



**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, flexible floor plans, exposed brick walls and vaulted ceilings.
- 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	7,950	28,987	124,034
Average HHI	\$338,460	\$396,931	\$254,090

**EXCLUSIVE LEASING AGENT:**  
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.*



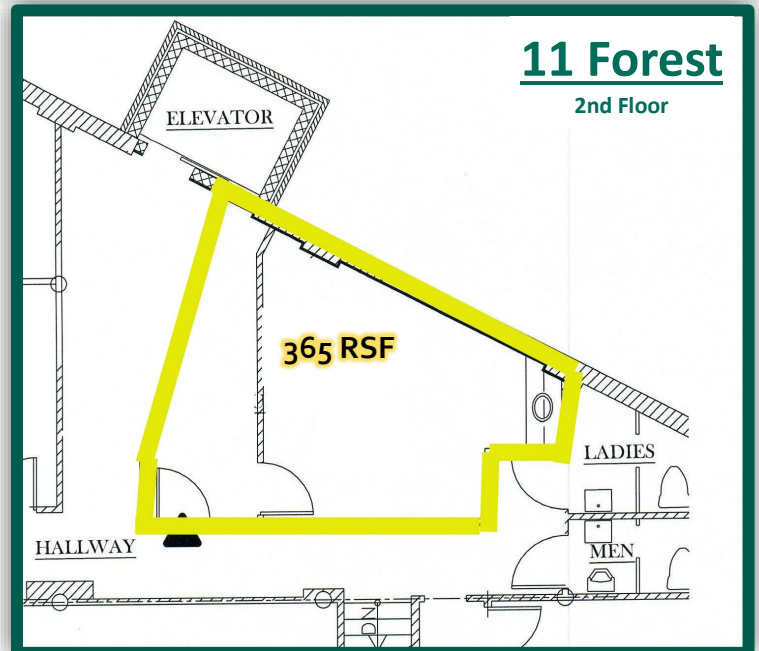
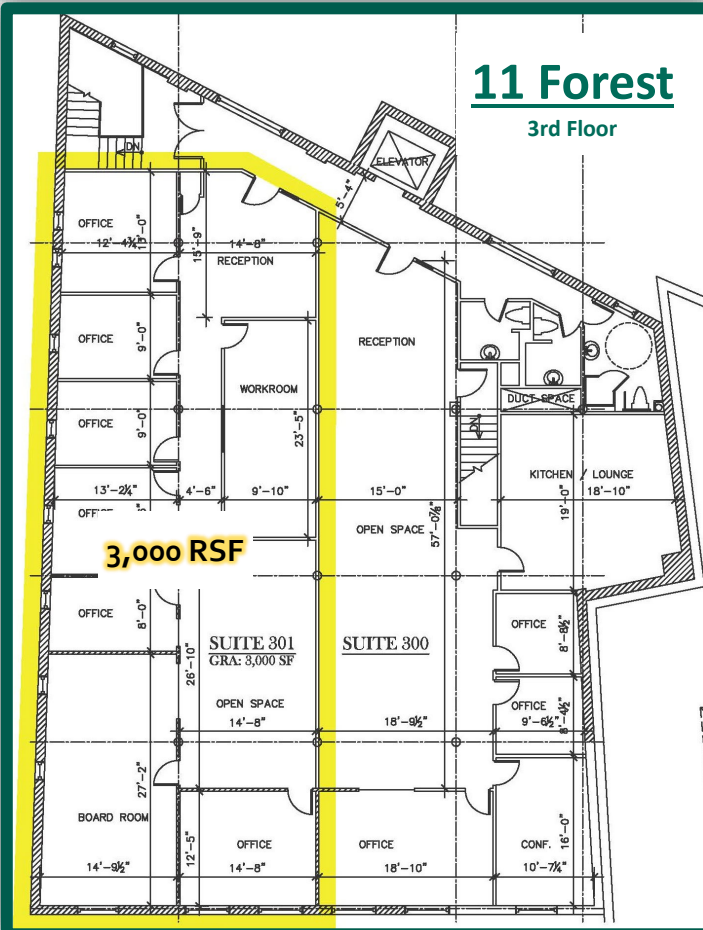
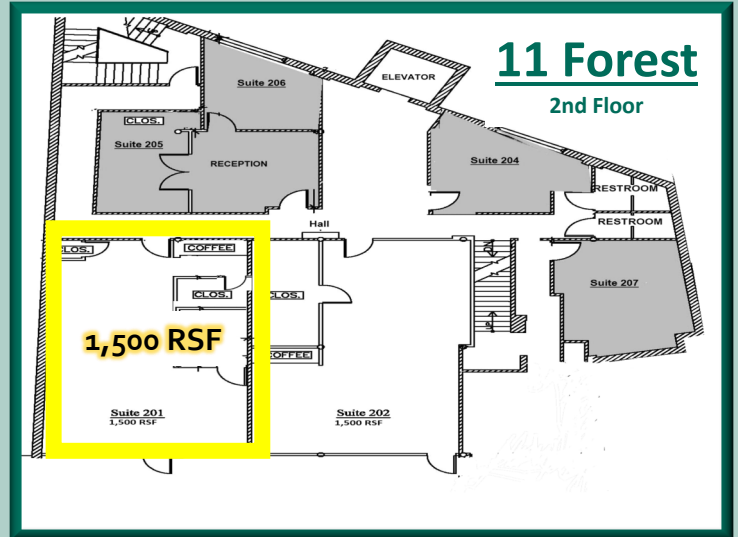
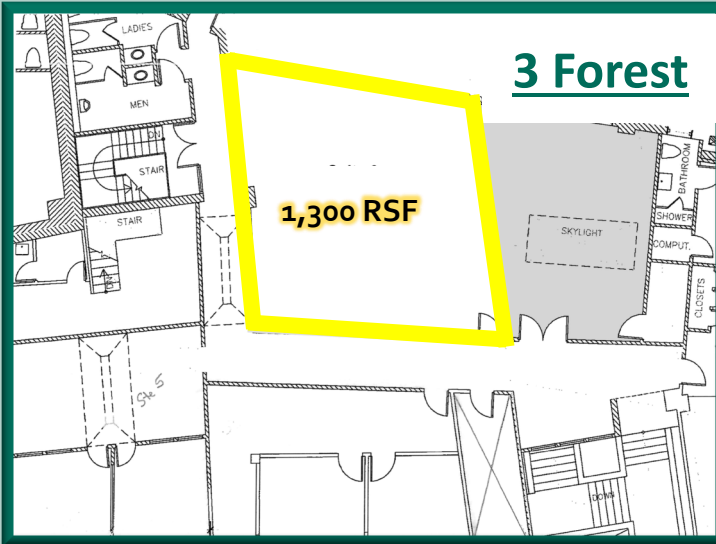
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NEW CANAAN, CT

OFFICE SPACE ON RESTAURANT ROW

5 MINUTE WALK TO METRO NORTH

3-11 FOREST STREET



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# NEW CANAAN, CT

## OFFICE SPACE ON RESTAURANT ROW

UNDER 10 MINUTES TO MERRITT PARKWAY OR I-95

# 3-11 FOREST STREET



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