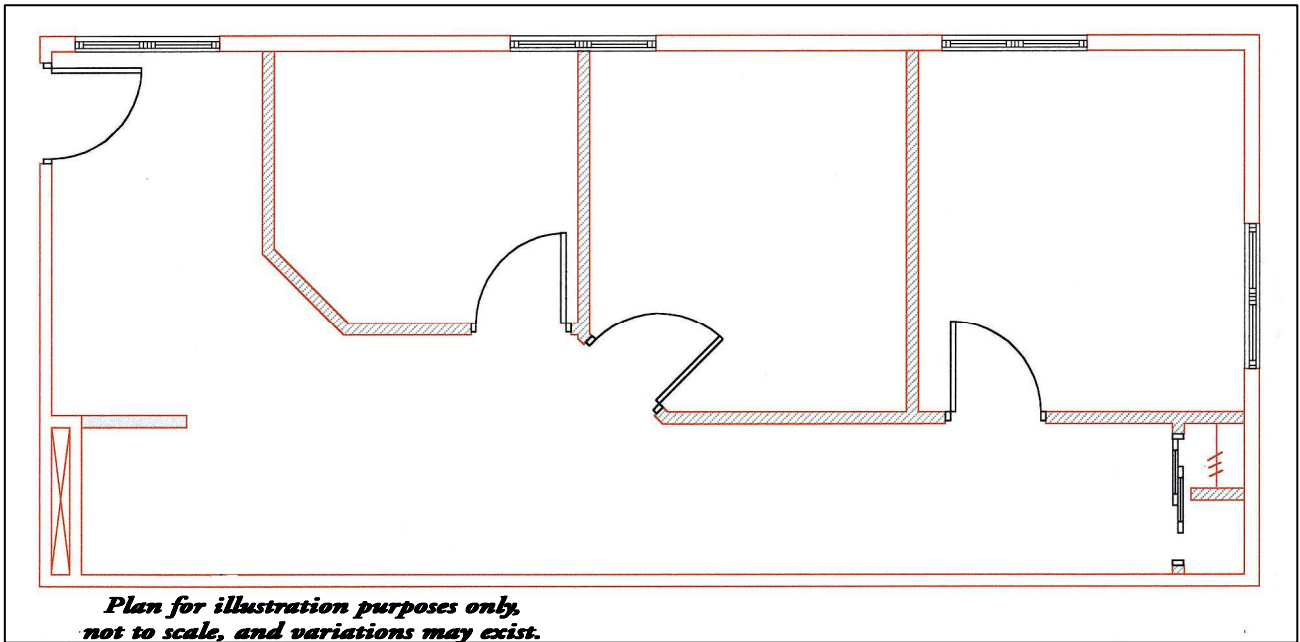
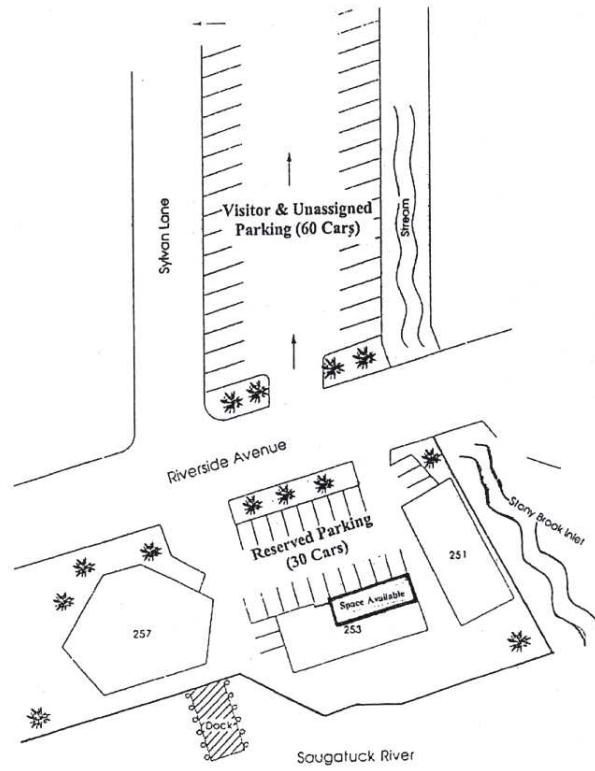


**For Lease**  
**Premier Office Space**  
*"THE ANCHORAGE"*  
**253 Riverside Avenue**  
**Westport, CT**  
*Fairfield County*



- Location:** Direct riverfront building midway between Interstate 95 (Exit 17) and Post Road (U.S. Route #1). Convenient to downtown Westport, train station and I-95 (one mile) and; Merritt Parkway (two miles).
- Building Size:** 6,000 SF
- Available:** 862 square feet, 1<sup>st</sup> floor.
- Price:** \$26.00 gross plus \$3 SF electric
- Features:**
- Operable Windows
  - Individual Controlled HVAC
  - Outdoor riverfront break area with benches
- Occupancy:** Immediate
- Parking:** Ample (Includes one designated space)
- Contact:** Franco Fellah 203-454-8700  
Executive Vice President  
Exclusive Agent



**253 Riverside Avenue  
1<sup>st</sup> Floor Plan**