



**SAUGATUCK
COMMERCIAL**
REAL ESTATE LLC
LICENSED IN CT, NY, MA, RI, NH, FL

NEW CANAAN, CT OFFICE SPACE

LIGHT, BRIGHT, SPECTACULAR SUITES

3-11 FOREST STREET



3 FOREST

~~800 RSF~~ LEASED, 850 RSF,
~~950 RSF~~ LEASED & 1,300 RSF
2ND FLOOR

11 FOREST

~~1,500 RSF~~ LEASED
1,500 RSF
2ND FLOOR



- Spectacular office suites in downtown New Canaan with exposed brick walls, large windows and flexible floor plans.
- New elevator provides easy access to all levels.
- Central location on charming restaurant row; walking distance to restaurants, shops and New Canaan train station.
- Join area tenants Bluemercury, Vineyard Vines, J. Crew and J. McLaughlin
- On-site parking for tenants and visitors.

Demographics	1 Mile	3 Mile	5 Mile
Population	7,332	28,132	121,193
Average HHI	\$220,184	\$309,717	\$204,287

EXCLUSIVE LEASING AGENTS:

Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

Nate Greenberg 203.222.4189
ngreenberg@saugatuckcommercial.com

The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

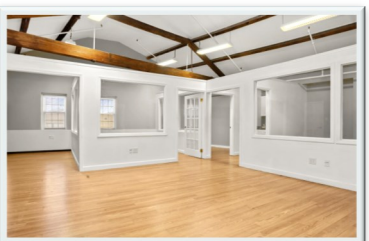
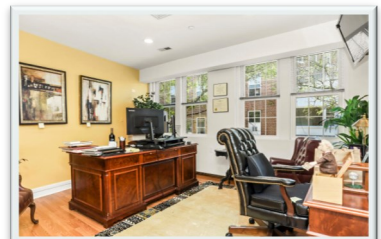
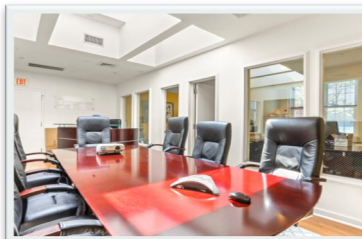
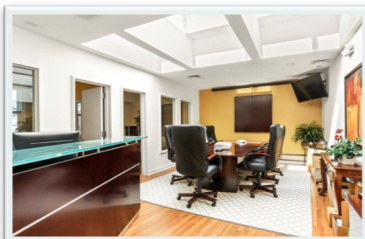
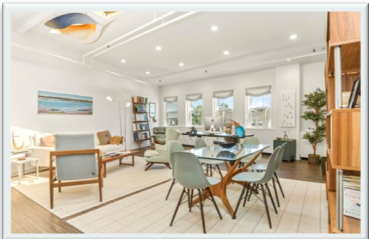
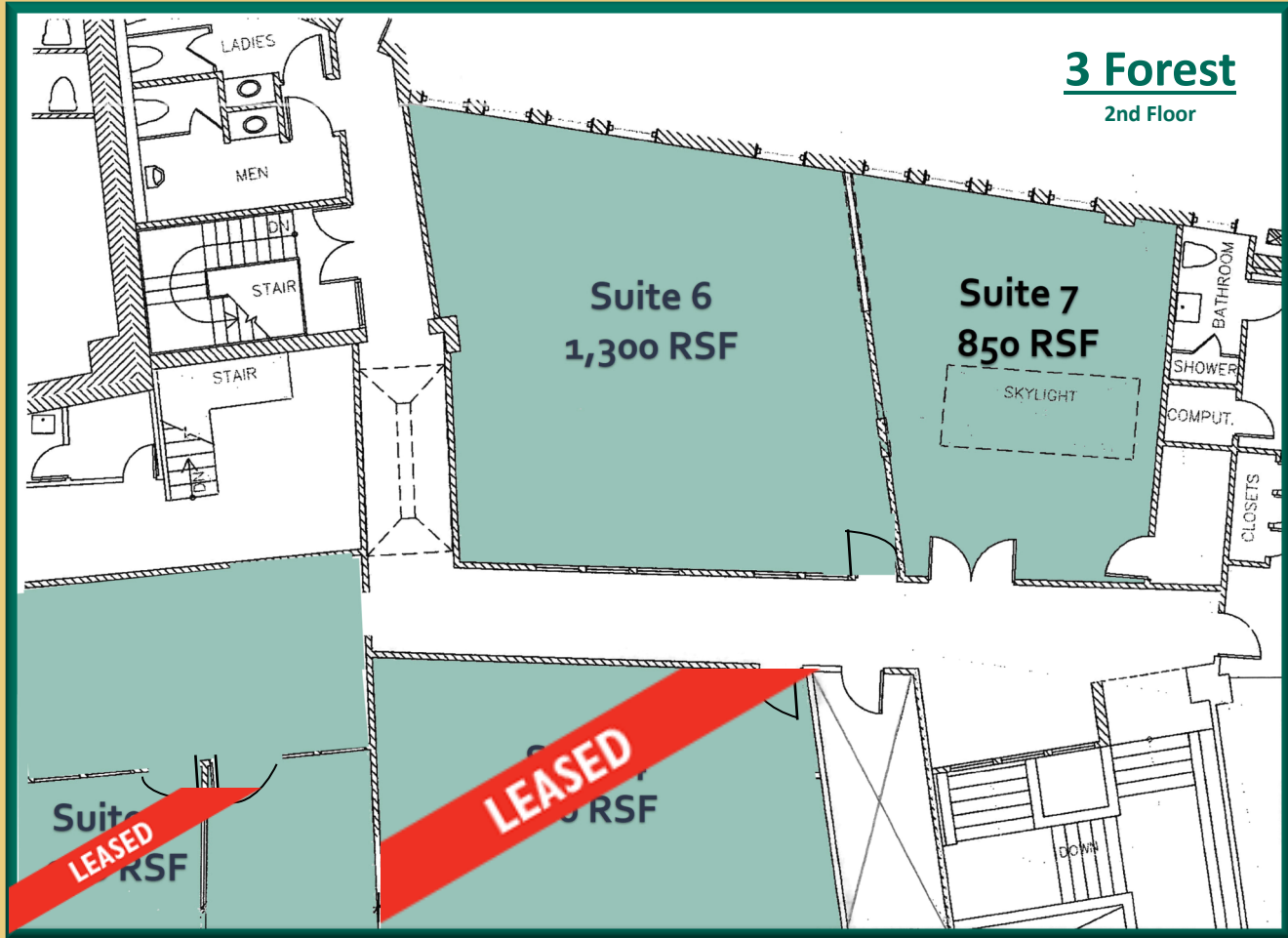


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NEW CANAAN, CT OFFICE SPACE

ONSITE PARKING FOR TENANTS & VISITORS

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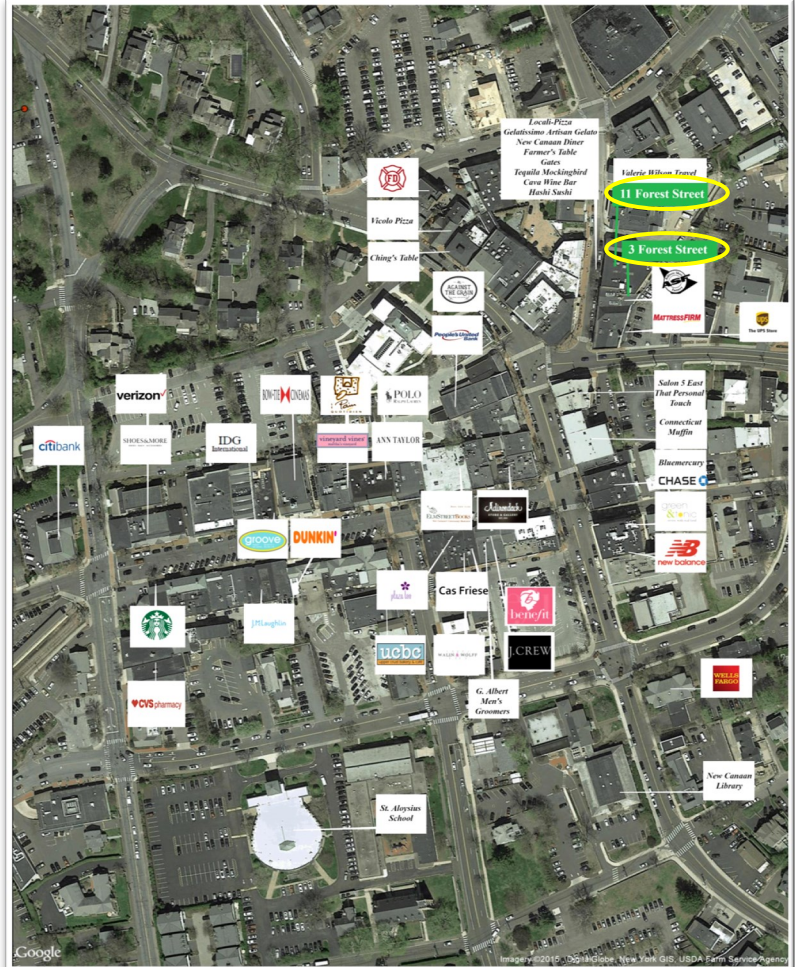
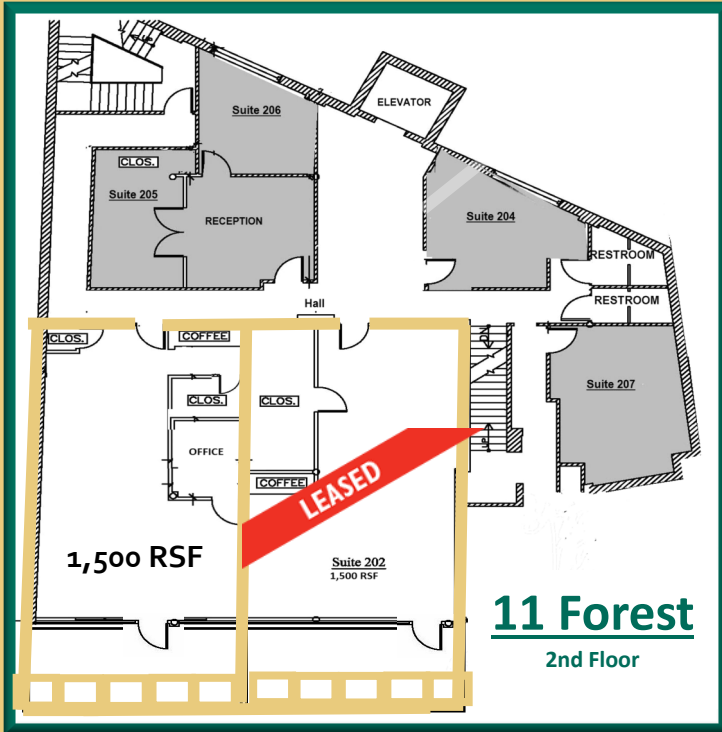


SAUGATUCK
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NEW CANAAN, CT OFFICE SPACE

EXPOSED BRICK, LARGE WINDOWS

3-11 FOREST STREET



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