & 330 BOSTON POST ROAD



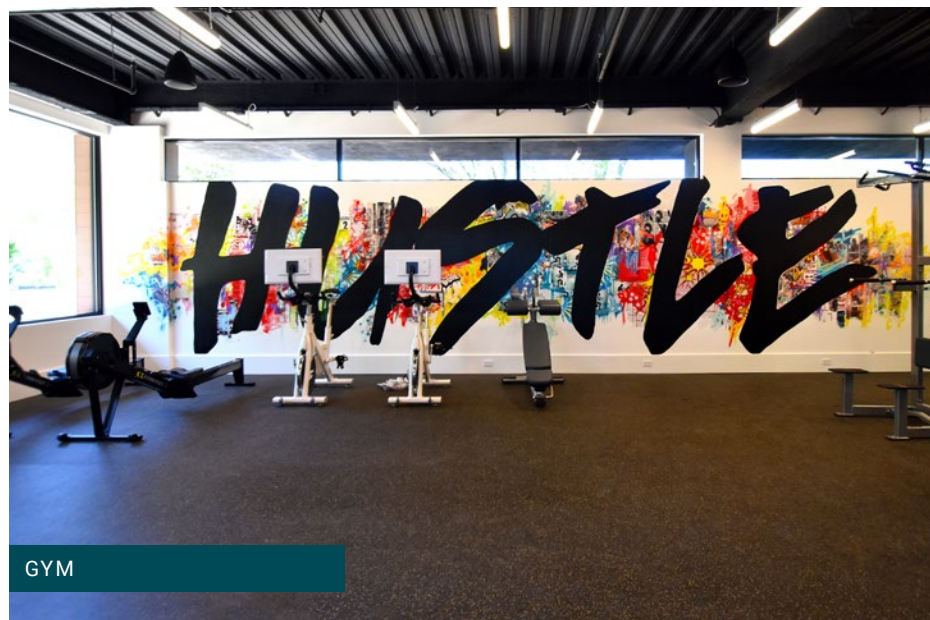
CONFERENCE ROOM



LOBBY



GYM



GYM

DARIEN CROSSING / 320 AS-BUILT OFFICE SPACE  
EXISTING CONFIGURATION / 3,920 RSF



OFFICE SPACE



KITCHEN/LOUNGE AREA



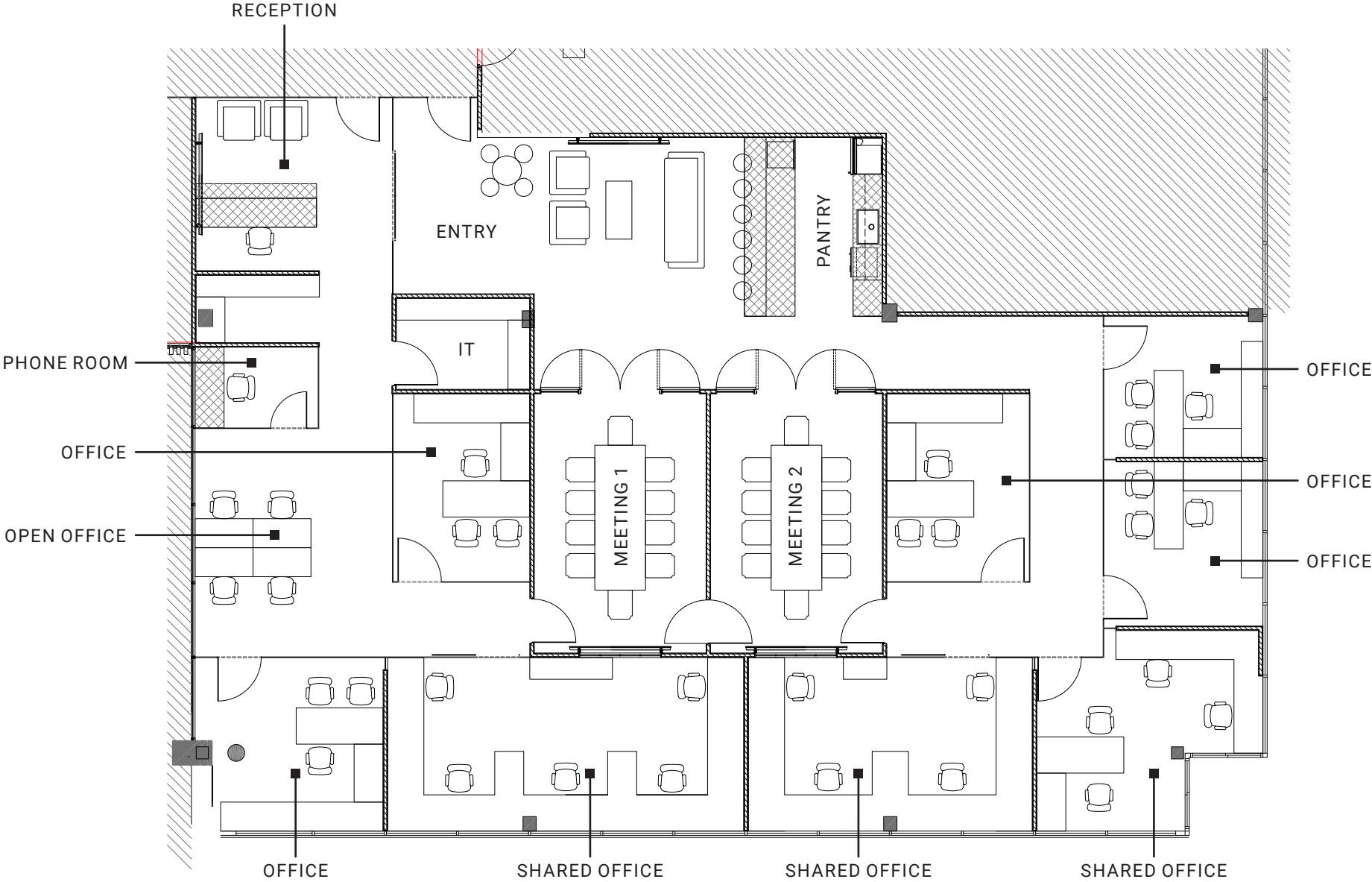
CONFERENCE ROOM



OFFICE AREA

# FLOORPLAN

DARIEN CROSSING / 320 AS-BUILT OFFICE SPACE  
EXISTING CONFIGURATION / 3,920 RSF



# SPECIFICATIONS

## DARIEN CROSSING / LANDSCAPE IMPROVEMENTS

320 & 330 BOSTON POST ROAD

### YEAR BUILT:

1978

### CONSTRUCTION:

Structural steel with masonry build

### FLOORS:

Polished concrete poured over a metal deck

### HEATING & COOLING:

High efficiency gas package rooftop system with ECM multi-stage heating and cooling, automatic fresh air economizers, new natural gas furnace and energy efficient upgrades in cooperation with Eversource's Energy Efficiency Program.

### SECURITY:

24/7/365 Key Card Access with Managed Security

### LIFE SAFETY:

New Addressable Fire Alarm system  
Fully Sprinkled Facility

### ELECTRICAL SYSTEM:

1,600 Amps, 120/208 Volt, 3-Phase, 4- Wire  
All new LED fixtures in cooperation with Eversource Energy Efficiency Program

### ELEVATORS:

2 overhead traction elevators serving all floors

### RESTROOMS:

ADA compliant fully renovated multi-stalled bathrooms per floor

### PARKING:

Ratio: 3.3/1,000 SF

### COLUMN SPACING:

30'-0" x 25'-0" on center

## 320 Boston Post Road

1st Floor	1,791 RSF
2nd Floor	2,500 - 20,000 RSF
Pre-Built Suite	3,920 RSF

## 330 Boston Post Road

1st Floor	15,000 RSF divisible
2nd Floor	15,000 RSF divisible
Asking Rent	\$35.00 PSF Gross + Electric
Electric	\$2.75 PSF



# LANDSCAPE

DARIEN CROSSING / LANDSCAPE IMPROVEMENTS  
320 & 330 BOSTON POST ROAD



# MARKET AERIAL

## ESTIMATED DRIVE TIMES

Darien Train Station	0.9m / 3 minutes
Stamford Town Center	5.3m / 11 minutes
Downtown Greenwich	6.9m / 12 minutes
Wilton Town Center	11.0m / 17 minutes
Downtown Bridgeport	17.8m / 21 minutes

## METRONORTH RAILROAD

Grand Central Terminal	57 minutes
Stamford	7 minutes
Bridgeport	28 minutes
New Haven	55 minutes



# LOCATION

DARIEN, CONNECTICUT



Darien is located in the southern portion of affluent Fairfield County, Connecticut, the wealthiest state in the United States based on per capita income. Fairfield County includes 9 out of 10 of the wealthiest towns in the state including Darien, Greenwich, New Canaan, Weston and Westport. The demographic strength of this market makes it one of the most desirable locations in the suburban New York metropolitan area.

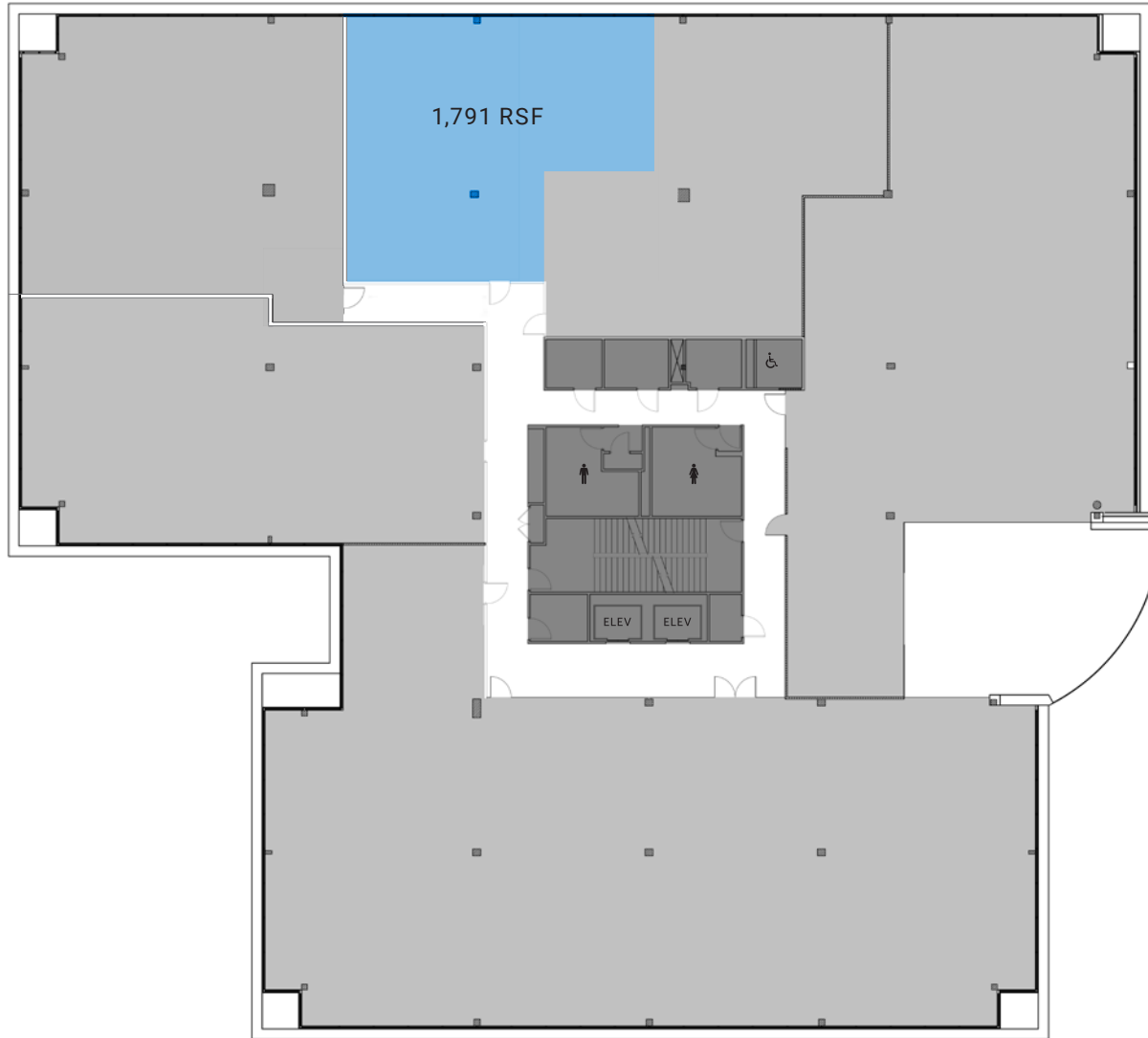
The immediate downtown Darien area is filled with an array of national, regional and local retailers ranging from grocery (Whole Foods, Trader Joes, Stop & Shop) clothing (Brooks Brothers, Orvis) dining (Chipotle, Shake Shack, Starbucks) and banking (Bank of America, Chase, Webster Bank) options. The main retail corridor of Darien stretches approximately two miles along Boston Post Road from the subject property all the way to the I95/Exit 11 and Boston Post Road intersection.

Darien is ideally positioned on the Metro North train line, with two stations in town (Norton Heights and Darien) and direct access to major stations like Grand Central (59min) and Stamford (7min). Darien also boasts excellent proximity to all New York metro airports such as Westchester County Airport (17mi), LaGuardia (36mi) and JFK International (42mi).

Office availability in Darien is historically low and reflects the town's consistent and increasing popularity. With just over a dozen class A office properties totaling about 600,000 sf within the immediate downtown area, vacancy rates traditionally hover in the high single digit to low double digit range. The town's current vacancy rate sits at approximately 7%.

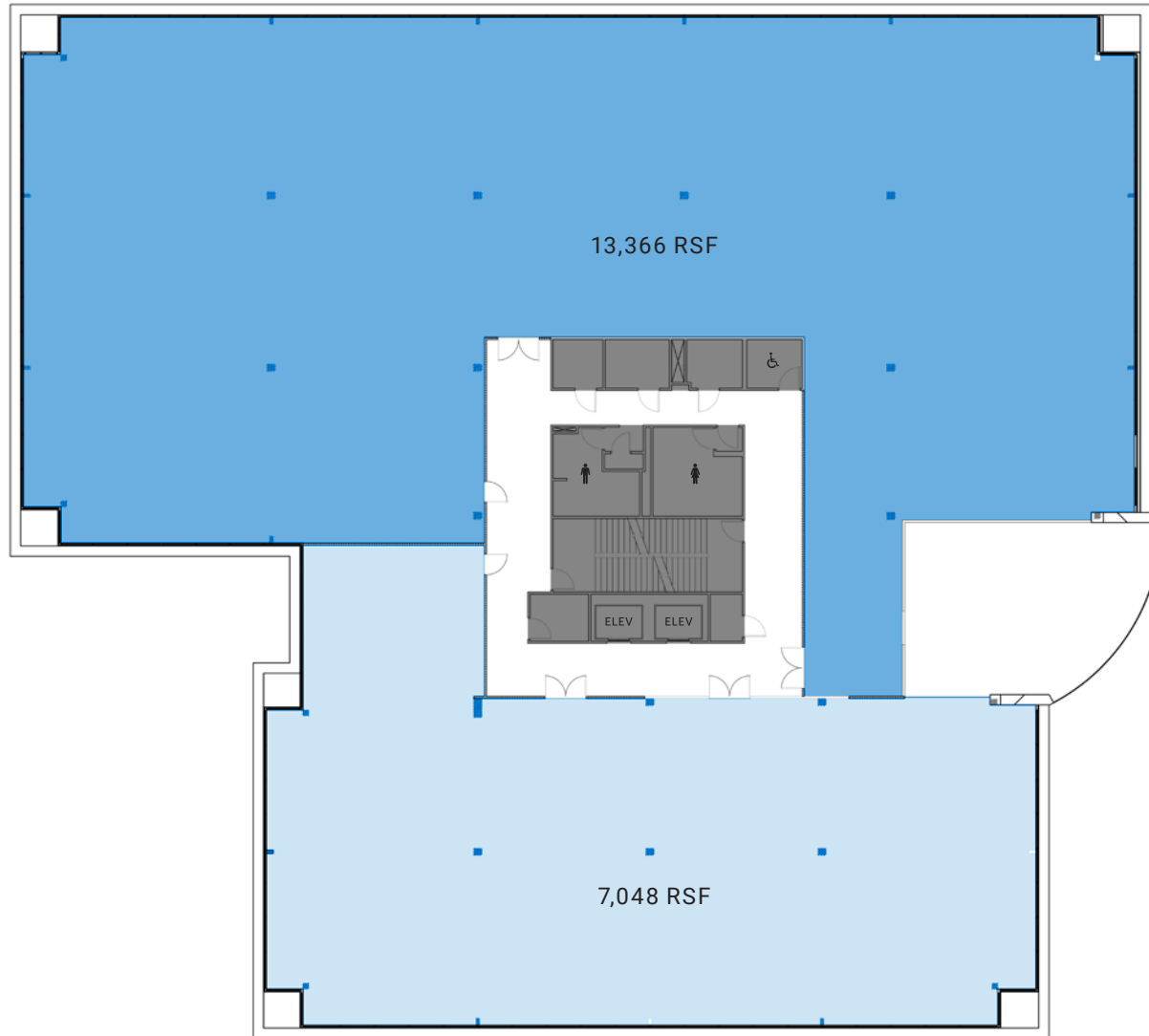
# FLOORPLAN

**DARIEN CROSSING / 320 AVAILABILITIES**  
1ST FLOOR / FIVE TENANT CONFIGURATION



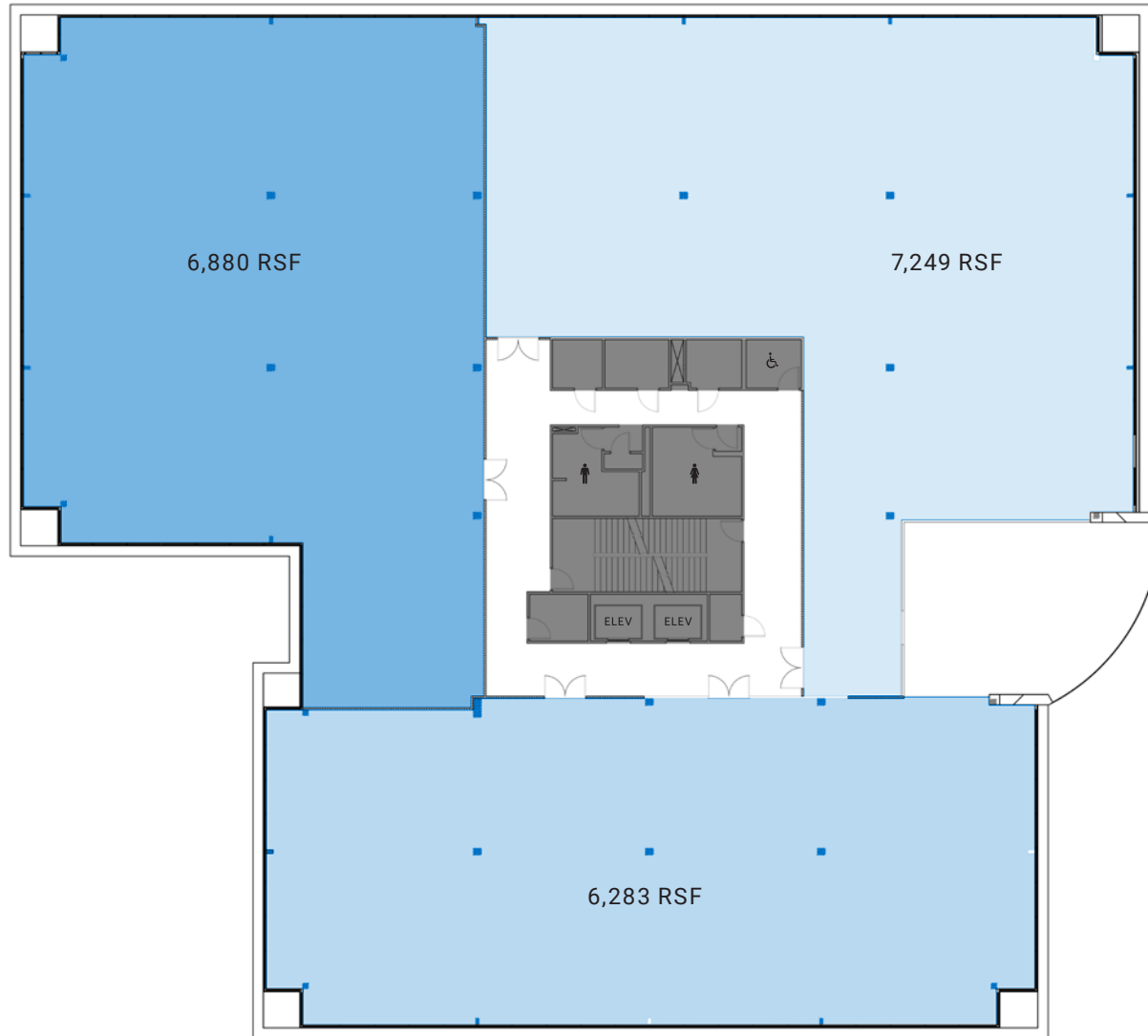
# FLOORPLAN

DARIEN CROSSING / 320 CONCEPTUAL PLAN  
2ND FLOOR / TWO TENANT CONFIGURATION



# FLOORPLAN

DARIEN CROSSING / 320 CONCEPTUAL PLAN  
2ND FLOOR / THREE TENANT CONFIGURATION





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