



Freestanding Retail / Medical / Office Building on US-1 for Sublease or Direct Lease

345 Post Road West
Westport, Connecticut
Fairfield County

HK

Executive Summary

345 Post Road West represents a unique opportunity to sublease or direct lease a freestanding retail / medical or professional building directly on the Post Road in Westport.

With 155 feet of linear frontage on US-1, the property has excellent visibility and is ideal for tenants looking for great identity.

The land is zoned General Business District, the most flexible zoning commercial classification in Town: retail, medical and professional uses can all be accommodated in the building.

Neighbors include Whole Foods, M&T Bank, Citibank, AMC Theaters, McDonald's, Carter's, Bank of America, Pepperidge Farms, The Edge Fitness Club, Intensity, CVS and numerous other national and local retailers.

The building is of recent construction and has ample parking: the traffic count on that part of the Post Road is in excess of 19,000 cars per day.

In recent years, data from the American Community Survey revealed that Westport was the 9th wealthiest city in the United States.

All information is subject to errors and omissions.

The logo consists of the letters 'H' and 'K' in a blue, serif font, positioned side-by-side within a white square. This square is set against a dark blue horizontal bar that spans the width of the page.

About the Property

Address:	345 Post Road West, Westport, CT
Land Size:	0.46 Acres
Building Size:	Two stories First Floor: 1,765 SF Second Floor: <u>1,765 SF</u> Total: 3,530 SF
Zoning:	General Business District
Uses:	Retail, Medical, Professional
HVAC:	Gas heat, Central A/C
Parking:	18 cars
Signage:	Free standing on US-1, building signage available
Asking Rent:	\$32 SF Triple Net
Triple Nets:	Estimated at \$6.71 per SF
Availability:	Negotiable

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Retail Neighbors





Free standing sign on US - 1

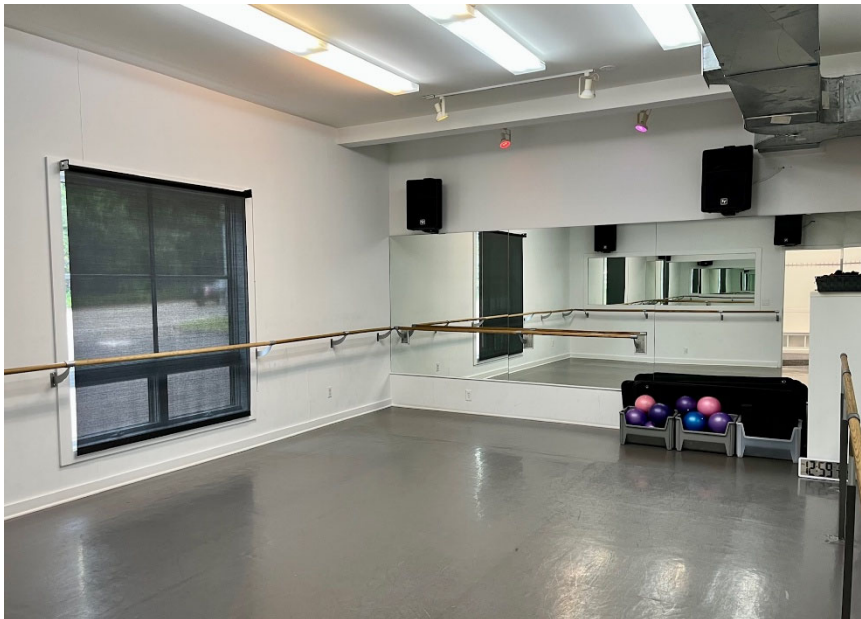
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Lobby — Waiting Area



Office



Studio I

First Floor



Studio II

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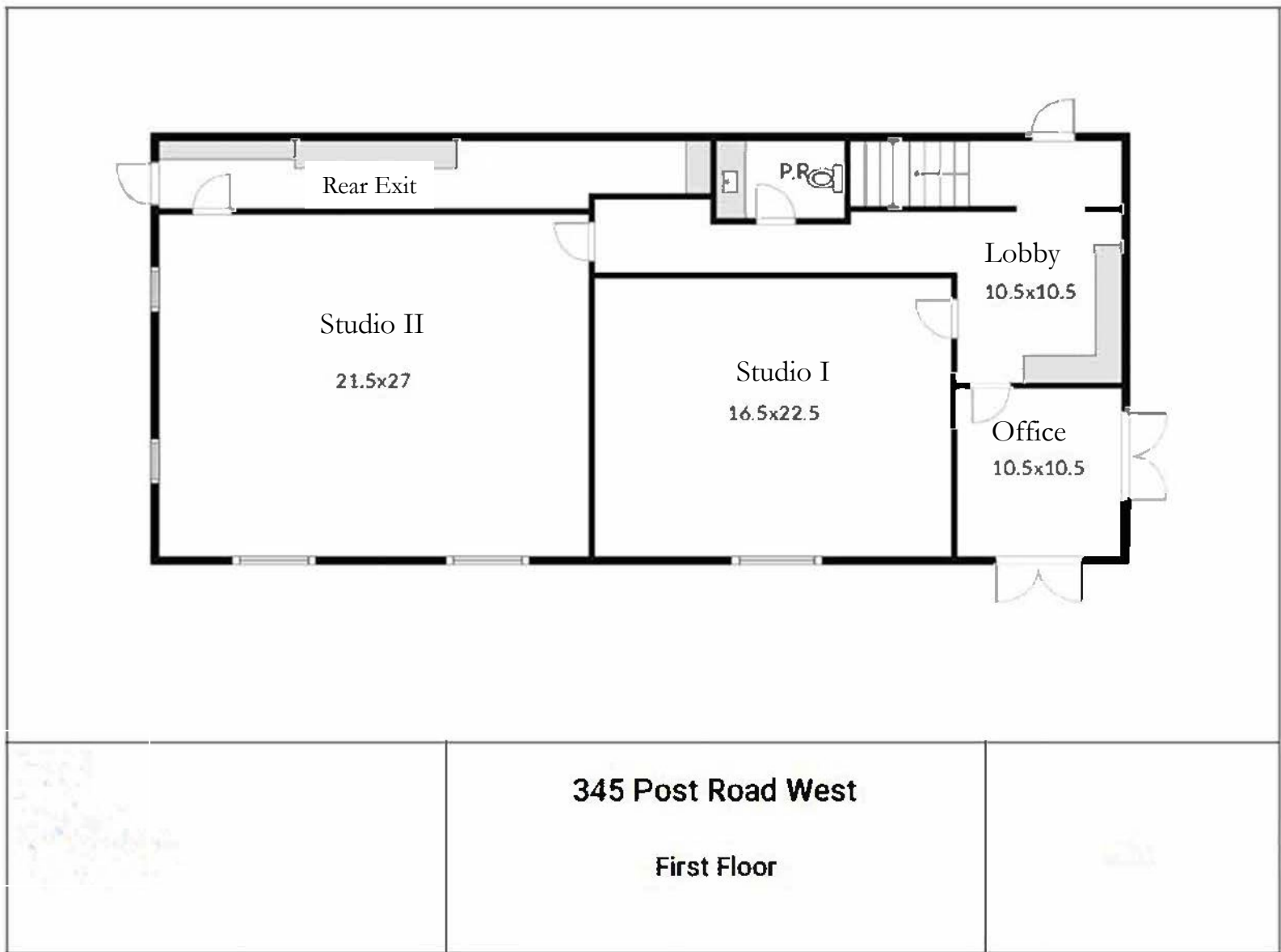


Studio III



Storage
Second floor

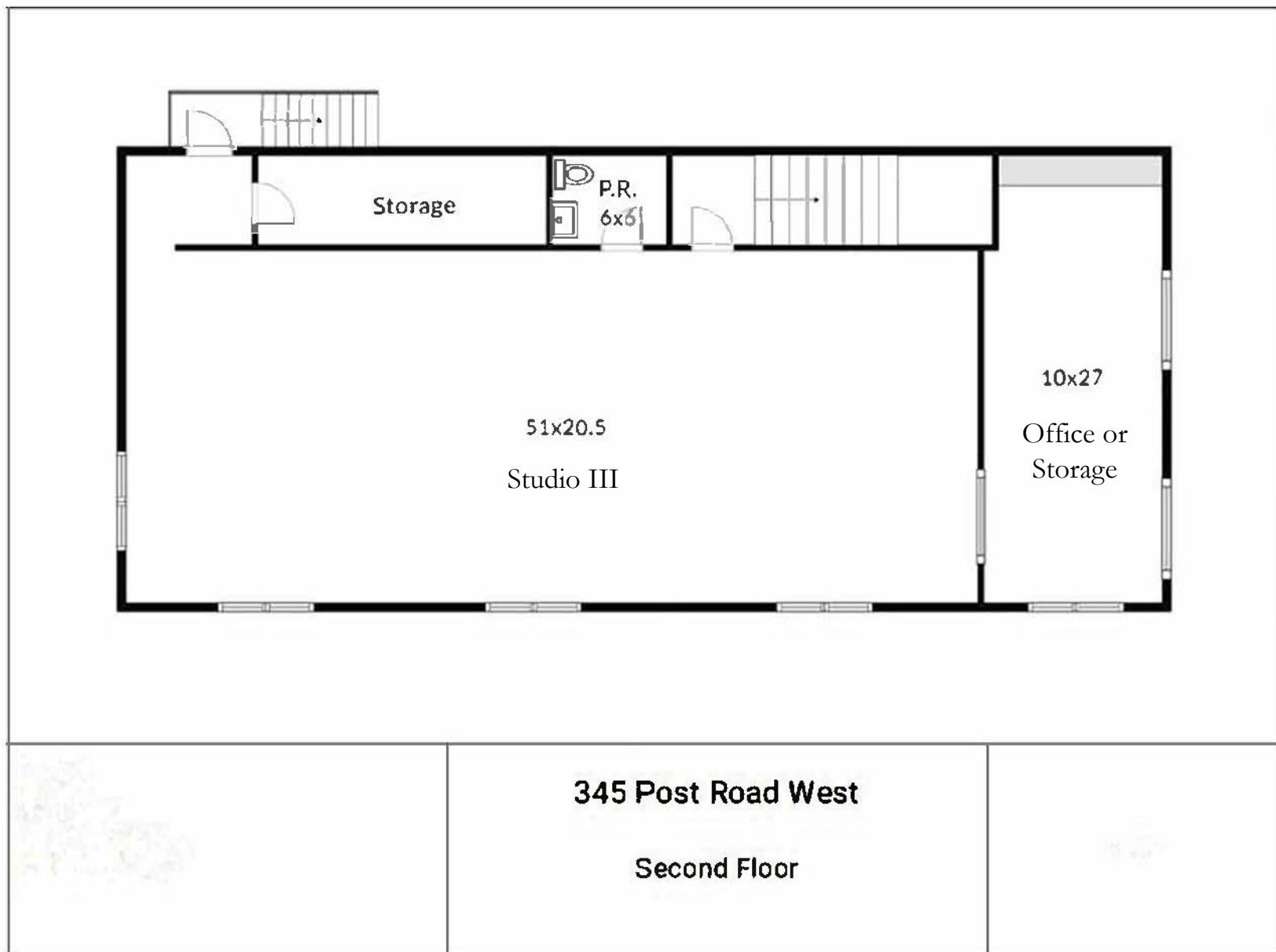
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First Floor Plan

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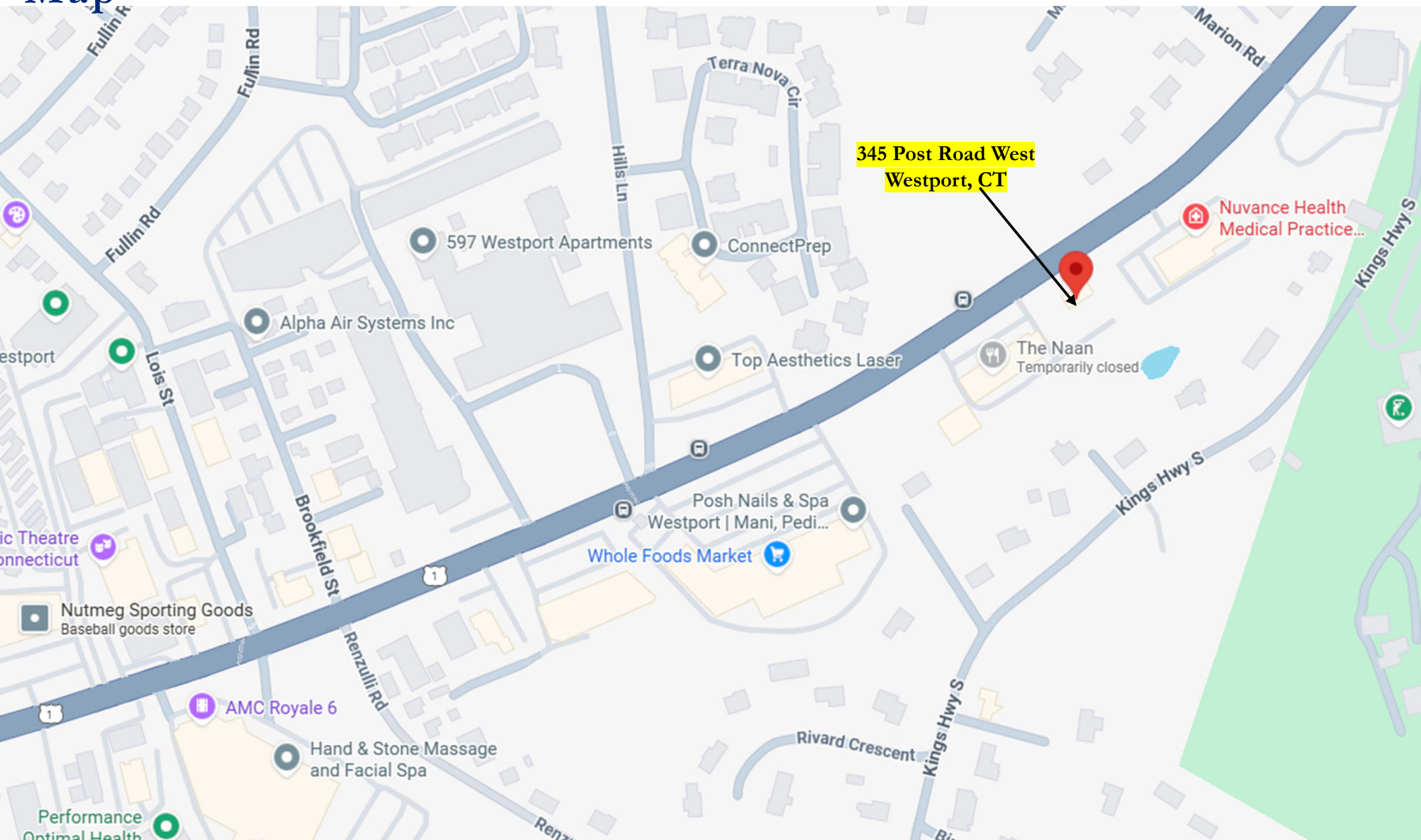


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Second Floor Plan

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Map



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For additional information, please contact:

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