



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

NEW CANAAN, CT OFFICE SPACE ON RESTAURANT ROW

DOWNTOWN NEAR RESTAURANTS & SHOPS

3-11 FOREST STREET



3 FOREST
1,300 RSF 2ND FLOOR

11 FOREST
365 RSF 2ND FLOOR
1,500 RSF 2ND FLOOR
3,000 RSF 3RD FLOOR



- Four office suites in downtown New Canaan on restaurant row; large windows and flexible floor plans.
- Elevator access (11 Forest Street) and 24/7 electronic access.
- Central location; walking distance to restaurants, shops and New Canaan Metro North train station.
- Join area tenants Bluemercury, Vineyard Vines, J. Crew, J. McLaughlin, Cava, Gates Restaurant + Bar, and Green & Tonic
- On-site parking for tenants and visitors.

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|-----------|-----------|-----------|
| Population | 7,617 | 28,119 | 122,615 |
| Average HH1 | \$320,843 | \$384,448 | \$254,725 |

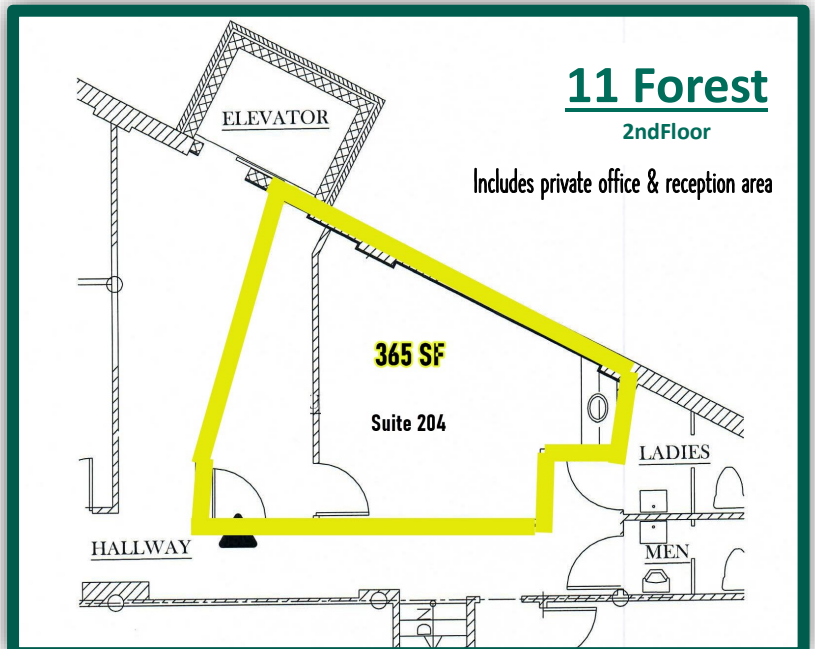
EXCLUSIVE LEASING AGENTS:
Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

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.



NEW CANAAN, CT
OFFICE SPACE ON RESTAURANT ROW

3-11 FOREST STREET



EXCLUSIVE LEASING AGENTS:
Penny Wickey 203.222.4194
pwickey@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.



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

NEW CANAAN, CT

OFFICE SPACE ON RESTAURANT ROW

UNDER 10 MINUTES TO MERRITT PARKWAY OR I-95

3-11 FOREST STREET



EXCLUSIVE LEASING AGENTS:
Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com