

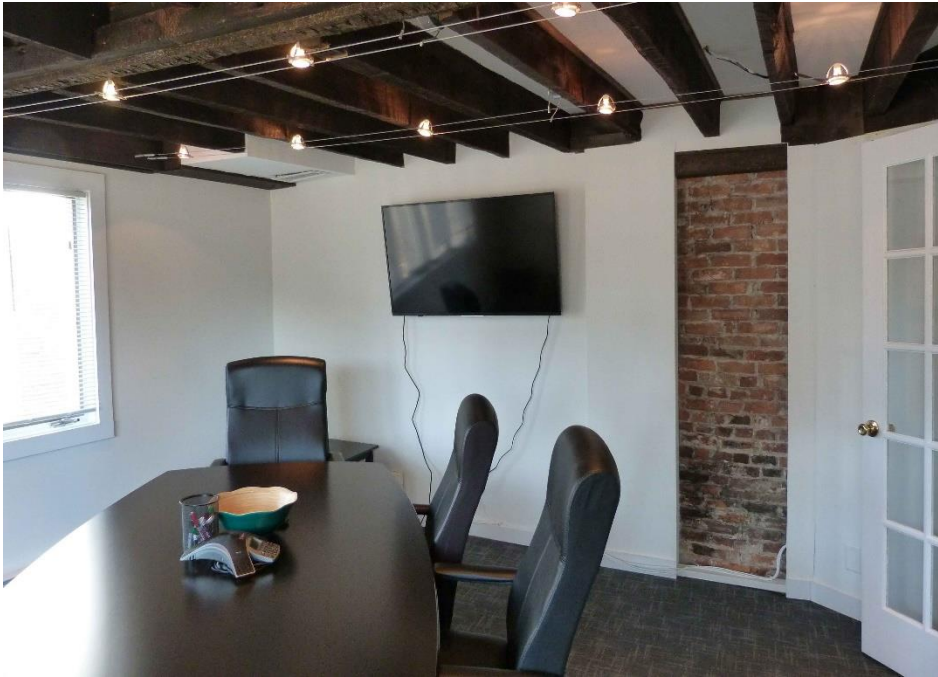


Walk to Downtown Westport! - Office For Lease

44 Post Road West
Westport, Connecticut
Fairfield County

Location

Rare opportunity to lease an entire building or individual floors in a prominent downtown Post Road location with great parking. Walk to downtown Westport amenities, restaurants, Delis and the Saugatuck River. Easy access to Exit 17 of I-95 and the Merritt Parkway.



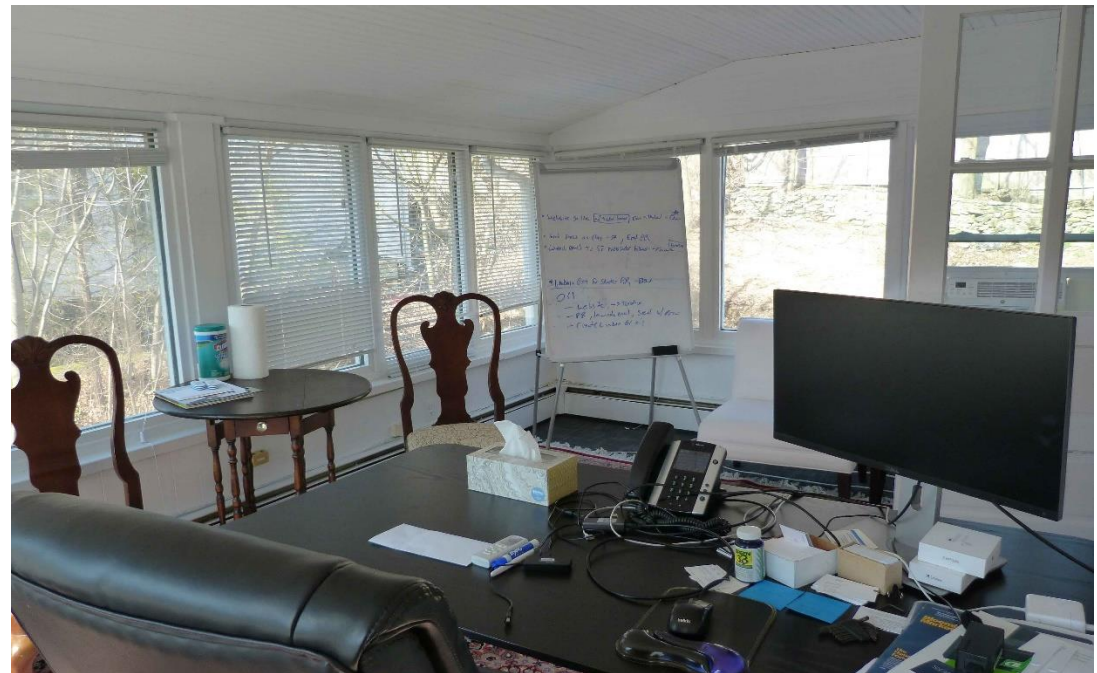
First Floor Offices



Office



Offices





Kitchenette

About the Space

- Entire 3,070 SF Available
- 1,020 SF - 1st Floor
- 1,260 SF - 2nd Floor
- 790 SF - Lower Level
- Office Use
- Available immediately
- 44 Post Road West and 38 Post Road West share a parking lot for 25 cars
- Great opportunity of building signage on Post Road

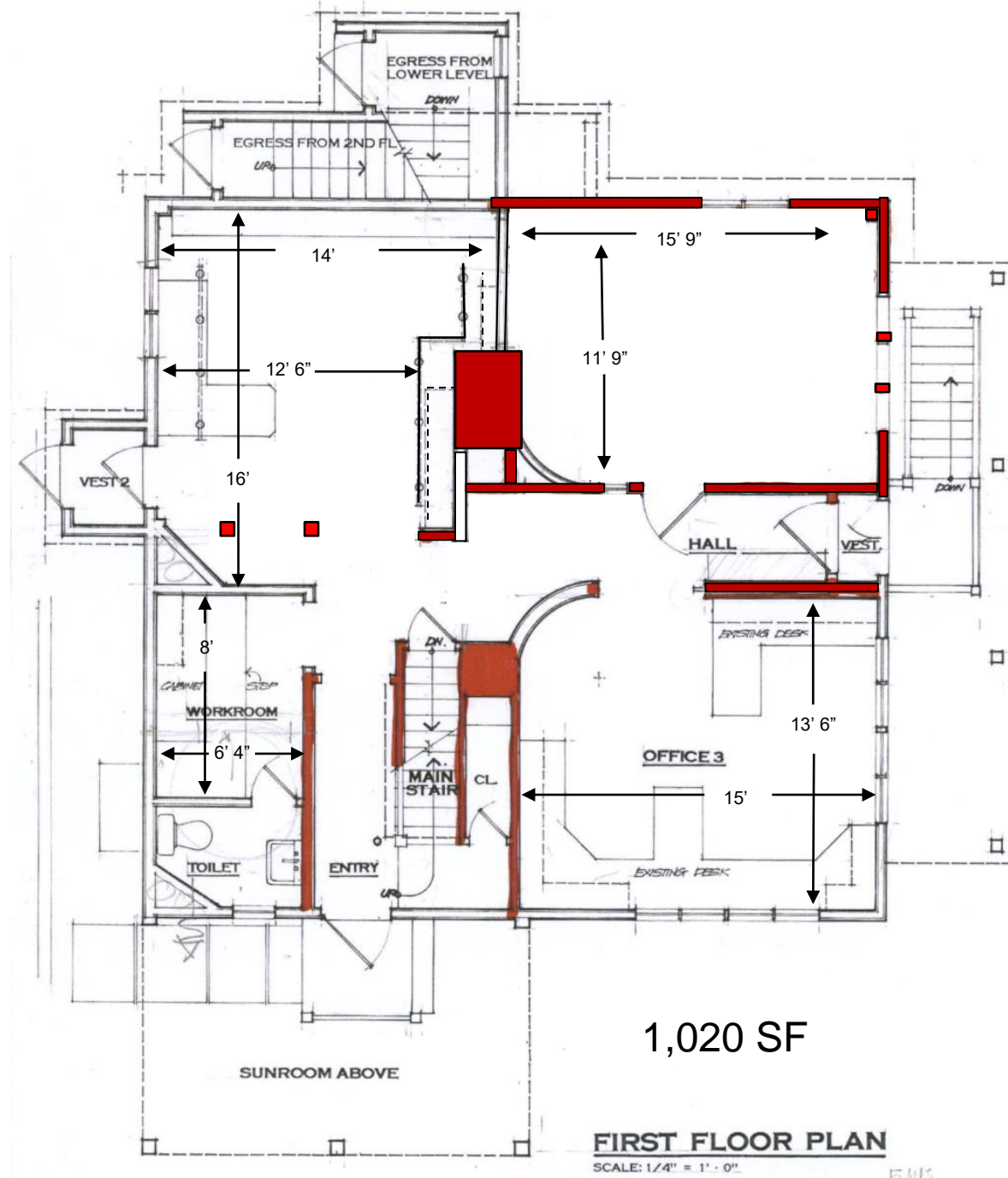
Pricing

- 1st and 2nd floor - \$22.00 SF + Utilities – Oil and Electric
- Lower Level - \$18.00 SF + Utilities – Oil and Electric

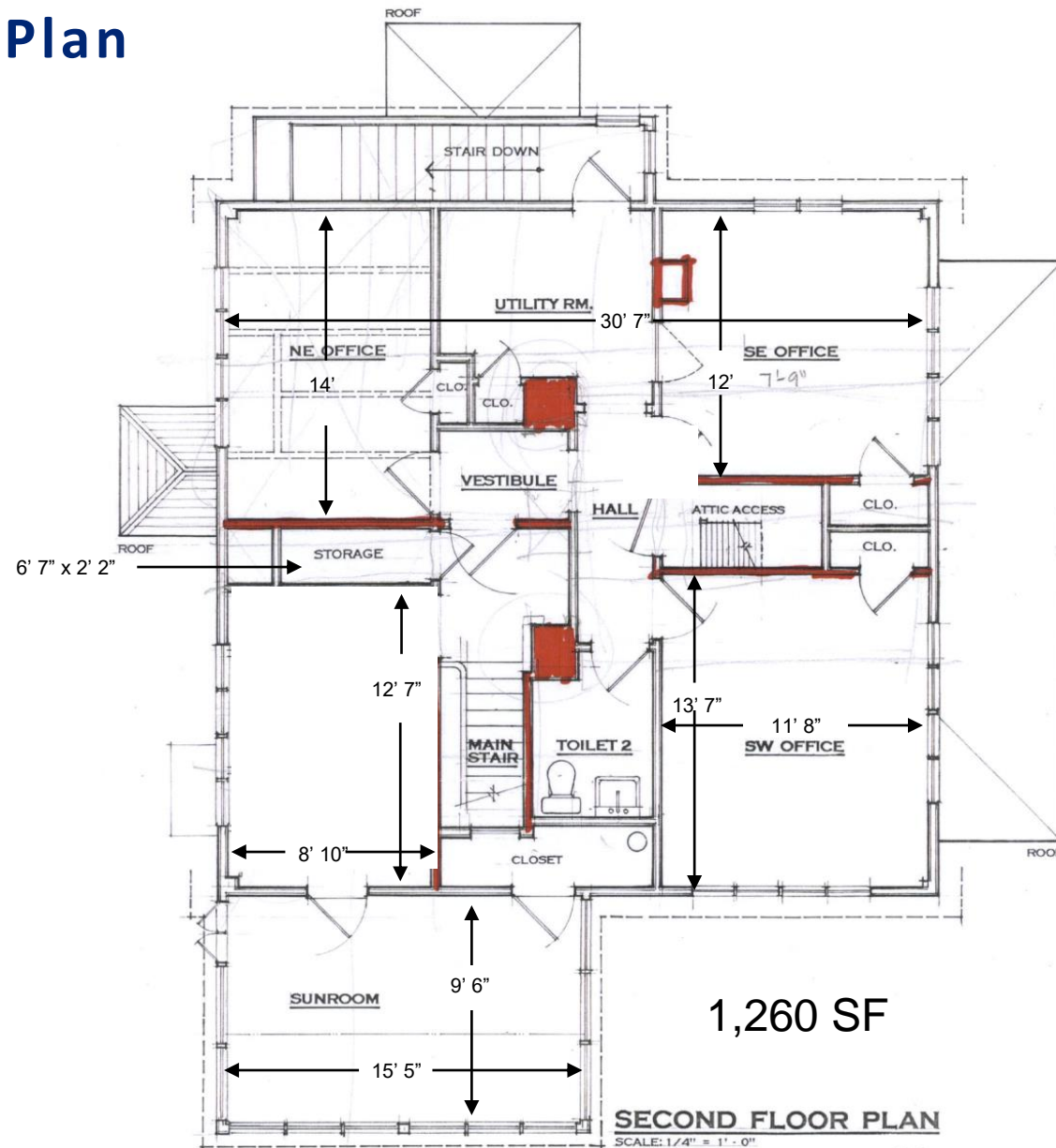
All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.



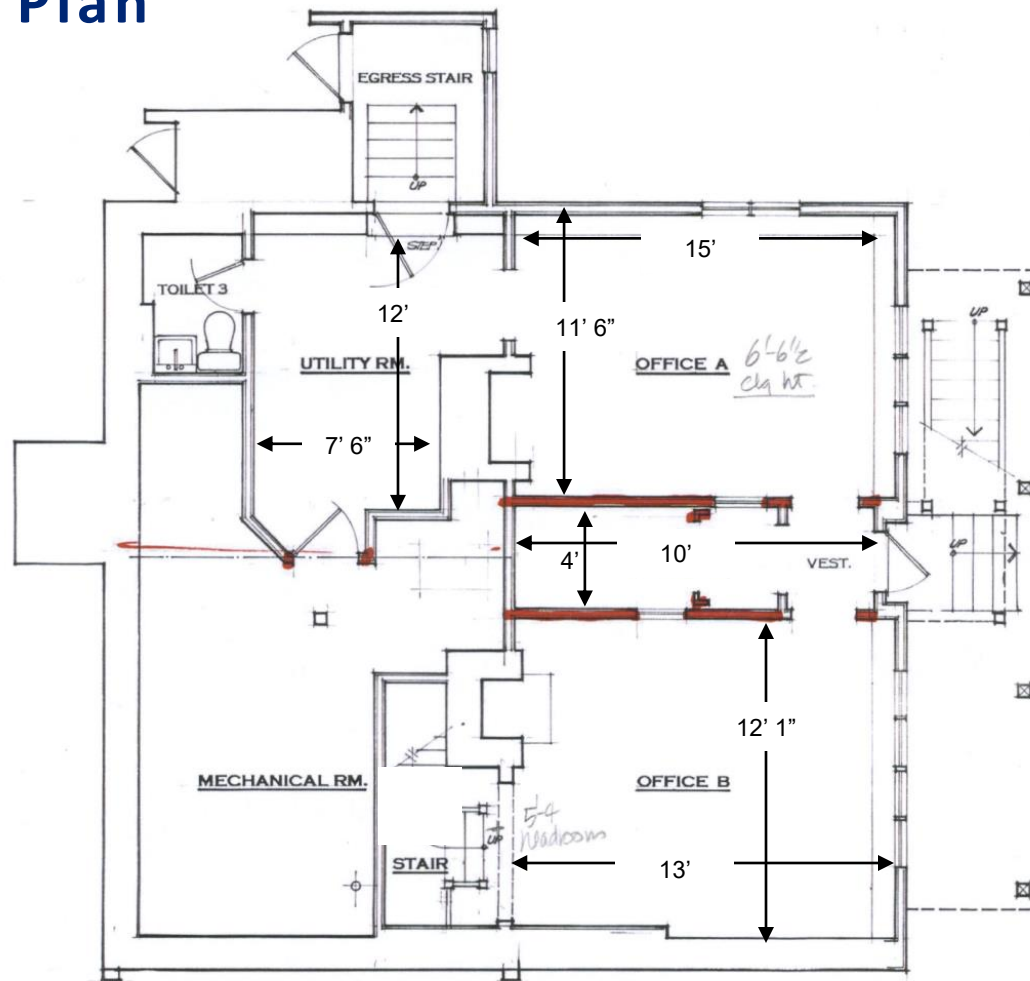
First Floor Plan



Second Floor Plan



Lower Level Floor Plan



790 SF

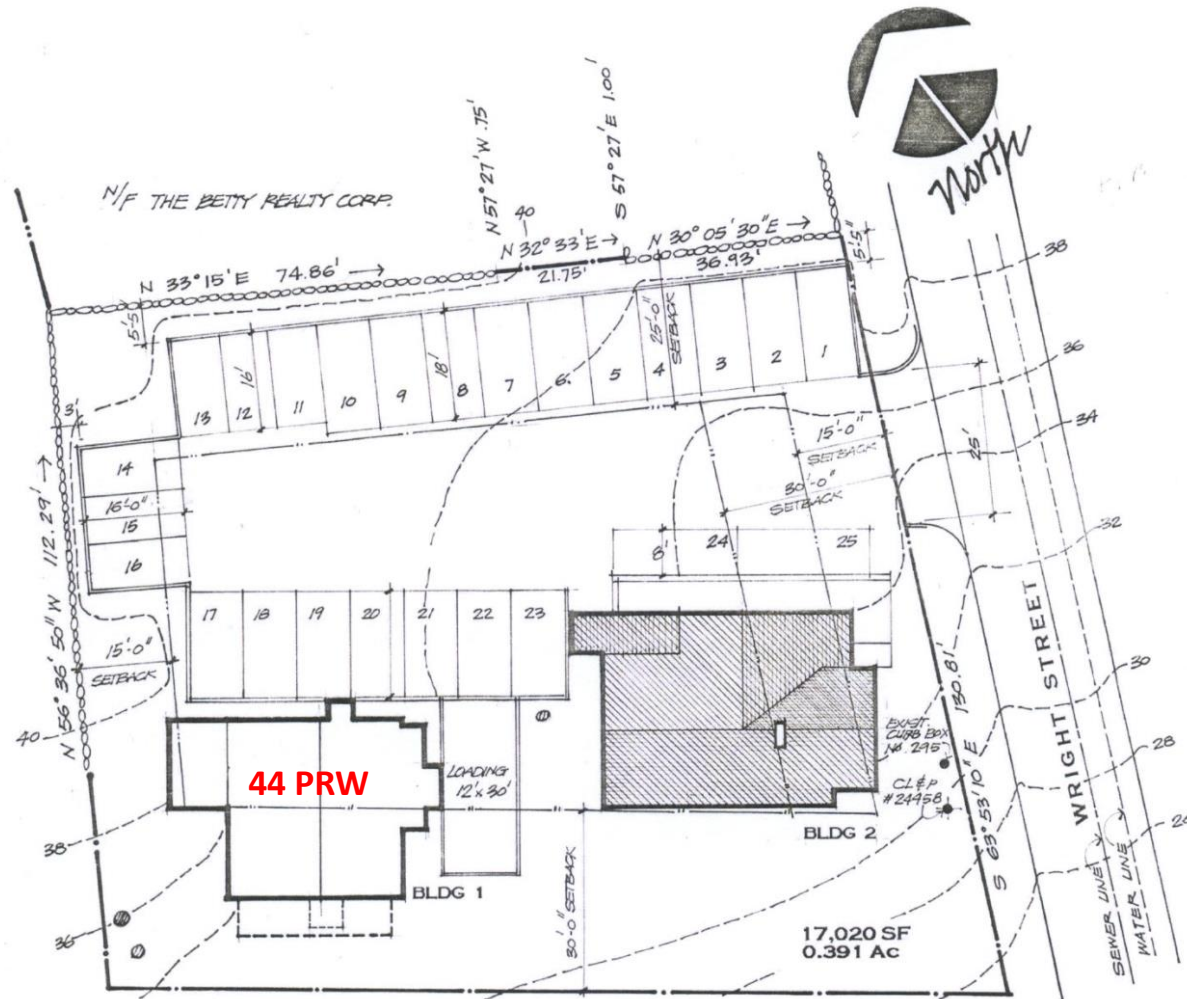
LOWER LEVEL FLOOR PLAN

SCALE: 1/4" X 1' = 0"

BASEMENT PLAN

SCALE: 1/4" = 1' - 0"

Site Plan



SITE PLAN

SCALE: 1" = 20'-0"

Aerial



Map



For additional information, please contact:

Franco Fellah
Executive Vice President

HK Group
Commercial Real Estate
253 Riverside Avenue
Westport, CT 06880

O: 203.454.8700
C: 203.981.3476

