

**DOWNTOWN NEAR RESTAURANTS & SHOPS**

**3-11 FOREST STREET**



**3 FOREST**  
**1,300 RSF**  
**2ND FLOOR**

**11 FOREST**  
**1,500 RSF**  
**2ND FLOOR**

**2,400 RSF & 2,700 RSF**  
**3RD FLOOR—CAN COMBINE**



- Four office suites in downtown New Canaan on restaurant row; large windows, flexible floor plans, exposed brick walls and vaulted ceilings. (Third floor offices can be combined.)
- Elevator access (on 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	7,950	28,987	124,034
Average HHI	\$338,460	\$396,931	\$254,090

**EXCLUSIVE LEASING AGENT:**  
**Penny Wickey 203.222.4194**  
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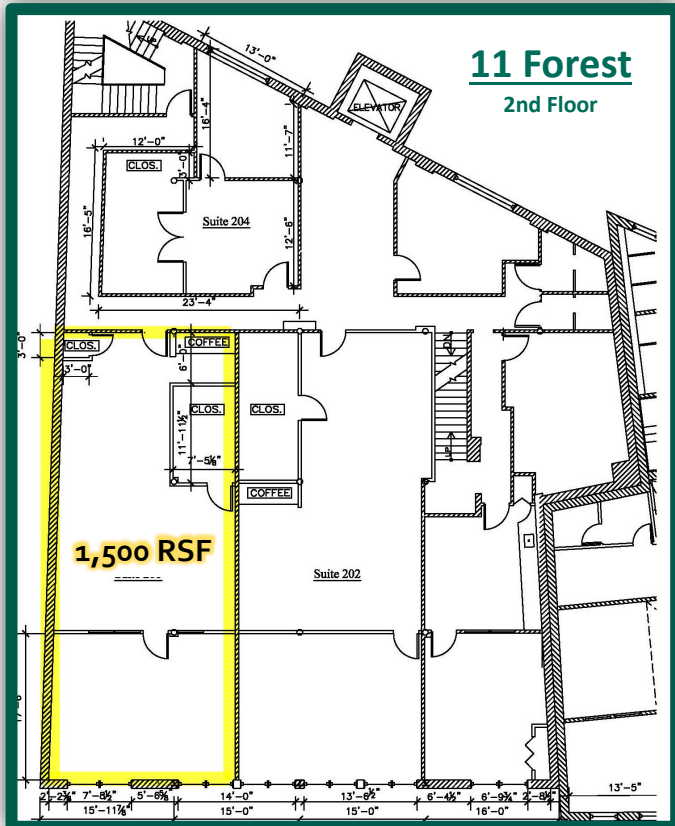
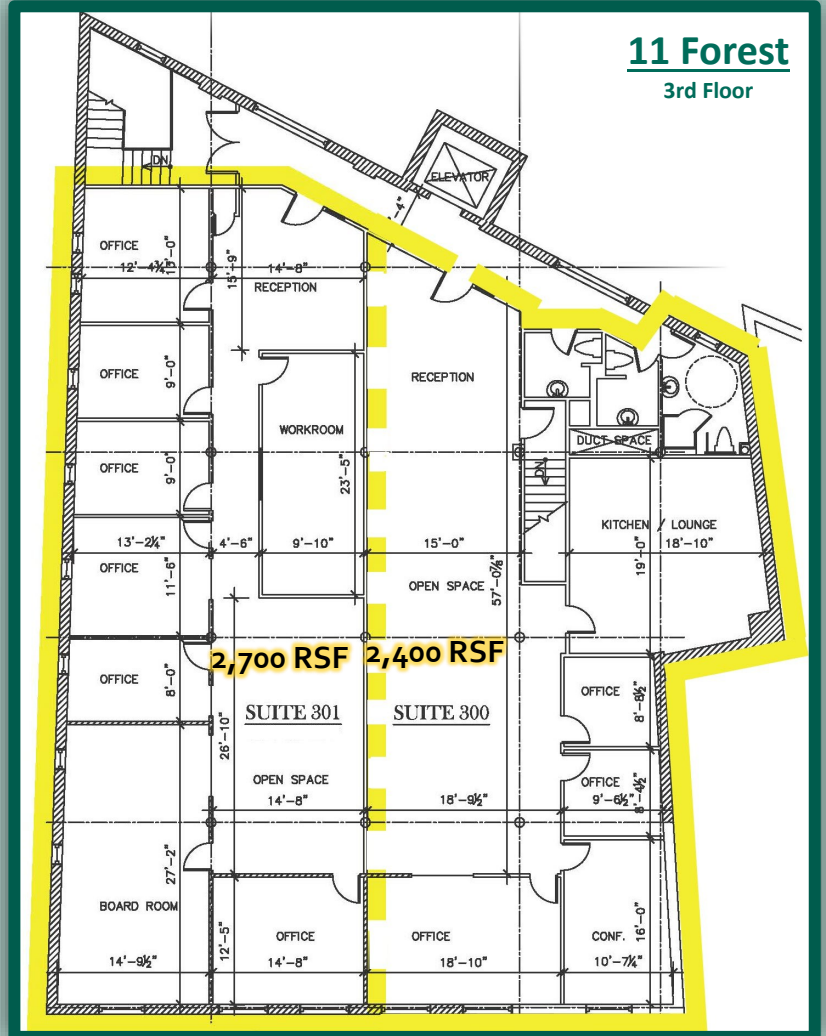
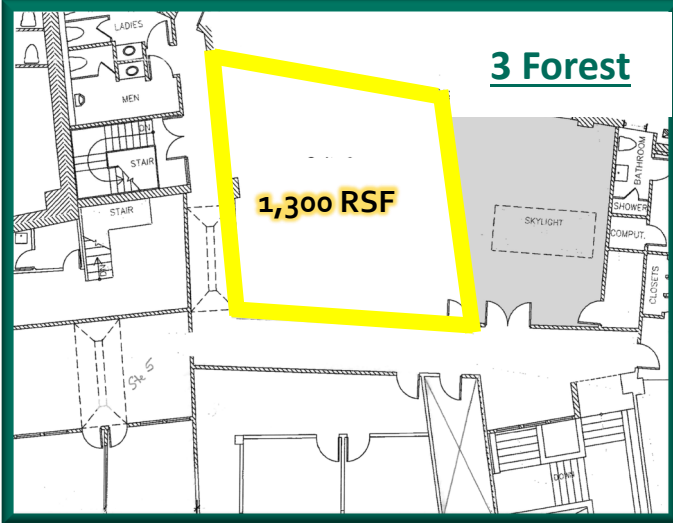


**SAUGATUCK  
COMMERCIAL**  
REAL ESTATE LLC  
LICENSED IN CT, NY, MA, RI, NH, FL

**NEW CANAAN, CT**  
**OFFICE SPACE ON RESTAURANT ROW**

**5 MINUTE WALK TO METRO NORTH**

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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.

**UNDER 10 MINUTES TO MERRITT PARKWAY OR I-95**

**3-11 FOREST STREET**



**3-11 Forest Street**

- Athletic Shoe Factory
- Chase Bank
- Bluemercury
- The UPS Store
- Image Design Group
- Locali
- Mattress Firm New Canaan
- Gelatissimo Artisan Gelato
- Citibank ATM
- The Diner New Canaan
- Starbucks
- J. McLaughlin
- Verizon
- Farmer's Table
- Shoes 'n' More
- Gates Restaurant + Bar

- Le Pain Quotidien
- Tequila Mockingbird
- Ralph Lauren
- Cava Wine Bar
- Vineyard Vines
- Hashi Sushi
- UCBC Bagels
- Ching's Table
- Elm Street Books
- Untitled
- Benefit Cosmetics
- Shop Groove
- J Crew
- Dunkin Donuts
- Adirondack Store
- G. Albert Men's Groomers
- Ann Taylor

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