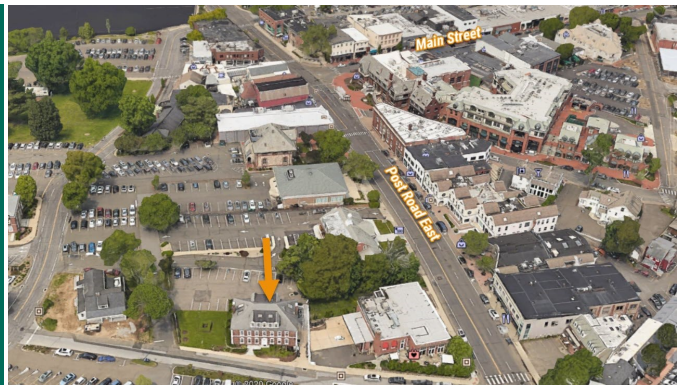




9,100 RSF
THREE-STORY
OFFICE BUILDING

2,000 RSF
PENTHOUSE
OFFICE



- Beautiful office penthouse suite in downtown Westport; reception area, conference room, private restroom and three separate skylit offices.
- Enjoy downtown convenience with easy access to the Westport Library, Riverwalk and Garden.
- Private parking lot as well as access to municipal parking.
- Walking distance to Westport's Main Street restaurants, amenities and shops.

Demographics	1 Mile	3 Mile	5 Mile
Population	5,530	45,138	125,221
Average HHI	\$296,005	\$259,710	\$198,257

Exclusive Brokers:

Laure Aubuchon 917.294.1733
laubuchon@saugatuckcommercial.com

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

WESTPORT, CT
OFFICE SPACE

10 BAY STREET

BAY STREET

60'-0"

LINE OF BUILDING WALL BELOW

LOW
ATTIC
STORAGE

LOW
ATTIC
STORAGE

STORAGE
TELE &
SERVERS

CONFERENCE

DN

BATH

OFFICE

SKYLIGHT

OFFICE

RECEPTION/OPEN OFFICE AREA

OFFICE

SKYLIGHTS

LOW
ATTIC
STORAGE

LOW
ATTIC
STORAGE

40'-0"

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10 BAY STREET



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