

Southport CROSSING

3530 POST ROAD, SOUTHPORT, CONNECTICUT

Cushman & Wakefield, as exclusive advisor, is pleased to present Southport Crossing, a 36,142 SF medical and professional office building prominently located at 3530 Post Road in Southport, Connecticut. Anchored by a strong mix of healthcare and office tenants, the property offers a compelling opportunity to acquire a high-quality asset in one of Fairfield County's most supply-constrained submarkets, with near-term upside through lease-up and rent growth.

The three-story building is currently 82% leased to a diverse roster of six tenants, with over 67% of the occupied space dedicated to clinical medical use, including behavioral health, physical therapy, and dental practices. Notable tenants include Discovery Mood & Anxiety Program, part of the national Discovery Behavioral Health network, and Lincoln Healthcare Leadership, a well-established healthcare advisory firm headquartered on-site. The current tenancy provides stable in-place net operating income, supported by a 5.1-year weighted average lease term (WALT) and no lease expirations until 2027. With average rents at \$30.67 PSF, significantly below the \$39.50 PSF submarket average, the property presents clear potential for mark-to-market rent growth. Additionally, the property features robust in-place telecom infrastructure, supporting three long-standing rooftop antenna tenants that generate additional annual income, with existing capacity to accommodate at least one additional tenant.

Situated within Fairfield County's Central Fairfield submarket, Southport Crossing is located in one of the region's most constrained office environments, with just 2.0 MSF of total inventory and a 9.5% vacancy rate—less than half the countywide average of 24.7%. The market is home to a diverse mix of local, regional, and national professional office users, as well as a strong concentration of medical office tenants. Importantly, healthcare demand is driven by the presence of four major regional health systems: Yale New Haven Health, Stamford Health, Northwell Health and Hartford Healthcare. High barriers to entry for new medical office development—stemming from zoning restrictions, infrastructure costs, and parking requirements—further support long-term leasing stability.

Positioned along the heavily trafficked Post Road (U.S. Route 1), the property offers outstanding visibility and immediate access to I-95, while also benefiting from its proximity to the affluent and highly desirable communities of Fairfield and Westport. The surrounding area boasts exceptional demographics, including high household incomes and a diverse, well-rounded consumer base. Southport exemplifies the best of Fairfield County living, offering access to a wide range of lifestyle amenities—charming coastal neighborhoods, upscale shopping and dining, beaches, golf and country clubs, and a mix of single-family and luxury multifamily housing. The area is also known for its strong educational offerings, including top-rated public and private K-12 schools, as well as three nearby universities: Fairfield University, Sacred Heart University and the University of Bridgeport.

With its strong tenant mix, strategic location, and clear path for income growth, Southport Crossing represents a rare opportunity to acquire a stabilized, healthcare-oriented asset with meaningful value-add potential in one of Connecticut's most desirable markets.



36,142 SF Office & Medical | 82% Leased



Southport CROSSING

3530 POST ROAD, SOUTHPORT, CONNECTICUT

Healthcare-Anchored Tenancy
with High Barriers to Entry

Strong Value-Add Opportunity

Strategic & Heavily Visible Location

Limited Competing Supply in a
High-Performing Submarket

Exceptional Demographics
& Proximity to Major Institutions

Sale Inquiries

Al Mirin | (203) 326 5822
al.mirin@cushwake.com

Matthew Torrance | (203) 326 5838
matthew.torrance@cushwake.com



107 Elm Street, 8th Floor
Stamford, Connecticut 06902

www.cwinvestmentpropertiesgroup.com



The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty, representation, express or implied, is made as to the condition of the property or the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special financing conditions imposed by the property owner. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.