



Outstanding Downtown Retail

14 Post Road West
Westport, Connecticut
Fairfield County

HK

Executive Summary

14 Post Road West represents a unique opportunity to lease a retail space that has been substantially upgraded by the previous occupant.

Mar Silver Design has been at the space for five years but no longer needs this location for its interior design business: a new occupant can take advantage of the over \$200,000 of tenant improvements invested in this space.

The location is ideal for a similar business or any business: downtown, highly visible and very accessible, yet very private if desired.

The 14 Post Road West building is located in the historic National Hall property, a well known landmark in the town of Westport.

Additionally, the windows of the space directly face where cars stop waiting at the traffic light: the intersection of US-1 and Route 33 is one of the busiest in town with 21,500 cars passing per day.

The space features large windows, abundant natural light and a very efficient floor plan: natural materials and upgraded finishes have been used throughout the space to make it a beautiful, high-end working environment.

Storage space is available on the lower level, accessible through an interior set of stairs.

All information is subject to errors and omissions.

The logo consists of the letters 'H' and 'K' in a blue, serif font, positioned inside a white square. The square is set against a dark blue background that spans the bottom of the page.



Retail neighbors



About the Space

Address:	14 Post Road West, Westport, CT
Space Size:	1,378 SF Gross Area, (1,204 SF Usable)
Storage:	300 SF + Available on lower level
HVAC:	Gas heat, central A/C
Zoning:	HDD – Historic Design District
Asking Rent:	\$5,450/mo. plus Utilities
Utilities:	Gas: \$42/mo.+/- Electric: \$225/mo.+/-
Sublease Term:	Until June 30 th , 2020. Longer term direct lease is available.
Parking:	13 municipal parking spaces directly in front of the space. Two staff parking spaces in the garage across the street.
Availability:	Immediate

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Special Space Features

- Floating ceiling with art lights
- Security cameras
- Available server and wi-fi network
- Renovated bathroom with marble sink
- Outdoor covered deck for display facing parking
- Exposed wood columns

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33 feet of frontage at the traffic light directly on US-1





Alternate building view





Main Space

HK



Current Office Area





Interior View



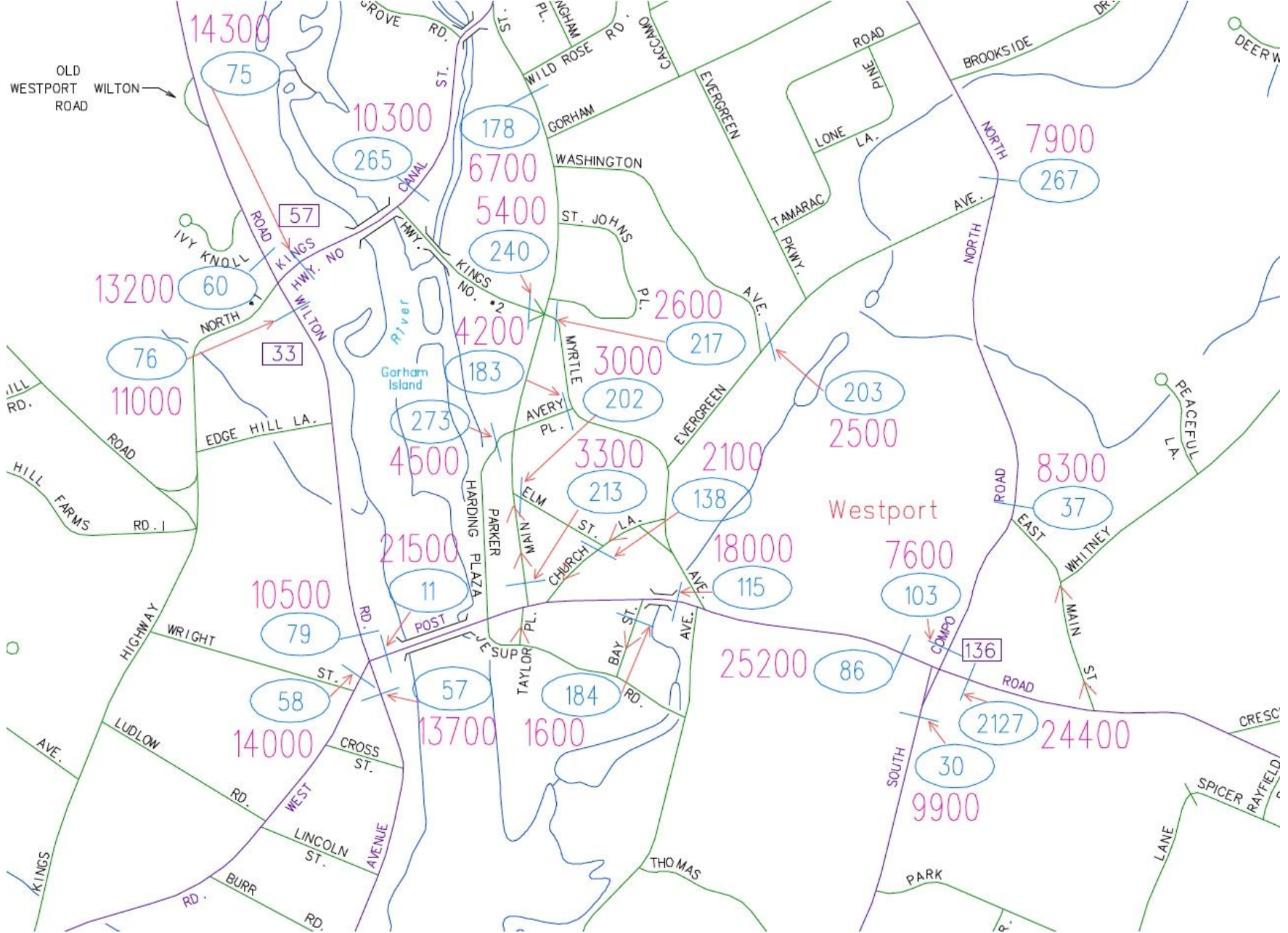


Restroom



Mechanical, Server Room

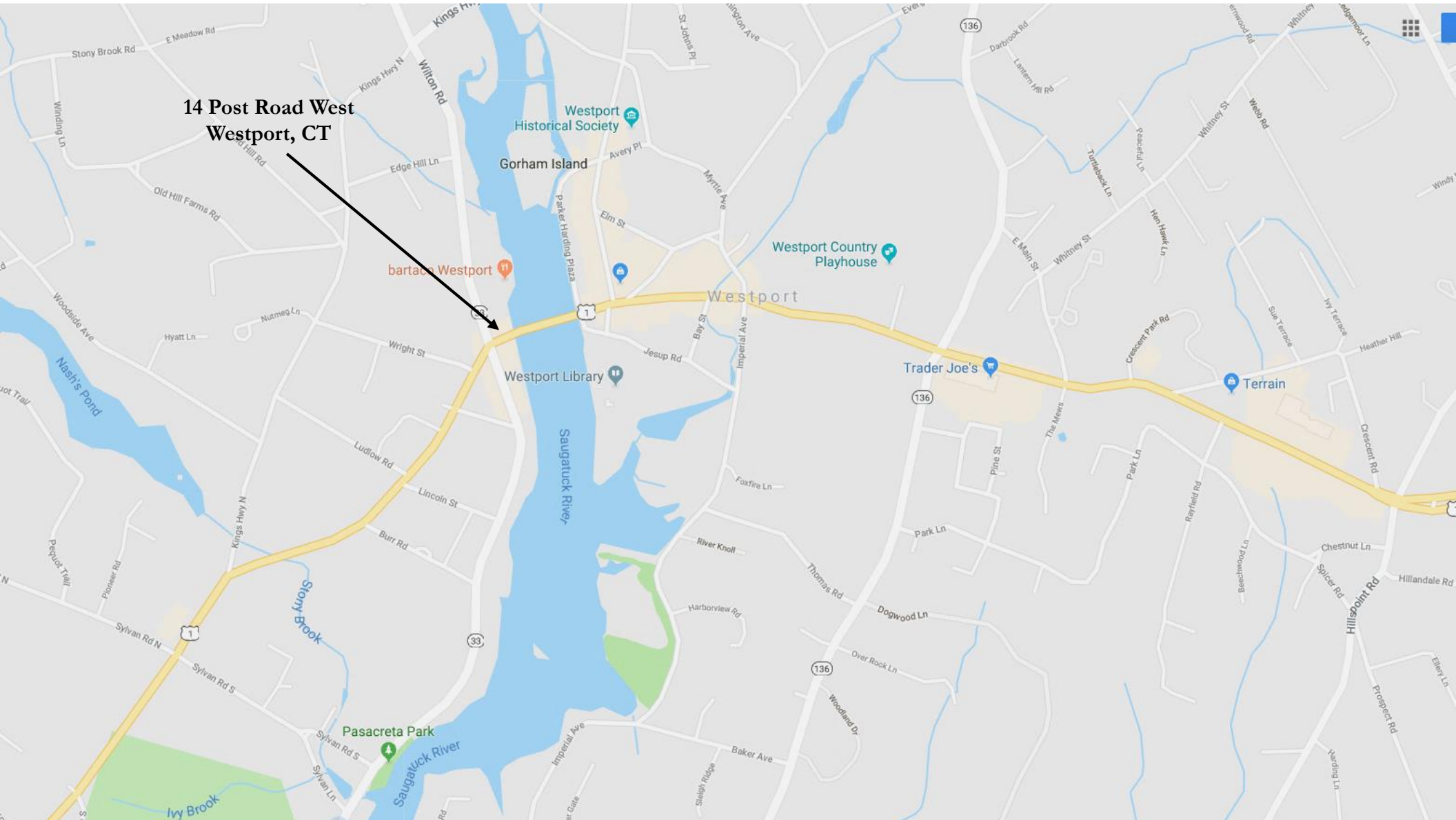
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Traffic Count



Map



14 Post Road West
Westport, CT



For additional information, please contact:

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