



For Lease - Iconic Downtown Building

90 Post Road East
Westport, Connecticut

HK

Executive Summary

90 Post Road East is an architecturally significant, iconic downtown building, previously Westport Town Hall. It is a historic landmark, well-known to all residents. SIR Development, the current owner, fully restored its full potential as a creative, quite exceptional and unique space.

Because of its pitched roof, a large part of the space has a 23' cathedral ceilings, a feature unique to this building. It is nowhere to be found anywhere else in town. The tall 6'x 4' windows coupled with high ceilings make this a very bright space and cheerful environment for any type of business.

Due to its Westport central location, the property is within walking distance to many restaurants, the Saugatuck River, the Library, the Shoreline Access nature walk, Town Hall, the Levitt Pavilion and shopping on Main Street.

The space comes with four assigned parking spaces in the owned lot, complemented by ample free municipal parking directly adjoining the property.

The property is zoned BCD – Business Center District: the space can be used as office, medical, retail or any other commercial permitted use.

This space is quintessential Westport, at its best.

*All information is subject to errors and omissions

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About the Space

| | |
|---------------|--|
| Space Size: | 2,880 SF Second floor. Can be leased separately from mezzanine. 750 SF Mezzanine |
| Elevator: | Yes |
| HVAC: | Gas heat, central A/C |
| Utilities: | Gas - separate meter – estimated \$0.80 SF Electric – sub metered – estimated \$2.60 SF |
| Rent: | \$34 SF Gross plus Utilities |
| Parking: | Four assigned spaces in owned lot. Vast free municipal parking adjoining the property |
| Availability: | Negotiable |

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Open work area with cathedral ceilings

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Glass Wall Offices





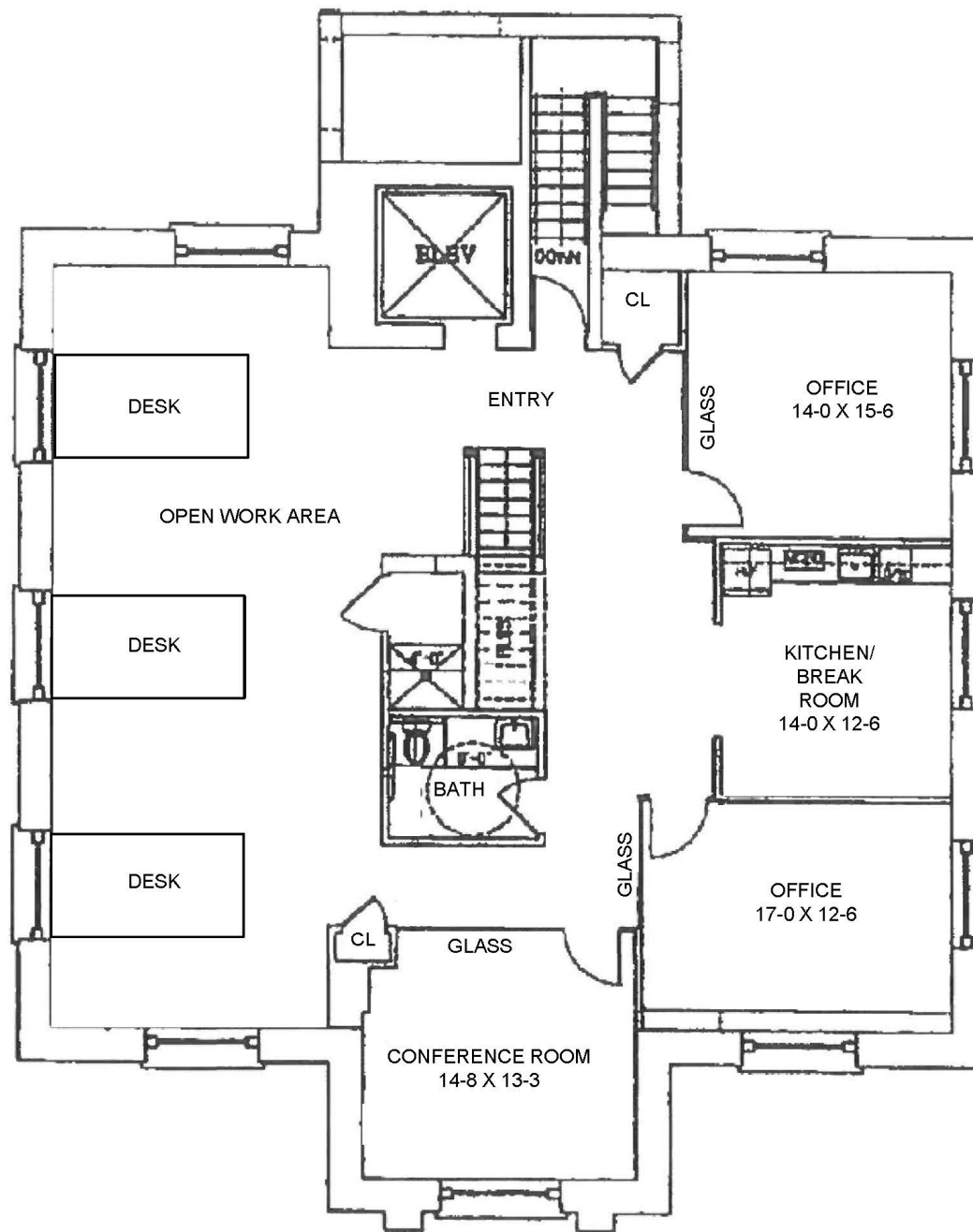
Stairs and Mezzanine Floor





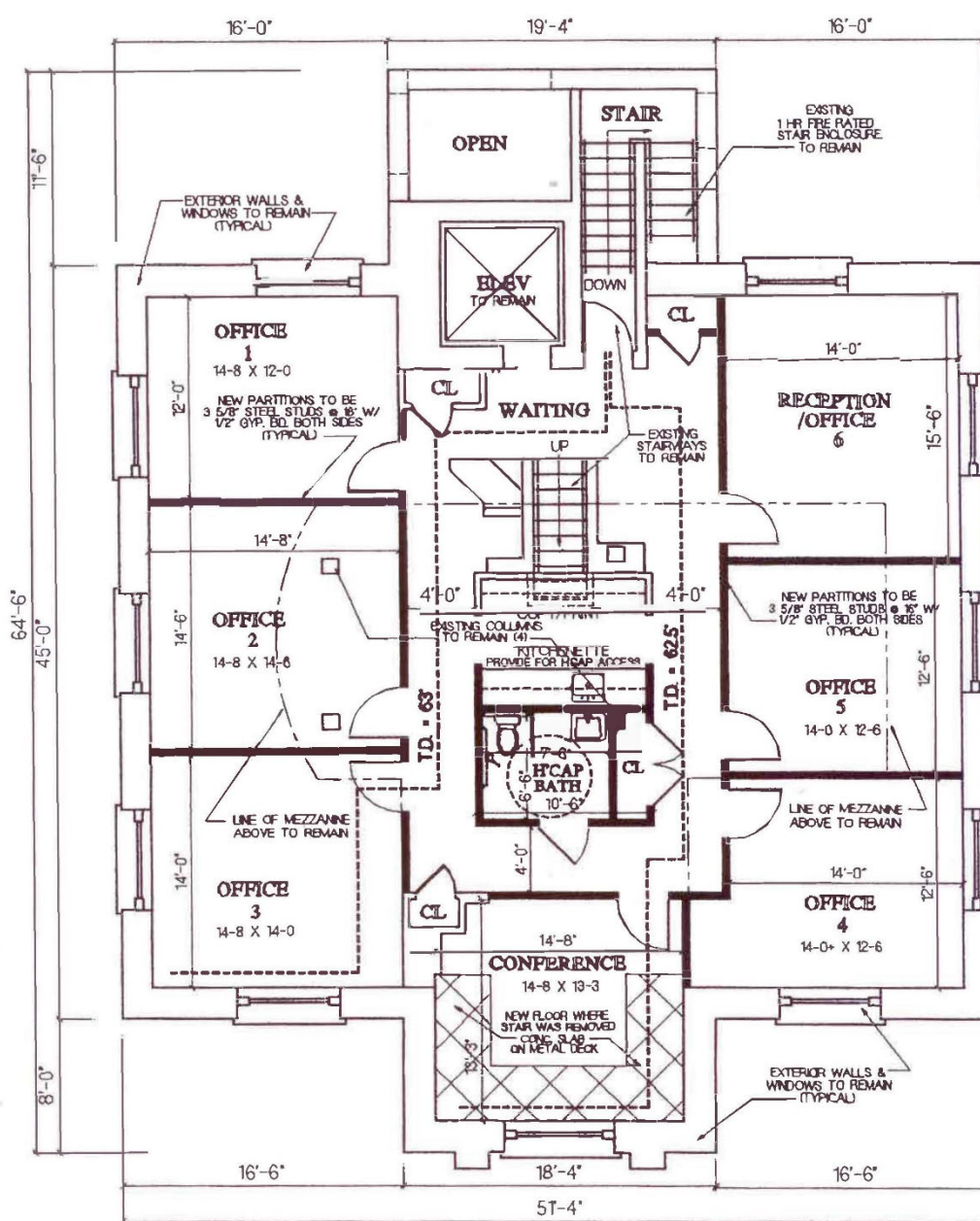
Kitchen/Break Room

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Current Floor Plan

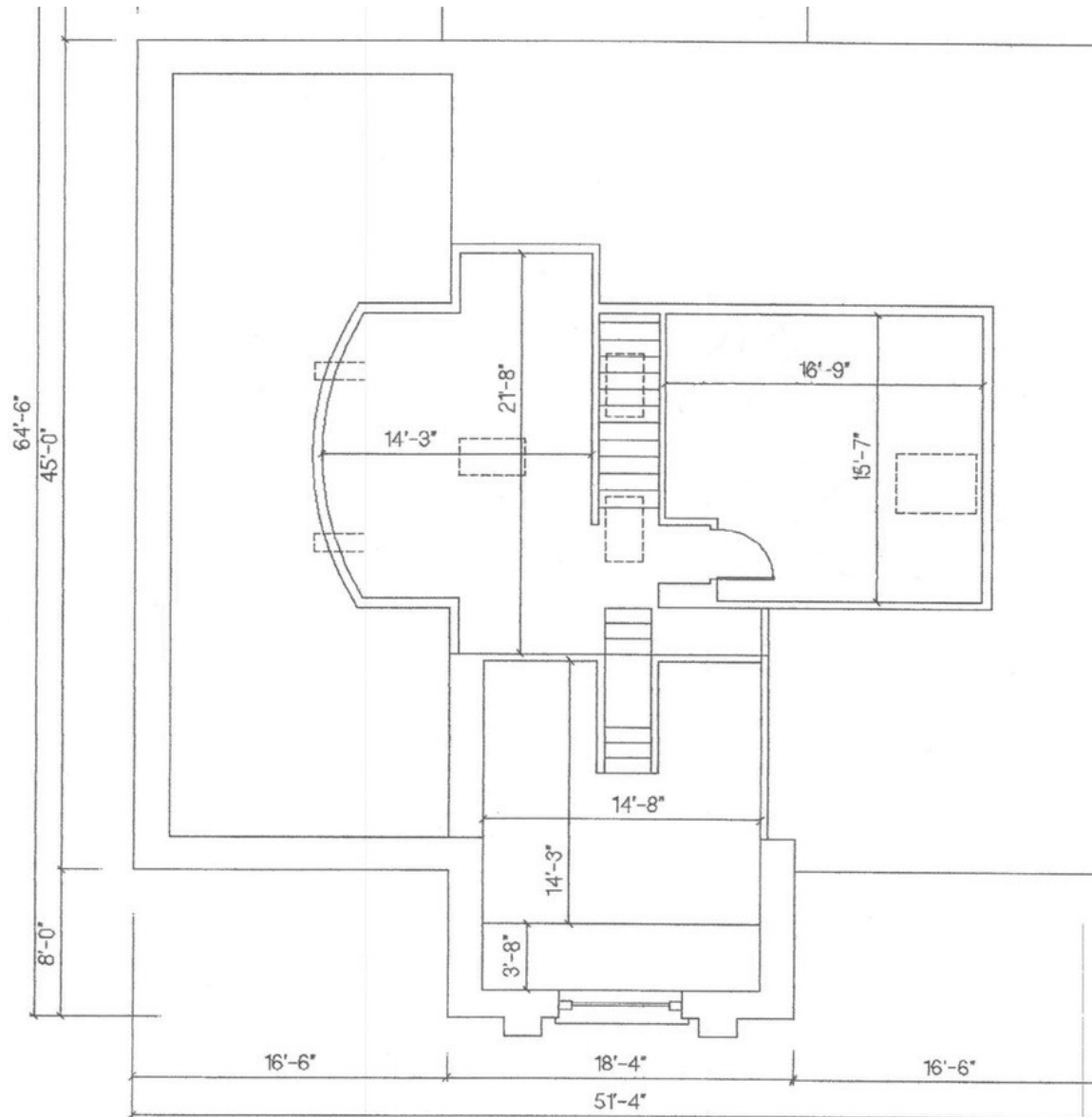




PROPOSED PLAN
SECOND FLOOR PLAN

Alternate Floor Plan

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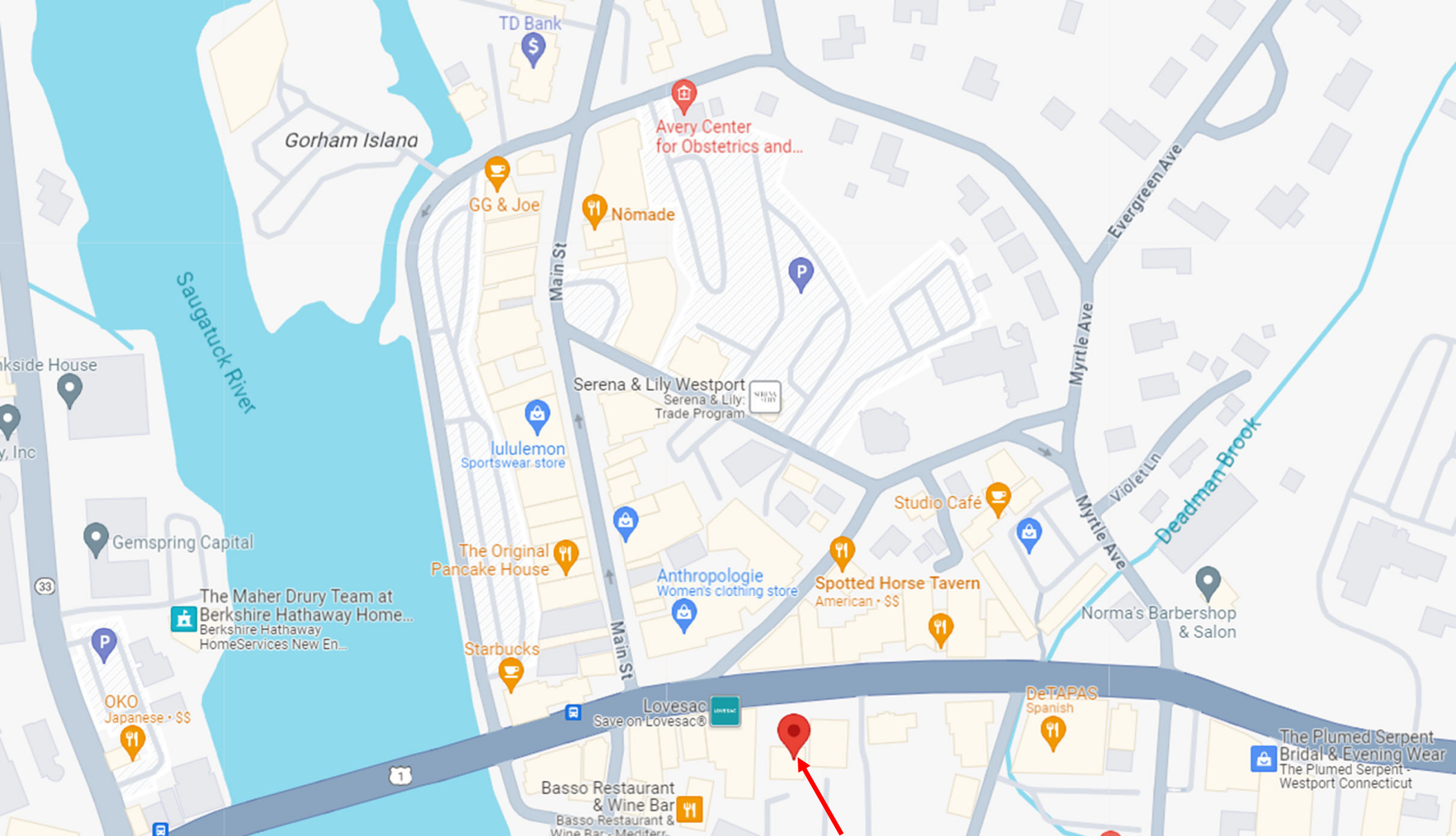
Mezzanine Floor Plan

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Aerial view and assigned parking spaces

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90 Post Road East

Location Map

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Aerial View



For additional information, please contact:

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