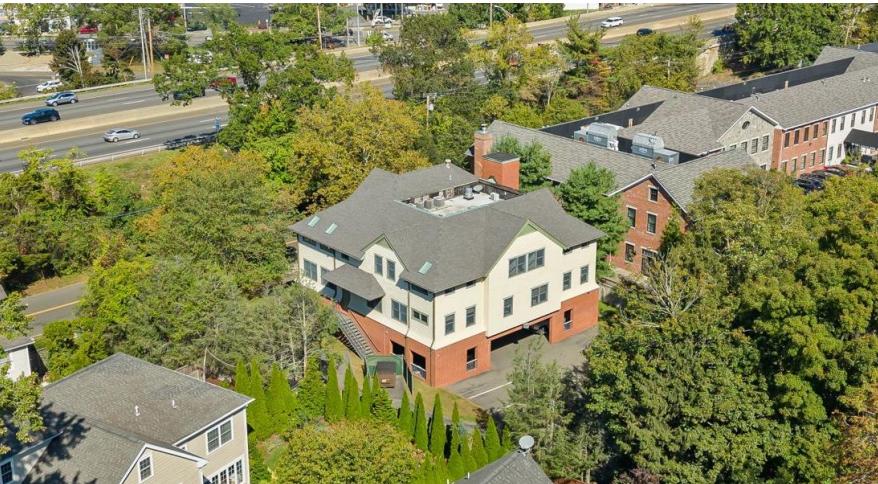




FOR SALE

Close to home, close to perfect

135 Rennell Drive, Southport
Offering Memorandum



Executive summary

Exceptional quality and convenience

For sale for the first time in a quarter century, 135 Rennell Drive is a rare opportunity to purchase a Southport gem. Far more refined than your typical commercial property, this impeccably maintained building offers:

- **7,500 square feet** of flexible office space with an elevator
- **30 parking spaces**, including 8 covered
- **Built-in rental income** from the current second-floor tenant, plus space on the third floor for an additional tenant
- **Unmatched access** to I-95, Route 1 and the Southport train station
- **Ideal location in Southport** (between Westport and Fairfield), a charming community with beaches, golf courses, and vibrant retail and restaurants

Third floor

3,750 RSF of modern office space available

11 exterior offices, executive offices & conference room



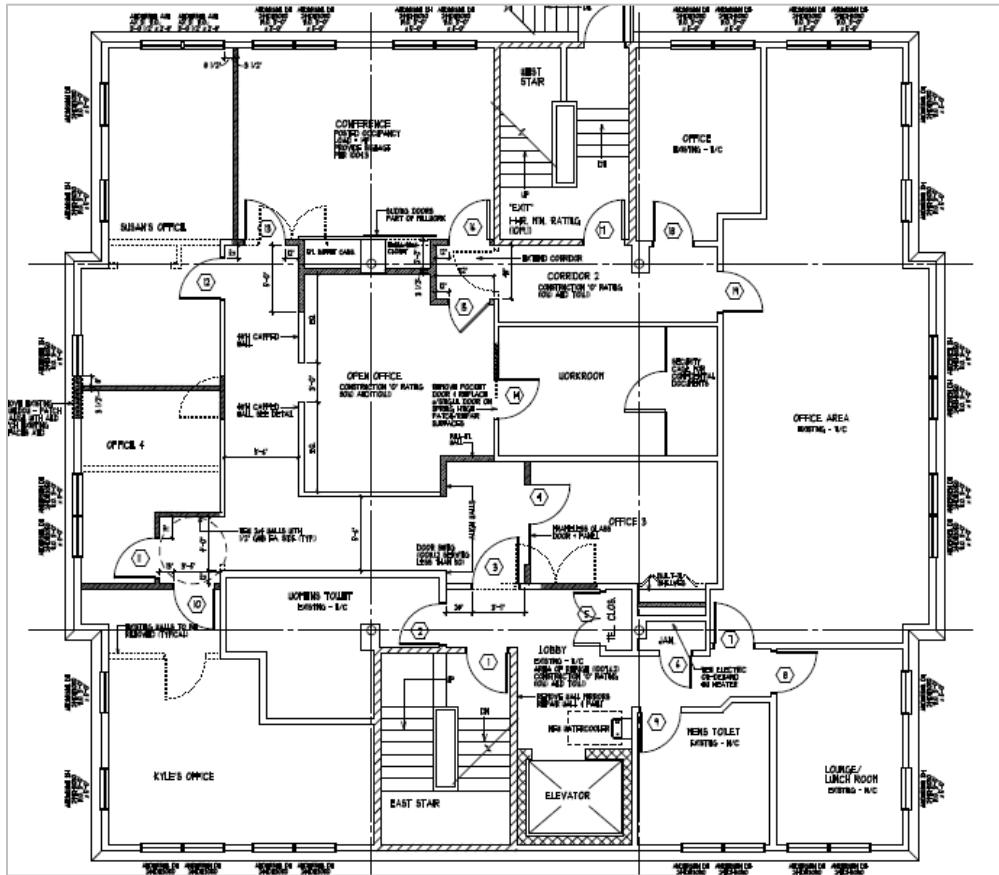
Second floor 3,750RSF of modern office space

Assured cash flow – Leaseback to seller (full floor)

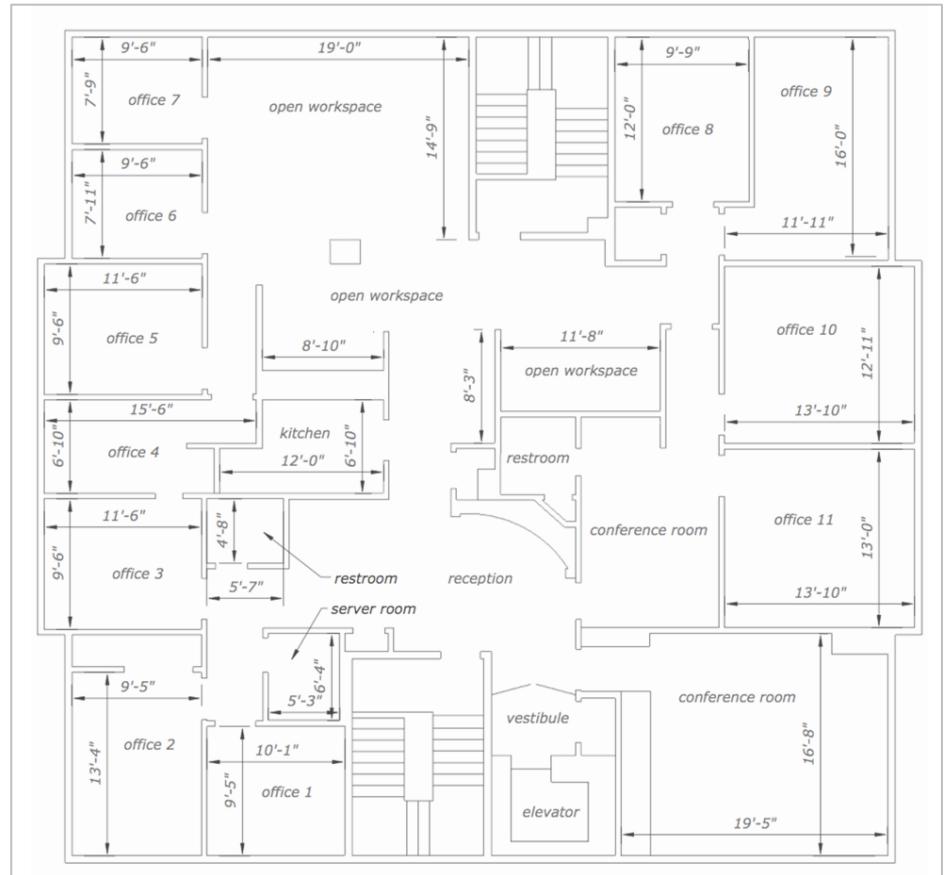


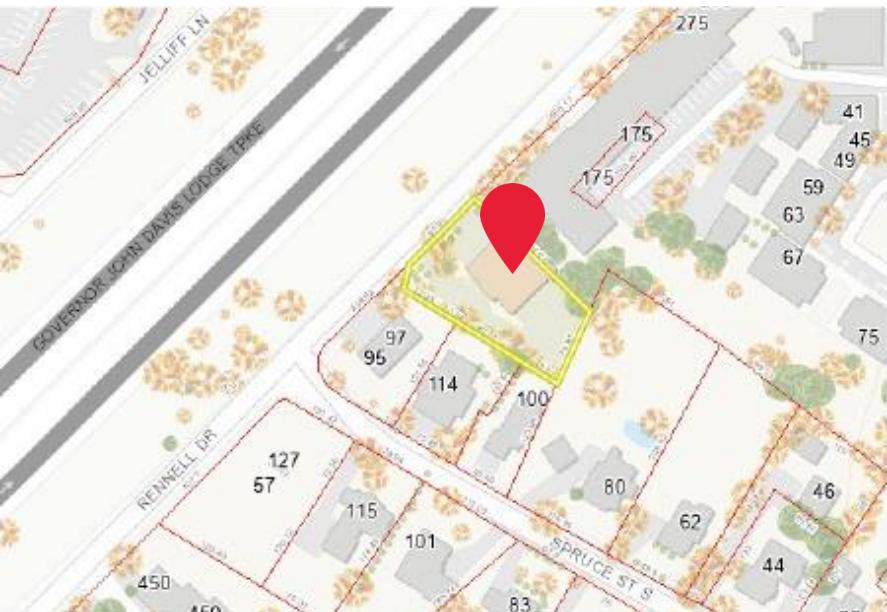
Floor plans

2nd Floor: leaseback to seller



3rd Floor: available





Building Information

Building attributes		Building size	
Description	Square feet	Description	Square feet
Year built	1990	Third floor	3,904
Stories	3	Second floor	3,904
Exterior wall 1	Wood shingle	First floor/carport	507
Exterior wall 2	Brick/masonry		
Roof structure	Gable/hip		
Roof cover	Asphalt		
Interior wall	Drywall		
Interior floor	Carpet		
Total acreage	0.35		
Heating fuel	Gas		
Heating type	Forced air-duct		
AC type	Central		
Heat/AC	Heat/AC Pkgs		
Frame type	Wood		
Ceiling	Suspended		
Wall height	10 feet		
Total	8,315		



Why commute when you've got it all right here?

Warm and welcoming, not cold and corporate, 135 Rennell Drive boasts high-quality finishes more typical of an upscale residence. With streaming natural light, open areas and a **flexible floor plan**, it's a perfect space for a growing company—or executives looking to be closer to home.

Working in picturesque Southport, CT, your whole day will look different. You can take a break to stroll to the waterfront, past boutique shops and stately homes. Or bring clients to **fine restaurants** like the Artisan at the Delamar Hotel, just a short walk away. Or get in a quick workout before or after work at Equinox right around the corner. And remember, if you have business in New York or Stamford, you're only **one block from I-95 and Metro-North**.

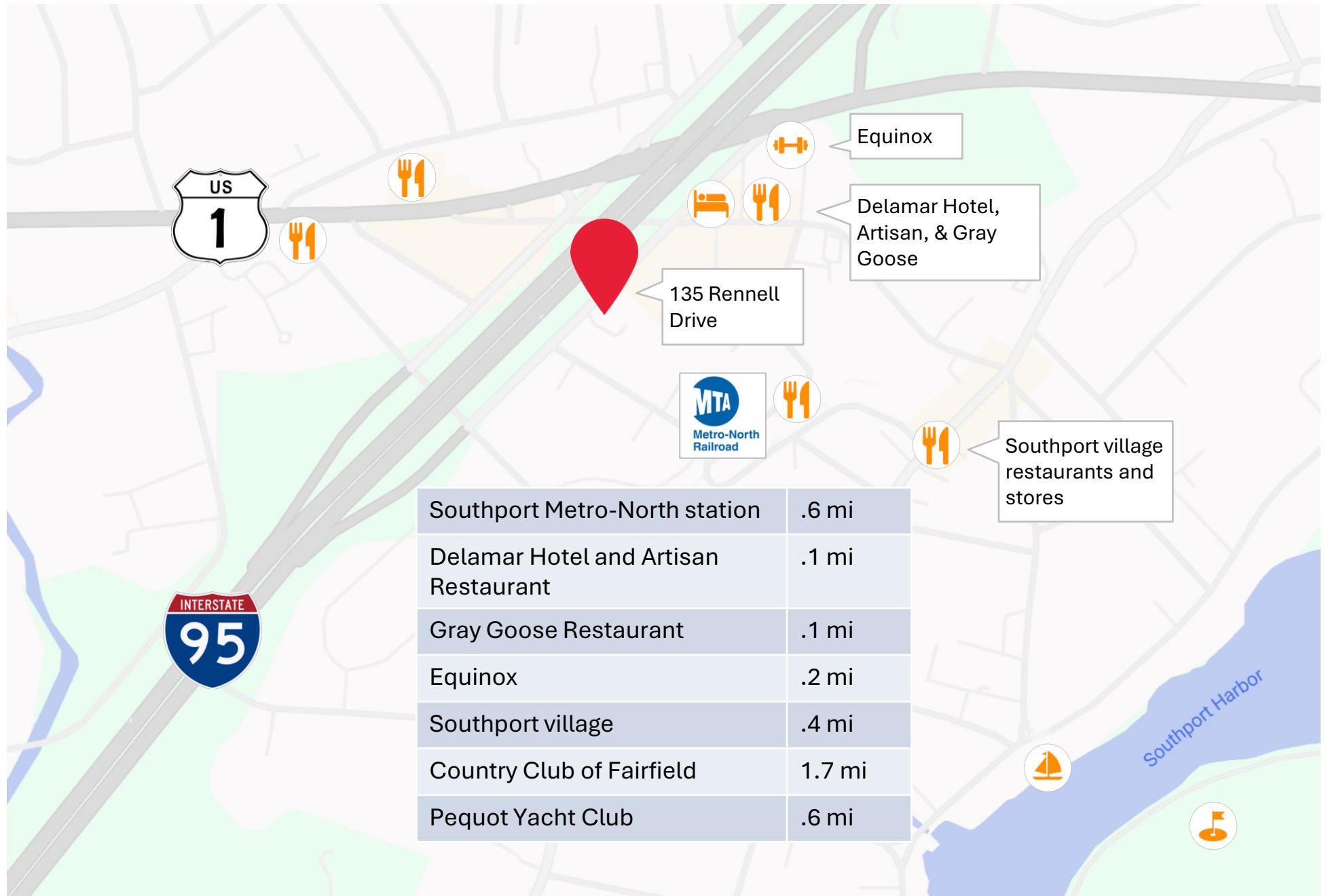


Welcome to the (fabulous) neighborhood

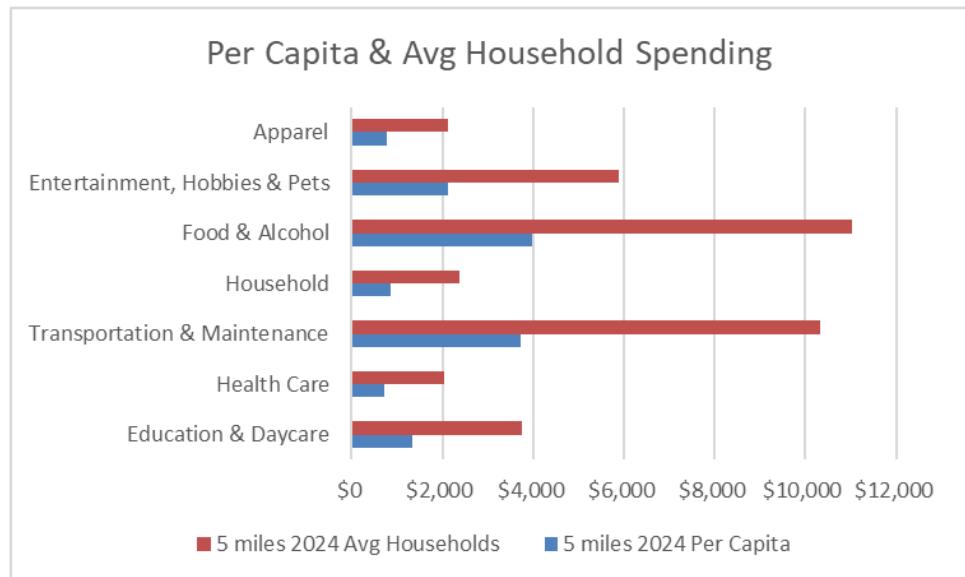
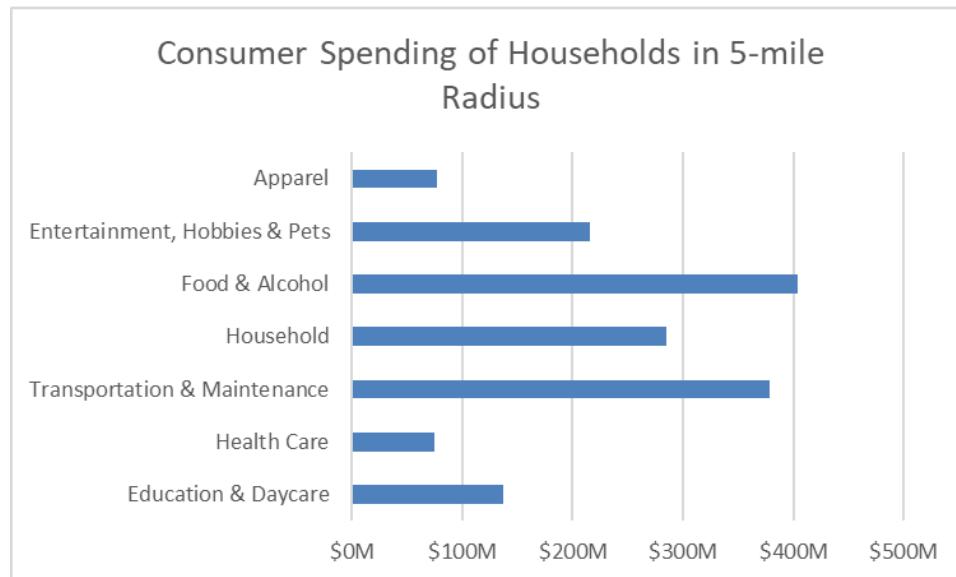
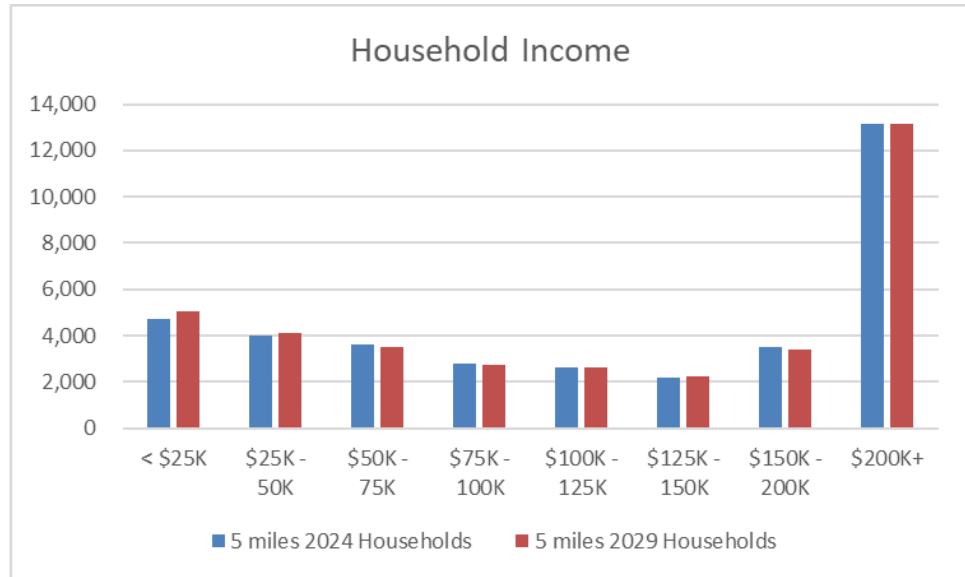
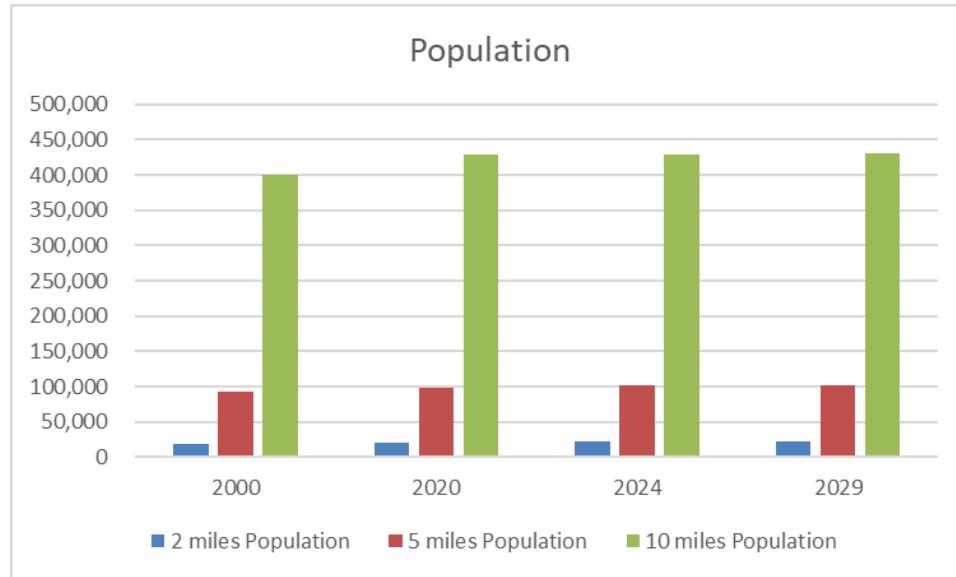
Southport is one of Connecticut's most desirable addresses, offering the prestige of Fairfield County's Gold Coast along with the tranquility of a small harbor village. 135 Rennell Drive is right in the heart of this historic, tree-lined district.

Easy to get anywhere

- For those seeking the utmost convenience, there's no better location
- Walking distance to downtown Southport, trains, Equinox and restaurants
- Southport is home to 2 scenic beaches
- The Country Club of Fairfield in Southport is recognized as one of the top 100 golf courses in the world
- Nestled in a former historic fishing village, Delamar Hotel offers guests New England charm and high-end amenities



Demographic/economic data





About Choyce Peterson

Over 27 years in business serving local, regional and national companies

- Hundreds of clients both privately held and publicly traded Fortune 50
- Millions of square feet of completed transactions

Whether on a transactional basis for one or more deals or serving as day-to-day administrator of a real estate portfolio, Choyce Peterson partners with its clients to deliver capabilities comparable to those found in fully staffed internal corporate real estate departments without the need to add headcount.

As a locally owned firm, our team is immersed in the developments of our individual communities as well as at the regional and state levels. Choyce Peterson's strength is its creativity in maximizing real estate value for clients. With our extensive client-side experience and entrepreneurial spirit, we are the professional lead negotiator-on-site offering clear, consistent communication and confidently managing the client's strategy and interests.



**Choyce Peterson is the exclusive sales agent
for 135 Rennell Drive.**

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Confidentiality & Disclaimer Statement

This Offering Memorandum contains information about the property at 135 Rennell Drive, Southport, CT (the "Property"). It has been prepared by Choyce Peterson, Inc. and includes information gleaned from public and private sources deemed to be reliable at the time of its preparation. No representation is made, either express or implied, that this Offering Memorandum includes all information that a prospective purchaser should consider before buying this property or that information contained herein has not changed since this Memorandum has been prepared. Any prospective purchaser is responsible, in their sole discretion, as to the scope of due diligence they bring to bear regarding this property and any projections upon which they rely. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser. This Offering Memorandum should not be made available to any other person without the written consent of Seller or Choyce Peterson, Inc. Neither Seller nor Choyce Peterson, Inc., nor their respective officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum and no legal liability is assumed or shall be implied with respect thereto.

By acknowledging your receipt of this Offering Memorandum for 135 Rennell Drive, Southport, CT, you agree:

- 1) The Offering Memorandum and its contents are confidential; and
- 2) You will not disclose or permit anyone else to disclose this Offering Memorandum or its contents in any manner detrimental to the interest of the Seller.

This Offering Memorandum does not create any obligation on the part of Seller. Any binding commitment for the Sale of this property is subject to the mutual execution of a Purchase and Sale Agreement between Seller and a prospective purchaser. Up until that time, Seller expressly reserves the right, at their sole discretion, to reject any and all expressions of interest, discontinue negotiations and terminate discussions with any person or entity regarding the possible purchase of the Property.

In no event shall a prospective purchaser have any claims against Seller or Choyce Peterson, Inc., or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.