



**Walk to Downtown Westport - Offices for Lease**  
44 Post Road West  
Westport, Connecticut  
*Fairfield County*

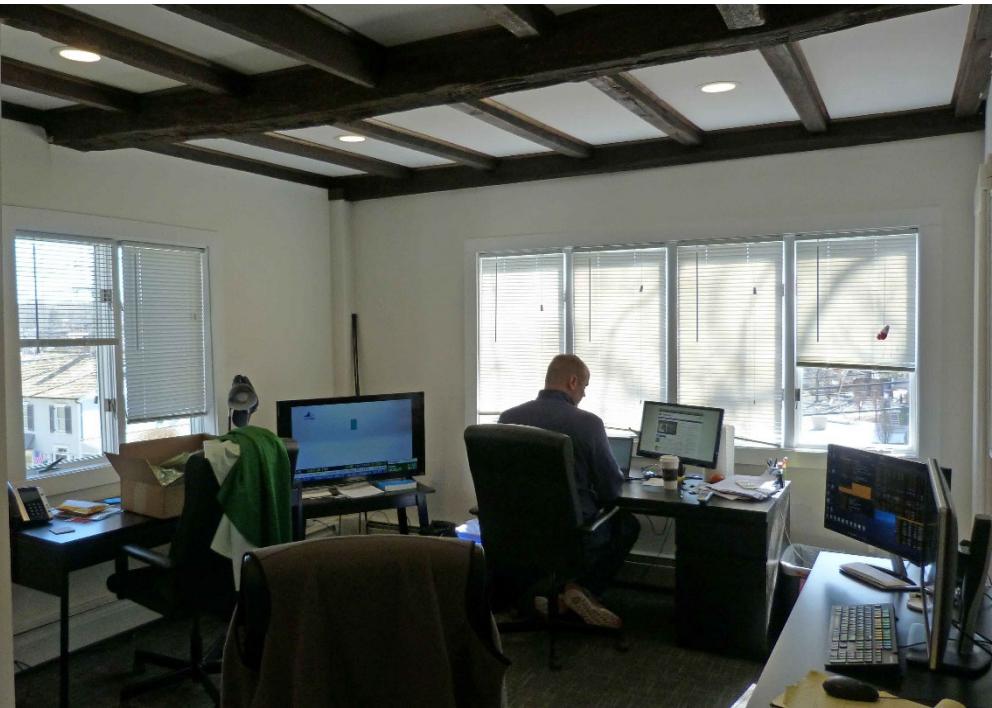


## Location

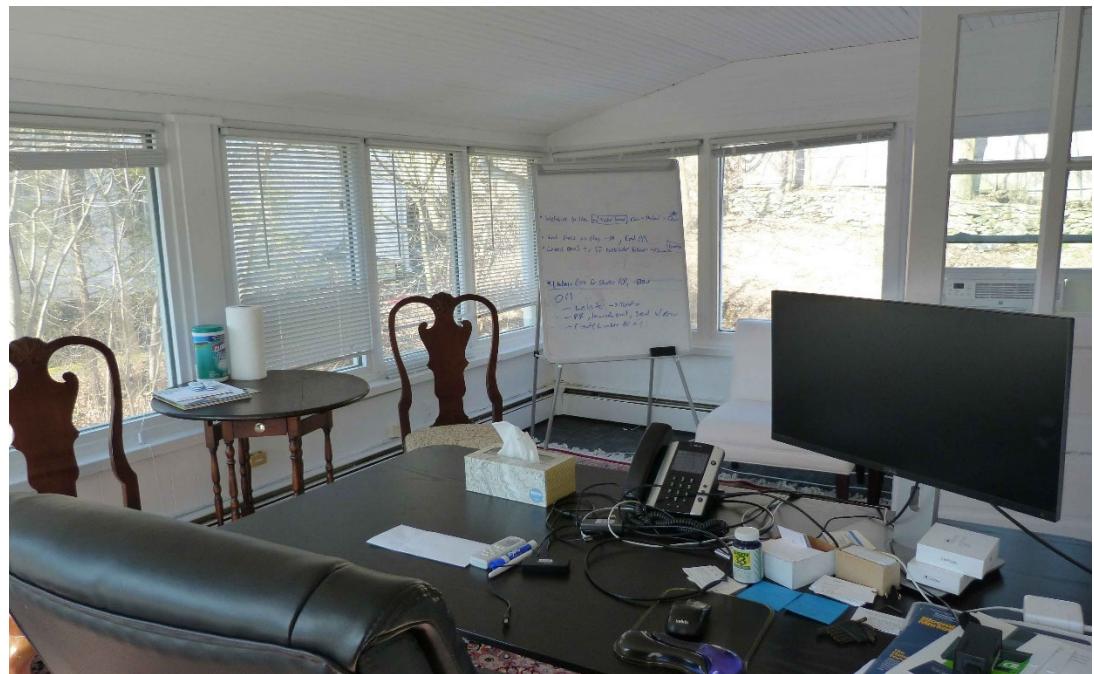
Rare opportunity to lease individual floors in a very convenient downtown Post Road location with great parking. Walk to downtown Westport amenities, restaurants, Delis and the Saugatuck River. Competitive rental rate !

Easy access to Exit 17 of I-95 and the Merritt Parkway.





2<sup>nd</sup> floor offices



## About the Space

- 1,260 SF - 2<sup>nd</sup> 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

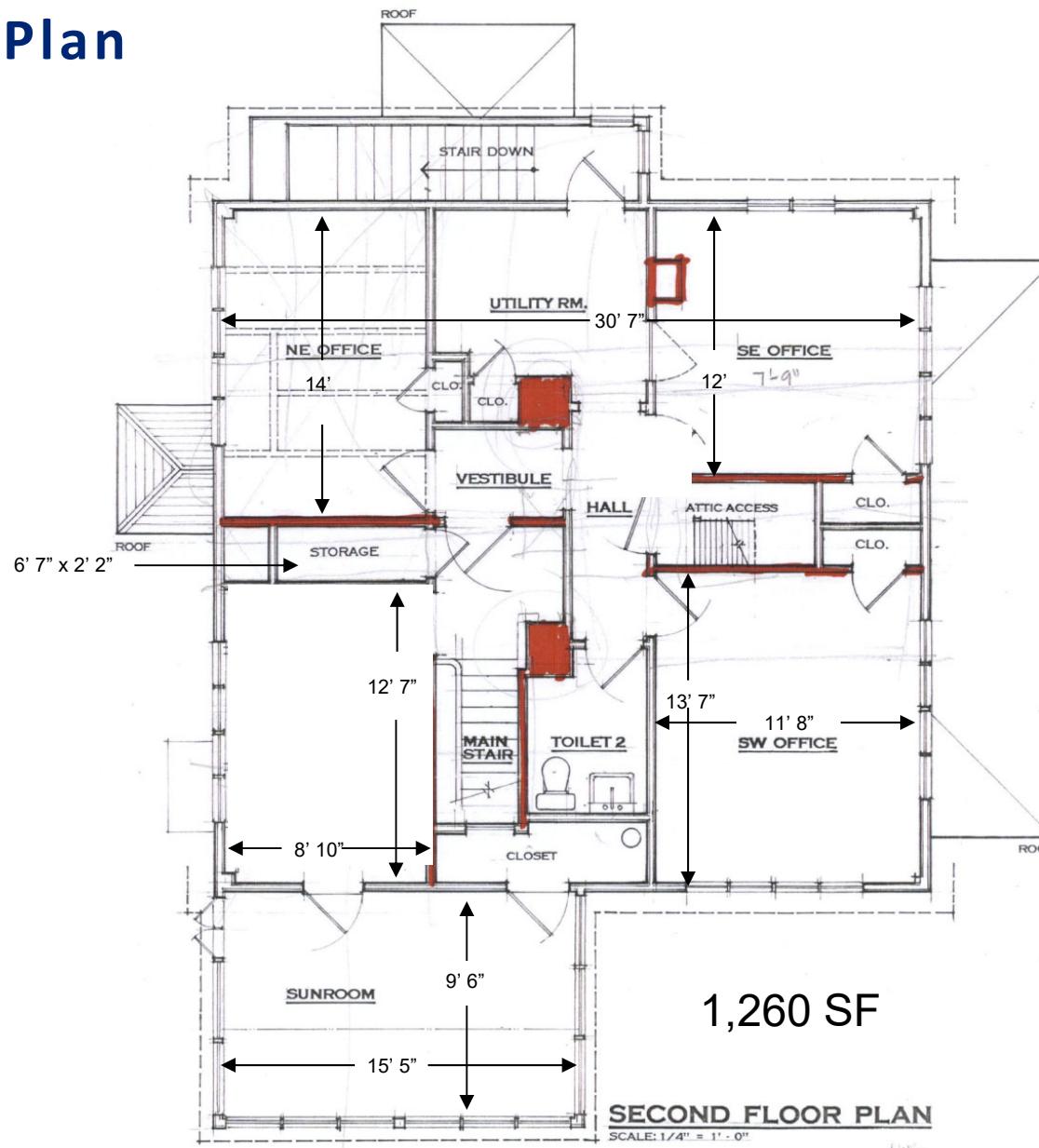
## Pricing

- 2<sup>nd</sup> floor - \$25.00 SF + Utilities \$3.00 SF
- Lower Level - \$19.75 SF + Utilities \$3.00 SF

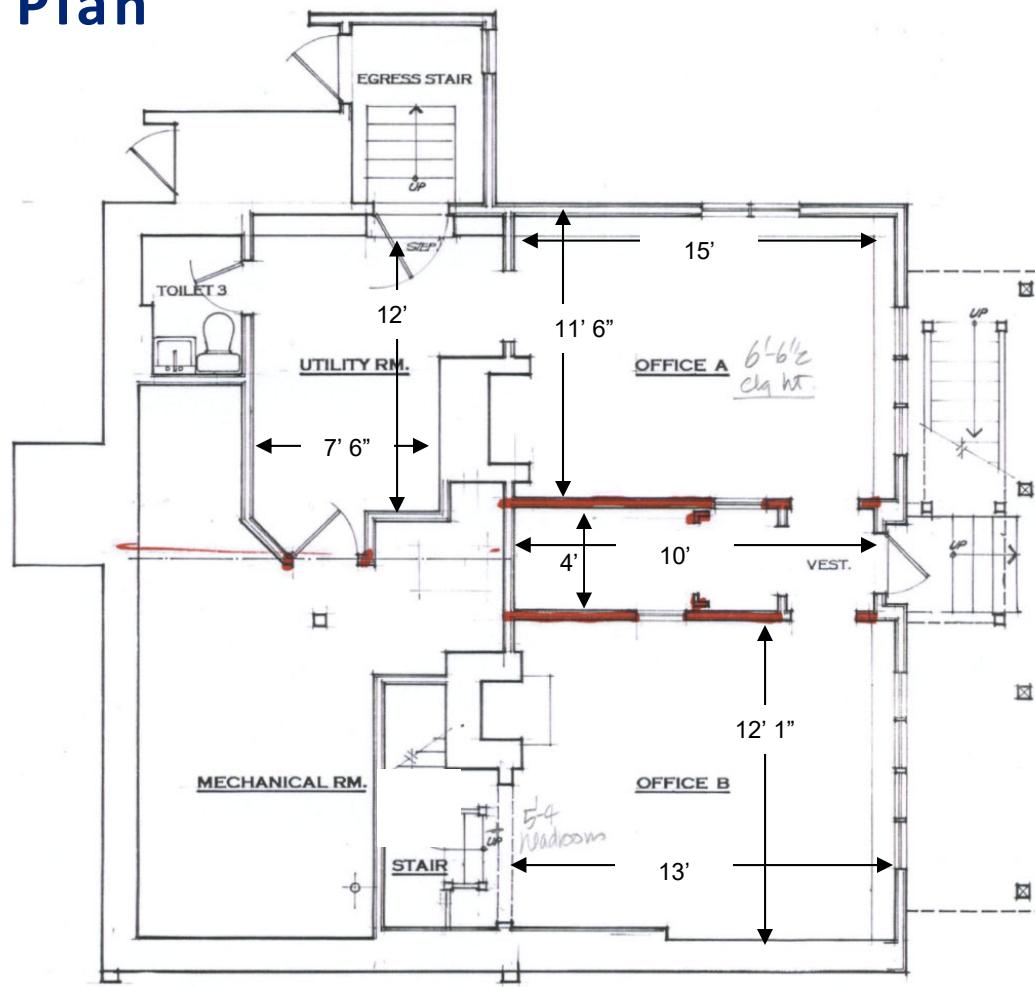
All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.



# Second Floor Plan



# Lower Level Floor Plan



790 SF

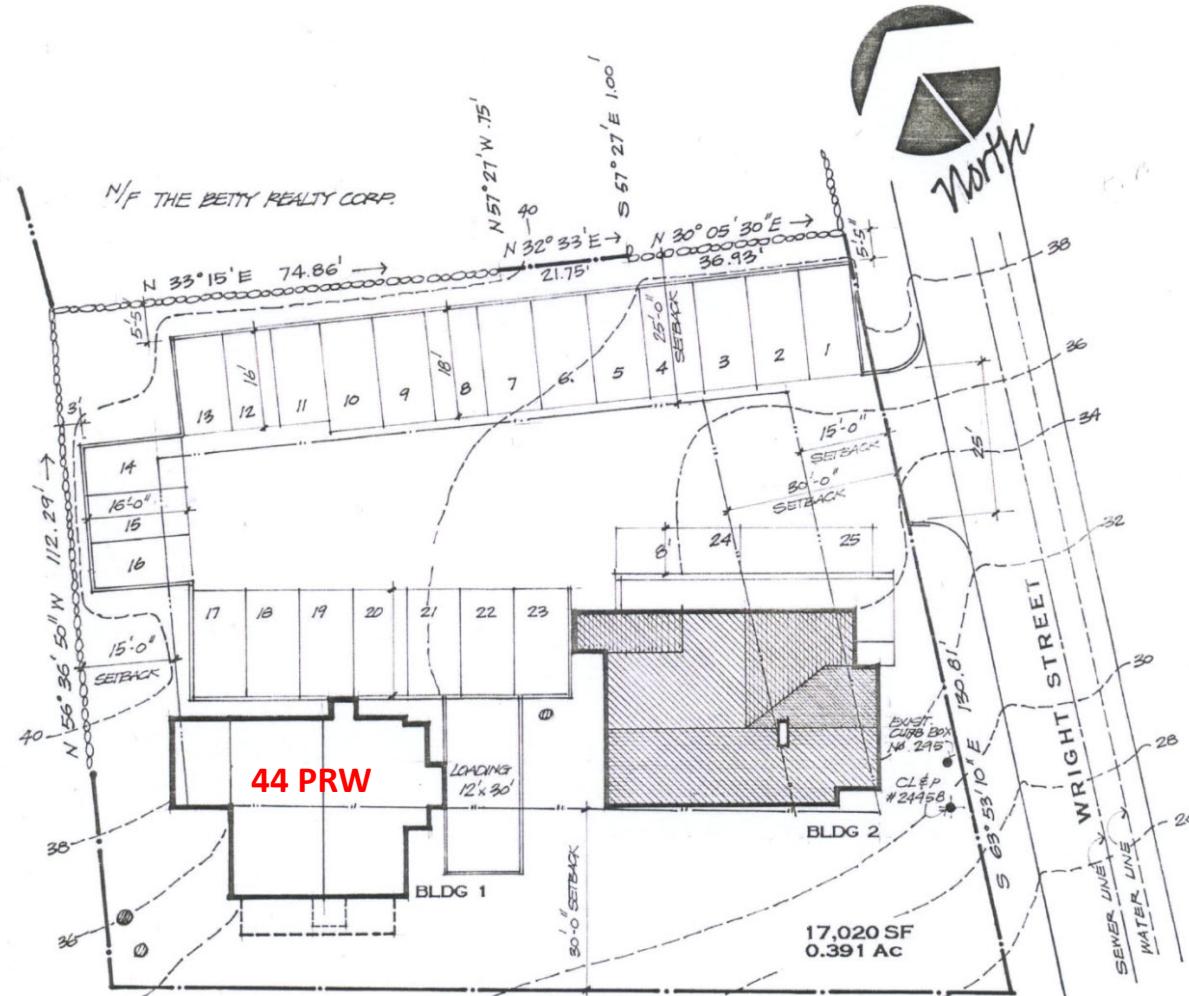
## LOWER LEVEL FLOOR PLAN

SCALE:  $\frac{1}{4}$  X 1'-0"

## BASEMENT PLAN

SCALE:  $\frac{1}{4}$ " = 1'-0"

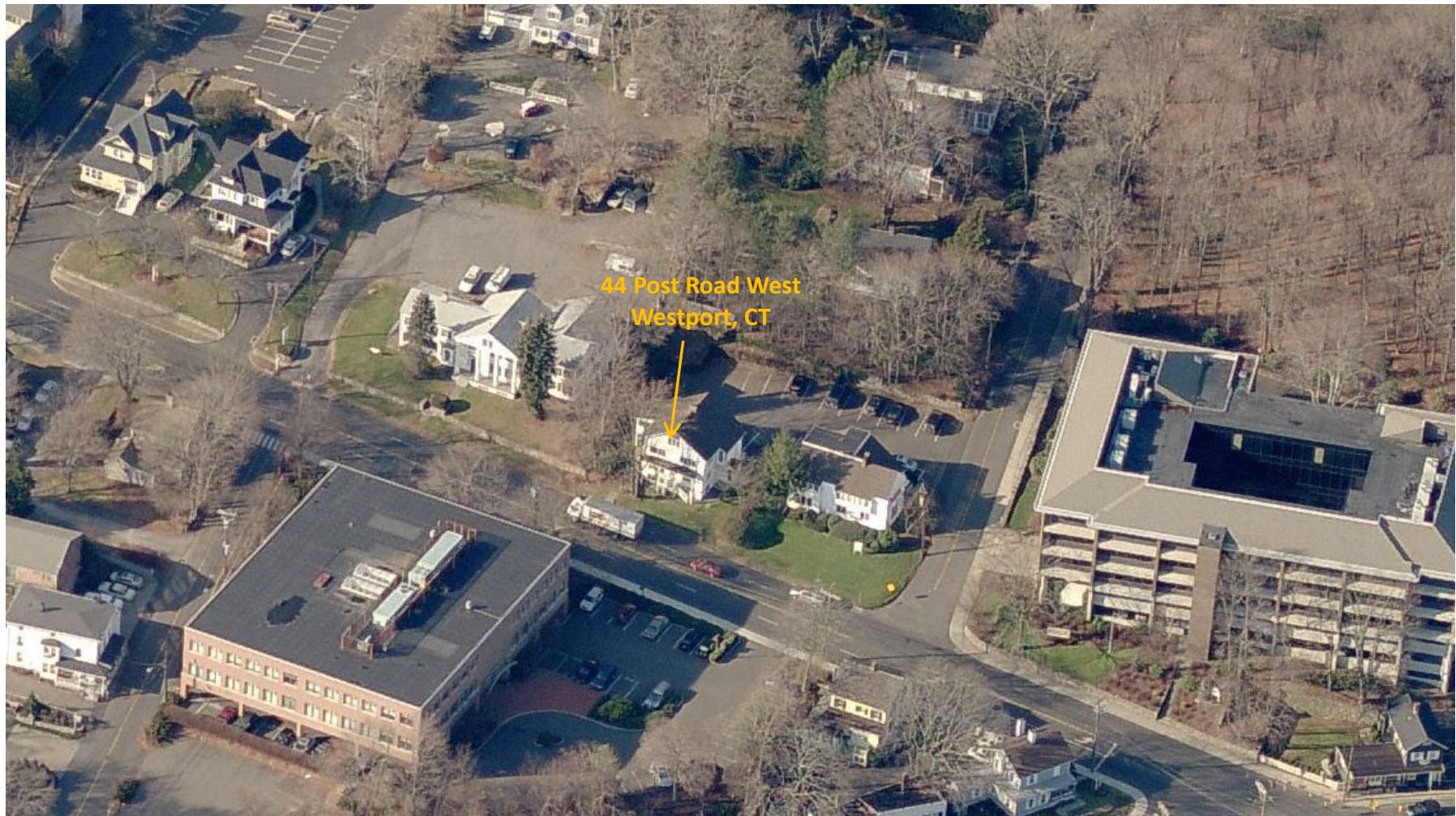
# Site Plan



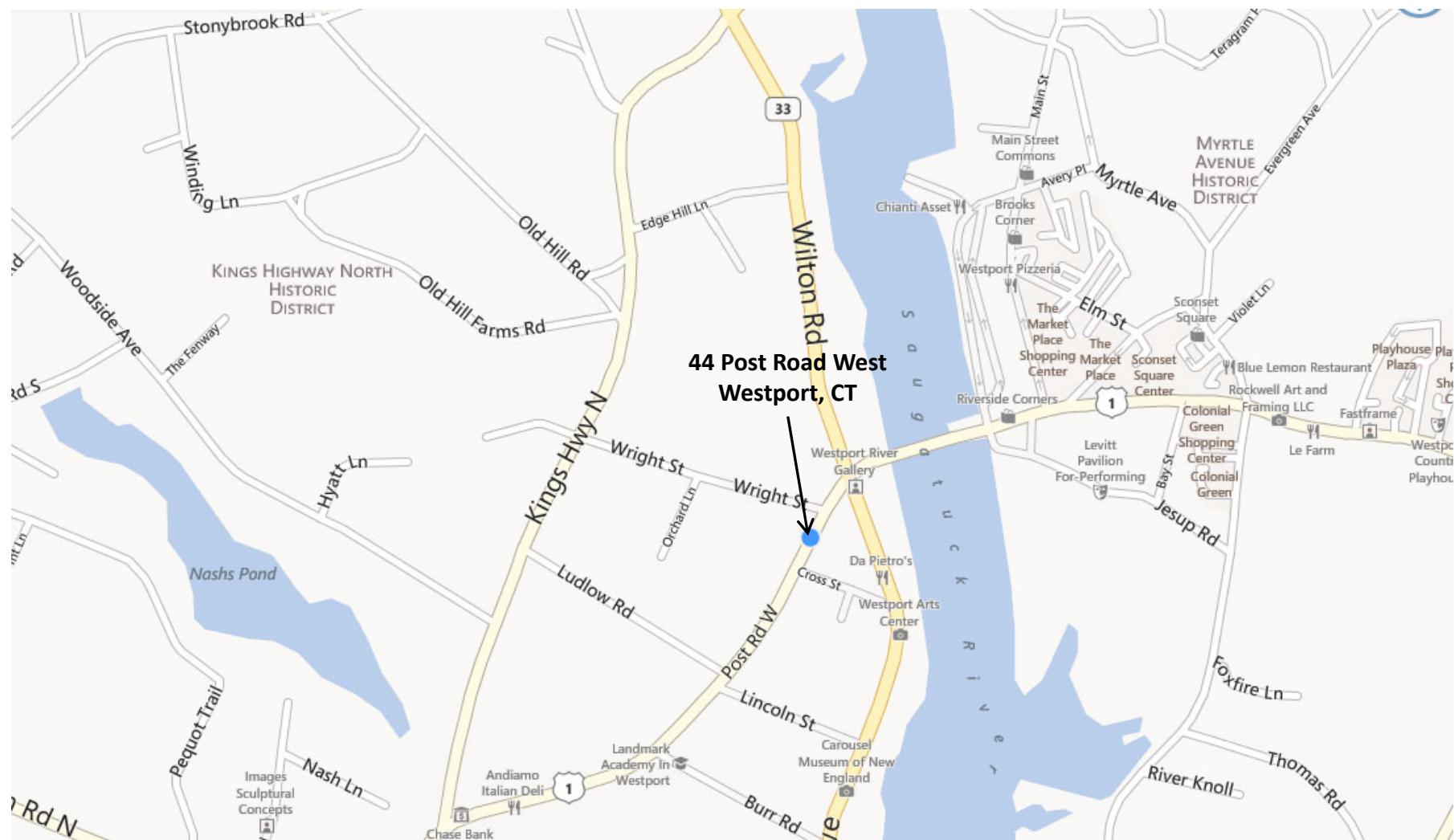
**SITE PLAN**

SCALE: 1" = 20'-0"

# Aerial



# Map



For additional information, please contact:

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