



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

WESTPORT, CT OFFICE SPACE

13 RIVERSIDE AVENUE



FREE-STANDING
BUILDING

4,500 RSF ON
TWO FLOORS
RIVER VIEWS



- Prominent location offering both convenience and spectacular water views
- Walking distance to Westport restaurants and downtown Main Street shopping
- Open floor plan with mezzanine level.
- Convenient on-site private parking.
- Excellent visibility and branding and close access to I-95, Merritt Parkway and Route 33.

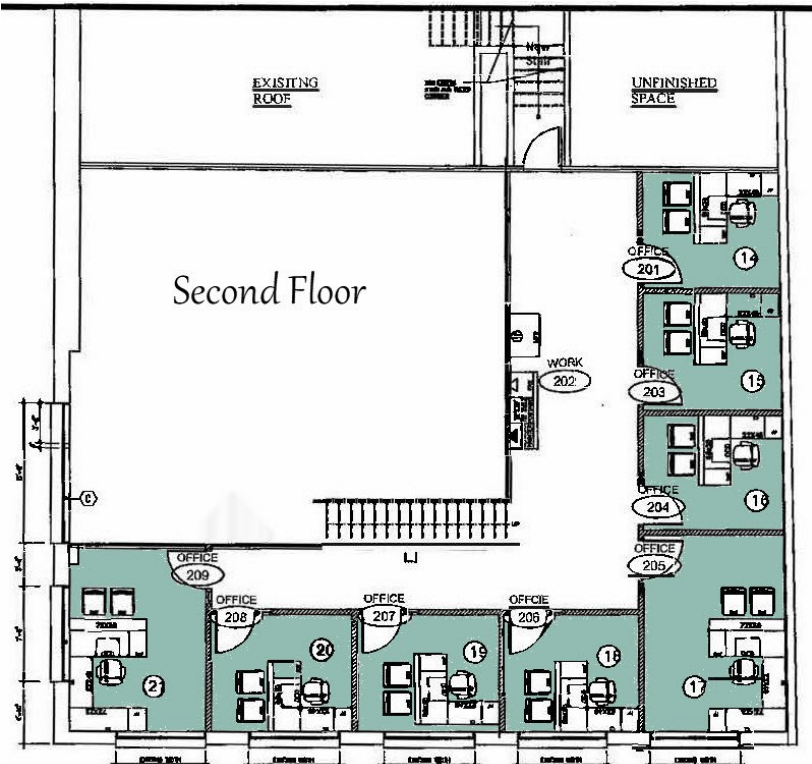
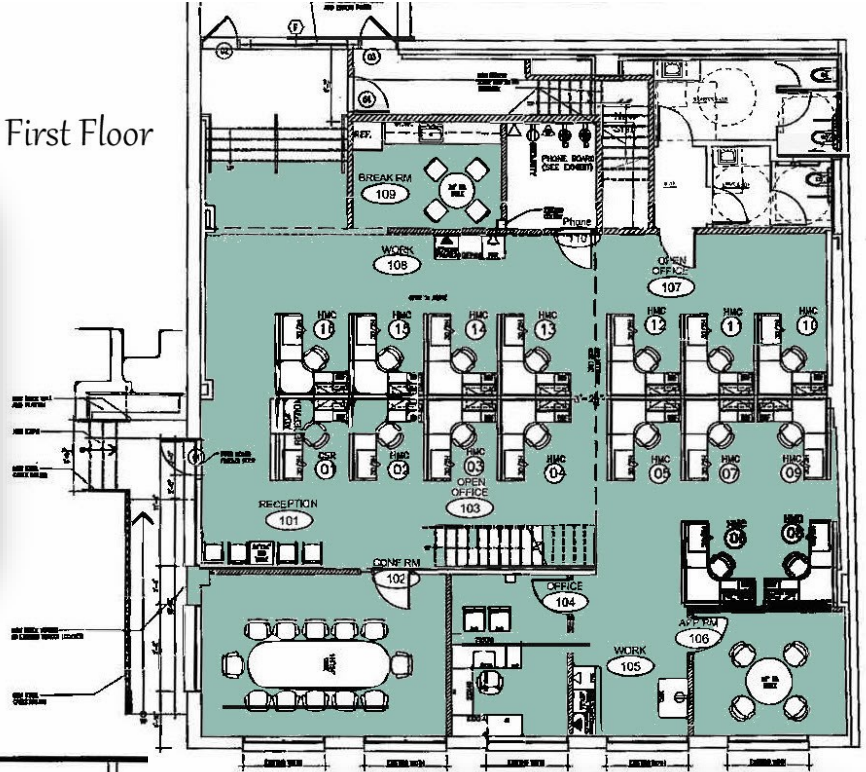
Demographics	1 Mile	3 Mile	5 Mile
Population	6,280	51,751	131,017
Average HHI	\$284,051	\$225,582	\$187,539

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.



First Floor



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