



**RAND**  
REAL ESTATE SERVICES, INC.

# FOR LEASE

**8,444 sq FT of Office Space  
Can be delivered furnished**

**1221 Post Road East, Westport, CT**

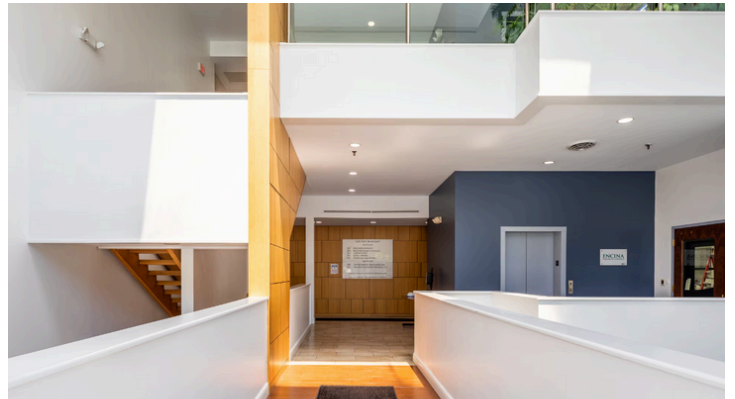


## Property Overview

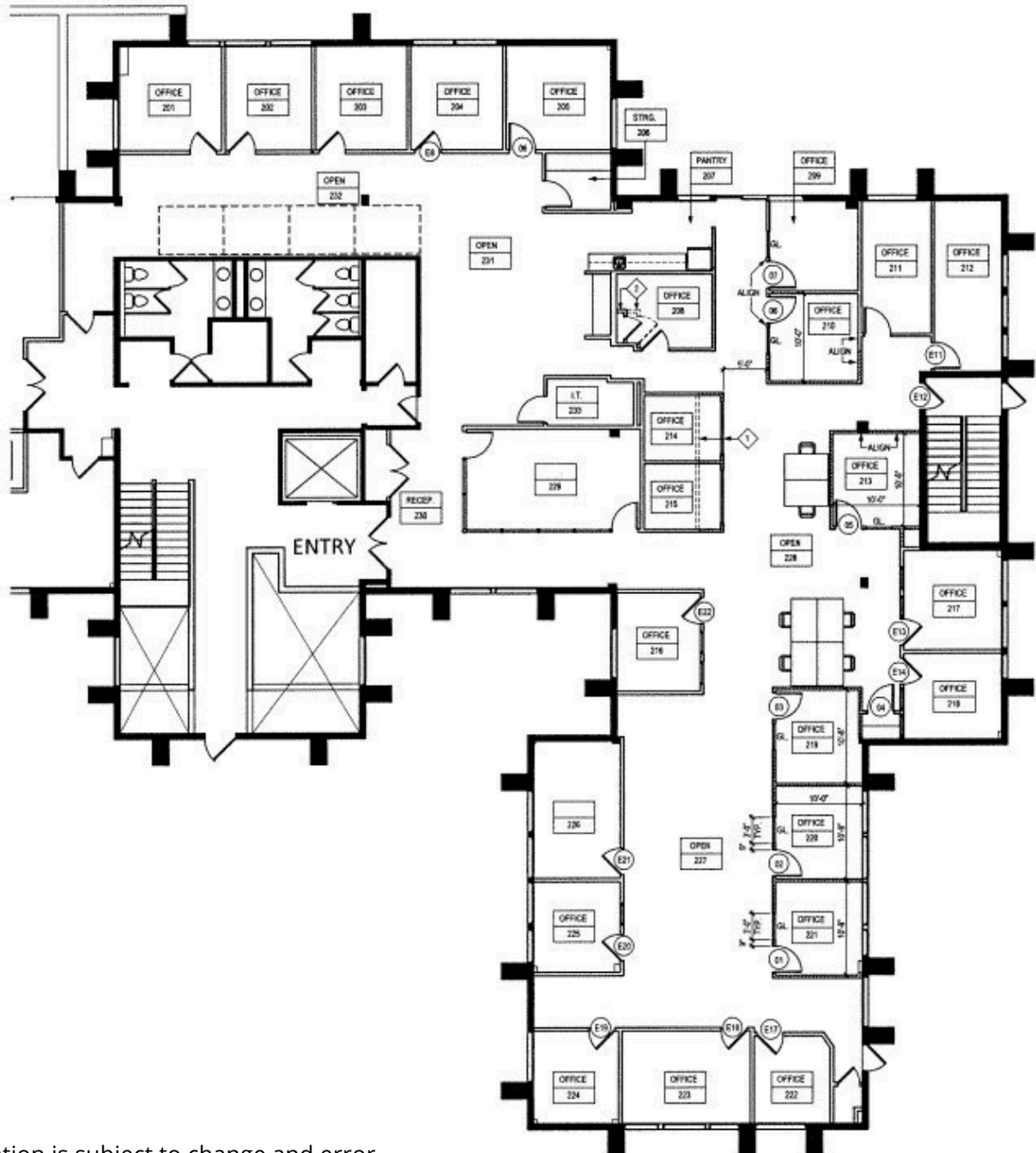
1221 Post Road East is an exceptionally maintained commercial office building situated in Westport, Connecticut. Comprised of two stories, the building is 35,000 square feet over covered parking and sits on a beautifully landscaped 2.27-acres.

## Features

- Modernized lobby and common areas
- Updated building facade
- Monument signage
- Outdoor patio with seating area
- Ample surface and covered parking
- Abundant natural light with 9 ft ceilings



## Floorplan



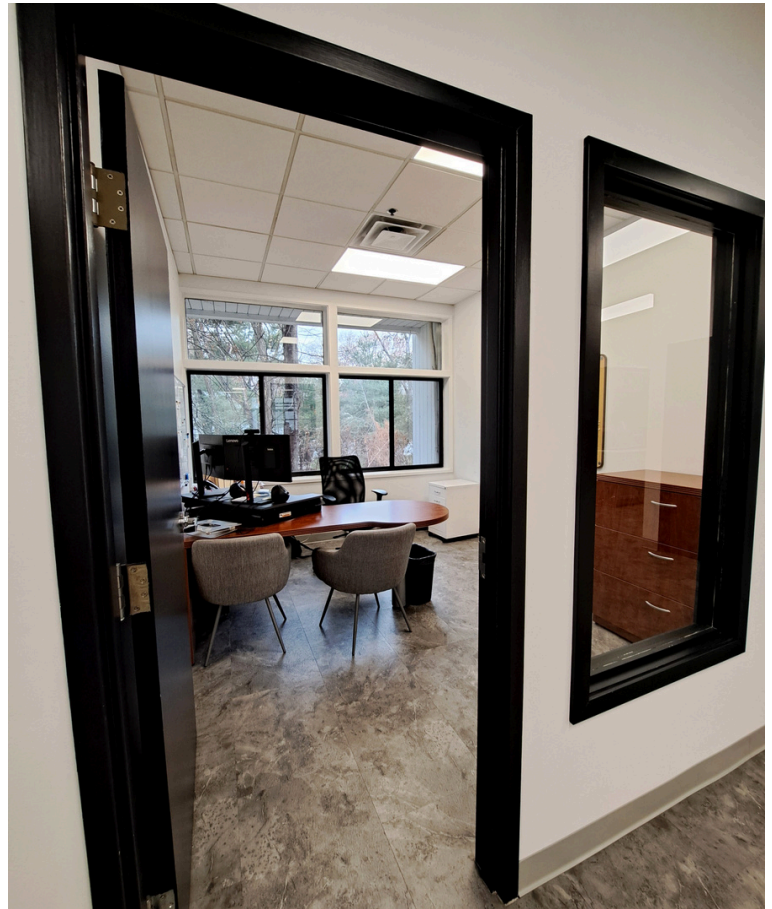
\*All information is subject to change and error

### Space Features

- Fully furnished
- Pantry
- Copy room
- Private terrace
- Reception
- Natural light
- Common area restrooms

**23** Private Offices      **6** Workstations  
**2** Conference Rooms      **1** Pantry



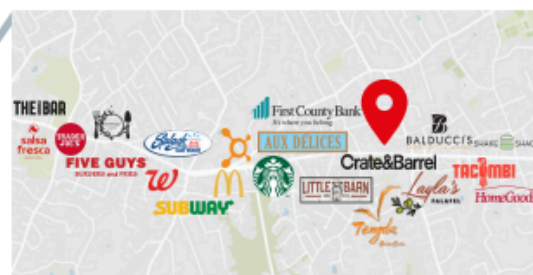
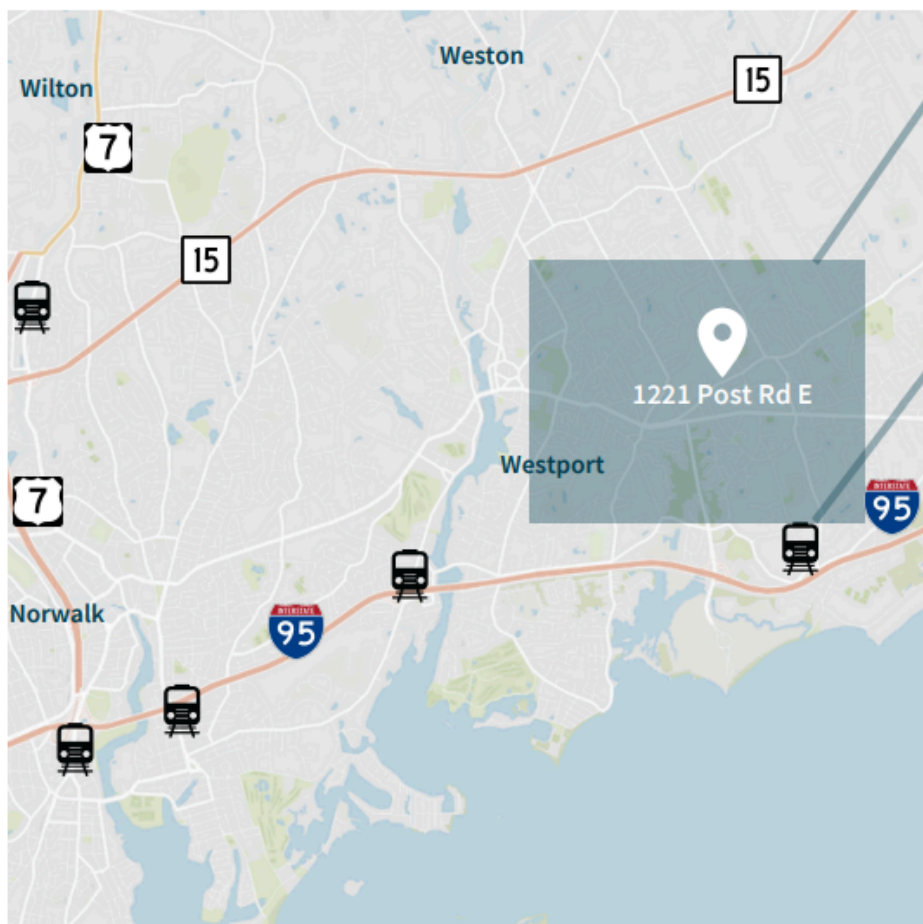












Location	Drive / Distance
Westport Train Station	8 Minute Drive 4.5 Miles
I-95 Exit 18	4 Minute Drive 1.5 Miles
Merritt Parkway Exit 42	7 Minute Drive 3.2 Miles
Norwalk	10 Minute Drive 6.5 Miles
Stamford	20 Minute Drive 14.7 Miles
Grand Central Station	1 Hour Drive 70 Minute Train



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