

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 with exclusive use of 820 SF rooftop bonus terrace.
- Directly above Balducci's landmark location on Westport's US 1 retail corridor.
- Excellent visibility and easy access; ADT (average daily traffic) over 20,000.
- Plenty of onsite parking, minutes to I-95, exit 18.
- Close to downtown Westport's Main Street retail shops, restaurants and other amenities.

Demographics	1 Mile	3 Mile	5 Mile
Population	5,175	33,710	99,411
Average HHI	\$370,238	\$375,854	\$284,909
Adj. Daytime Demographics	5,454	43,564	92,121

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.

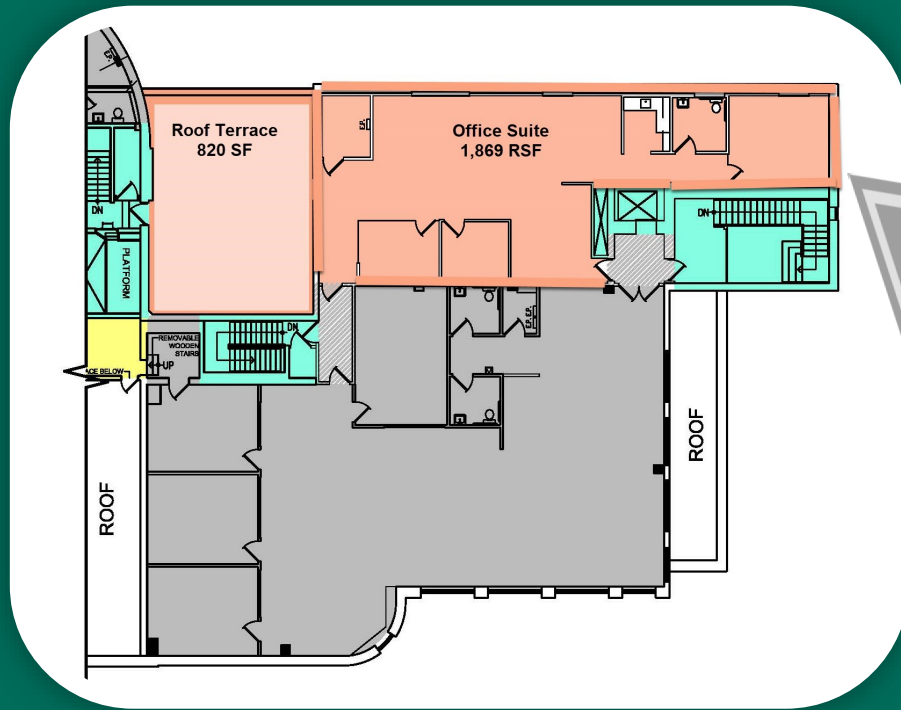


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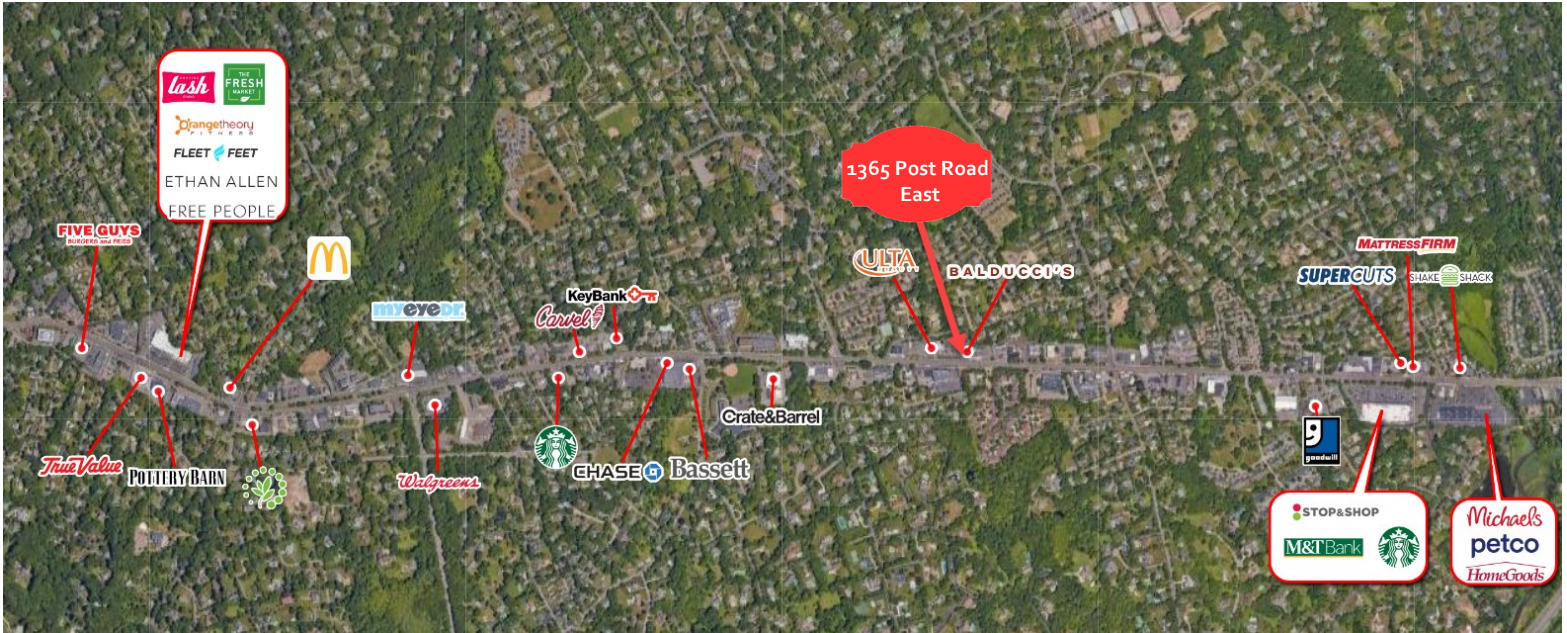


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