



**SAUGATUCK
COMMERCIAL**
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

PROFESSIONAL OFFICE SPACE WESTPORT, CT

POST ROAD PRESENCE & ACCESS

1365 Post Road East



**LANDMARK
LOCATION**

**2ND FLOOR OFFICE
SPACE 1,869 RSF**

**820 SF
BONUS ROOFTOP
TERRACE**

- Centrally located office suite close to downtown Westport and Fairfield shops, restaurants and other amenities.
- Elevator access; exclusive use of 820 SF rooftop bonus terrace.
- Three private offices and in-suite kitchenette.
- Available for fitness/mind-body exercise use.
- Directly above Balducci's landmark location on Westport's US 1 retail corridor.
- Plenty of onsite parking, minutes to I-95, exits 18 and 19.



Demographics	1 Mile	3 Mile	5 Mile
Population	5,279	33,950	101,106
Average HHI	\$362,833	\$359,140	\$278,746
Labor Force 16+ Years Old	4,412	27,828	83,005

EXCLUSIVE LEASING AGENTS
Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

Oliver Bork 203.222.4195
obork@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.

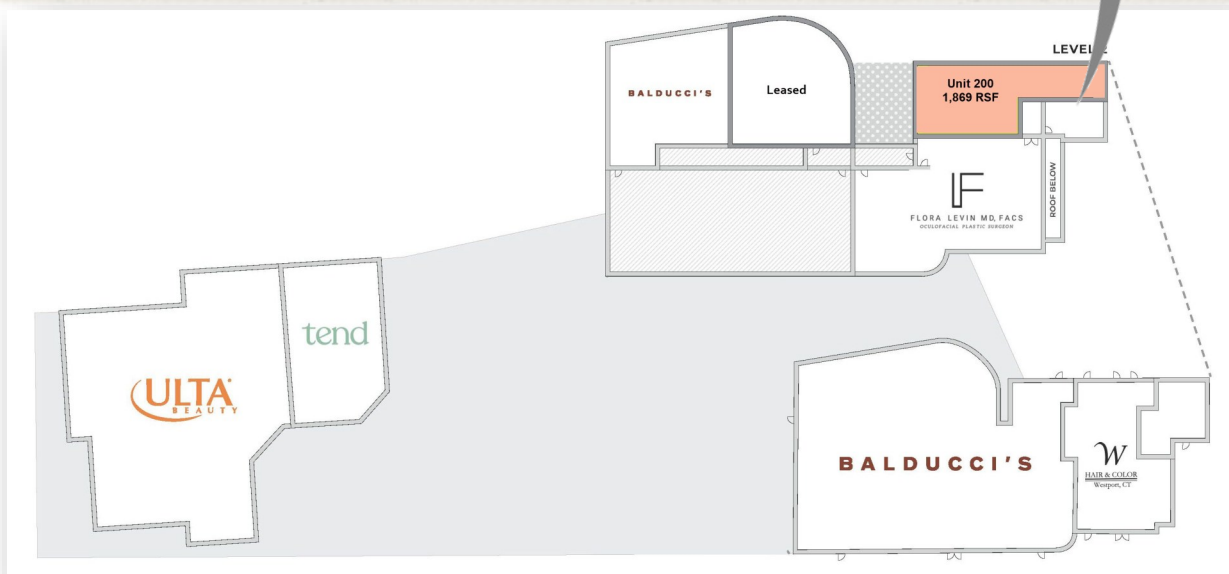
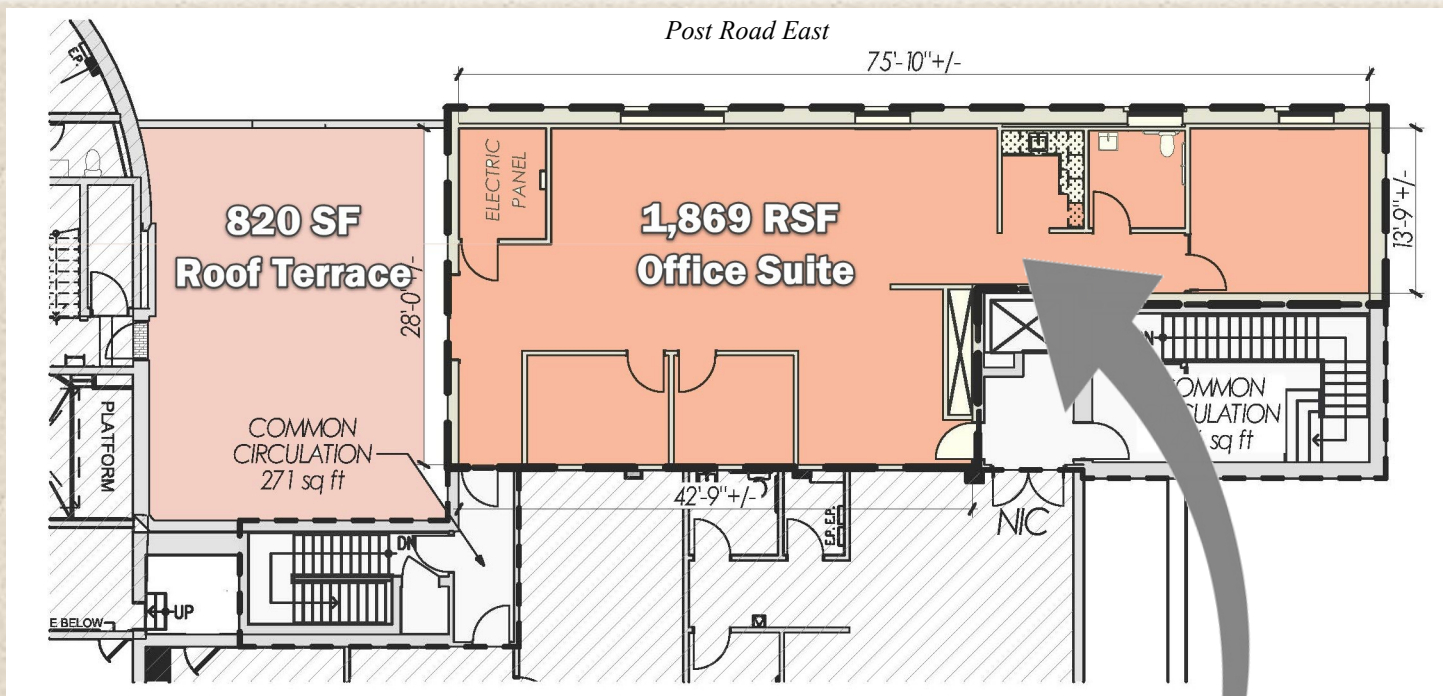


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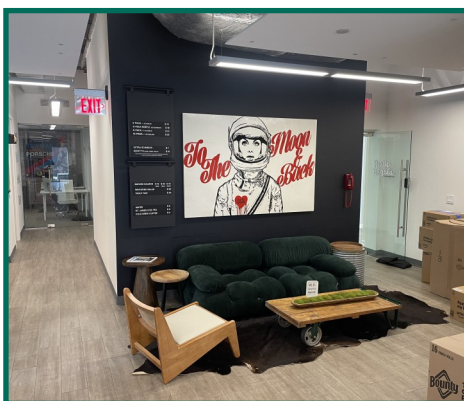
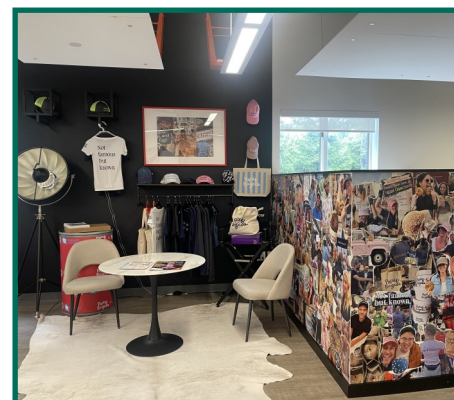
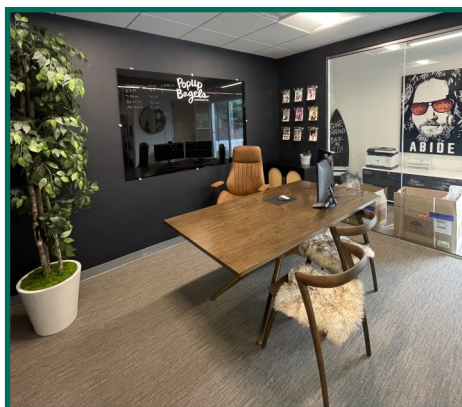
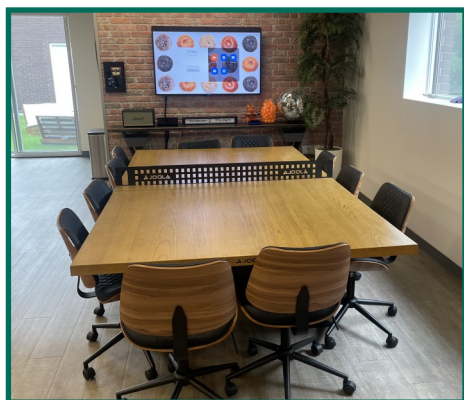
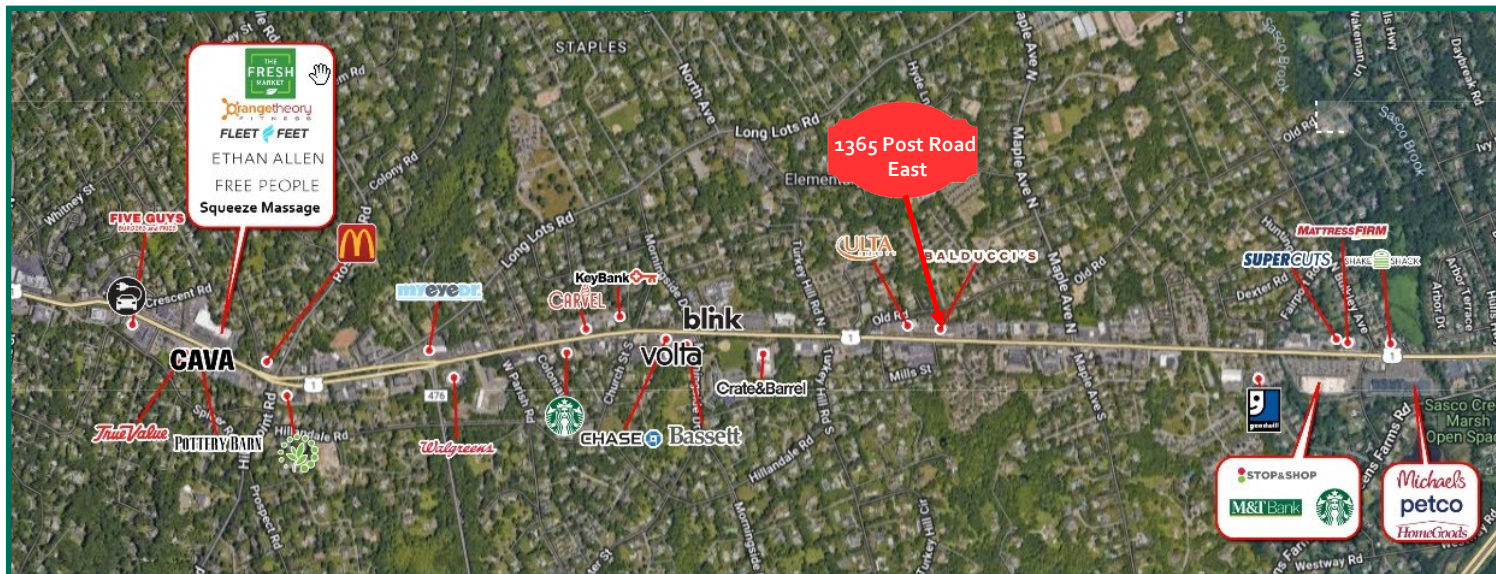
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