



**For Lease – Unique medical or office space in an attractive US-1 professional building**

**212 Post Road West, Westport, CT – Fairfield County**

**HK**

## Executive Summary

212 Post Road West represents a unique opportunity to lease medical or office space, already built out, in an attractive, professional stone building.

The space is competitively priced in the Westport medical and office market.

The property is located directly on Post Road West (US-1) with easy access to the Merritt Parkway and I-95. 212 Post Road West has great visibility: signage on the main road is available.

The property features 36 parking spaces, allowing to accommodate medical use: the space has 7 offices, a conference room, separate men (with shower) and ladies restrooms, a large kitchen, waiting area and space for additional workstations. Another private office can be easily added. All offices have exterior windows.

Additionally, the space has access to a very large, 2,000 SF +/- outdoor patio, a unique feature of this property.

Attic storage space is available a few steps up the stairs, accessible from within the space.

The property is beautifully landscaped and handicap accessible.

All information subject to errors and omissions.



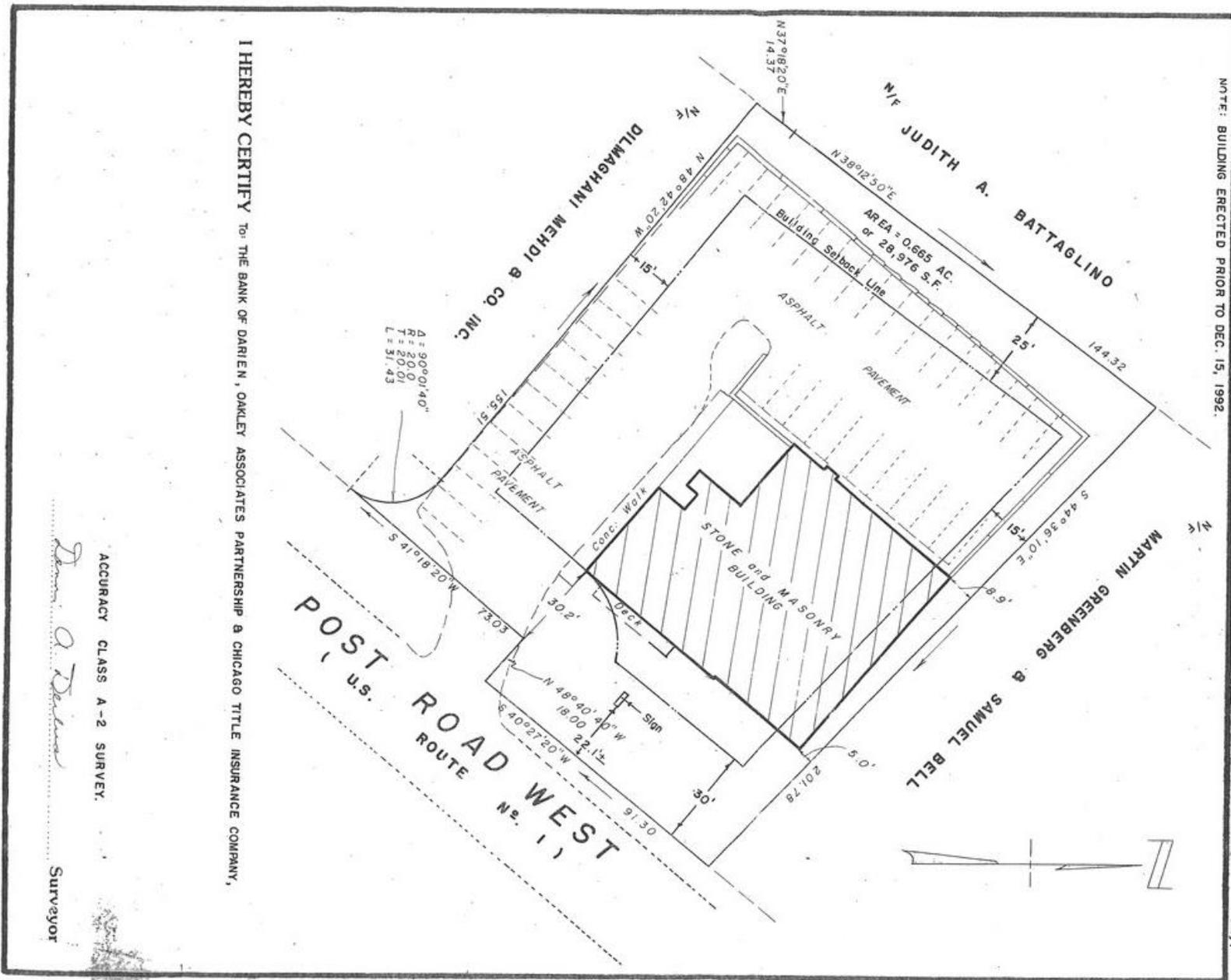
## About the Property and the Space

- Building size: 7,200 SF +/-
- Space available: 3,000 SF +/- on main level
- Zoning: BPD – Business Preservation District – Allows medical and office
- Parking: 36 parking spaces, in common with the other tenants.
- Build out: space is fully built out with 7 perimeter offices, conference room, separate men and ladies rooms, kitchen, space for workstations. An additional enclosed office can be easily added. All offices have exterior windows.
- Storage: ample attic storage accessible from within the space
- Rent: \$30 per SF Modified Gross + Utilities
- Availability: Negotiable, the space is owner occupied and can be vacated quickly.
- Signage: US-1 signage available
- Handicap accessible: Yes
- Outdoor patio: very large private outdoor patio available at no additional charge

All information subject to errors and omissions.

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

HK



NOTE: BUILDING ERECTED PRIOR TO DEC. 15, 1992.

I HEREBY CERTIFY TO THE BANK OF DARIEN, OAKLEY ASSOCIATES PARTNERSHIP & CHICAGO TITLE INSURANCE COMPANY,

A = 90° 01' 40"  
 R = 20.0  
 T = 20.0  
 L = 31.43

ACCURACY CLASS A-2 SURVEY.

*Darien A. Denton*  
 Surveyor

Survey

All information subject to errors and omissions.





Space layout

All information subject to errors and omissions.





Aerial view



Beautifully landscaped

All information subject to errors and omissions.





Rear building view and parking lot



Outdoor terrace

All information subject to errors and omissions.





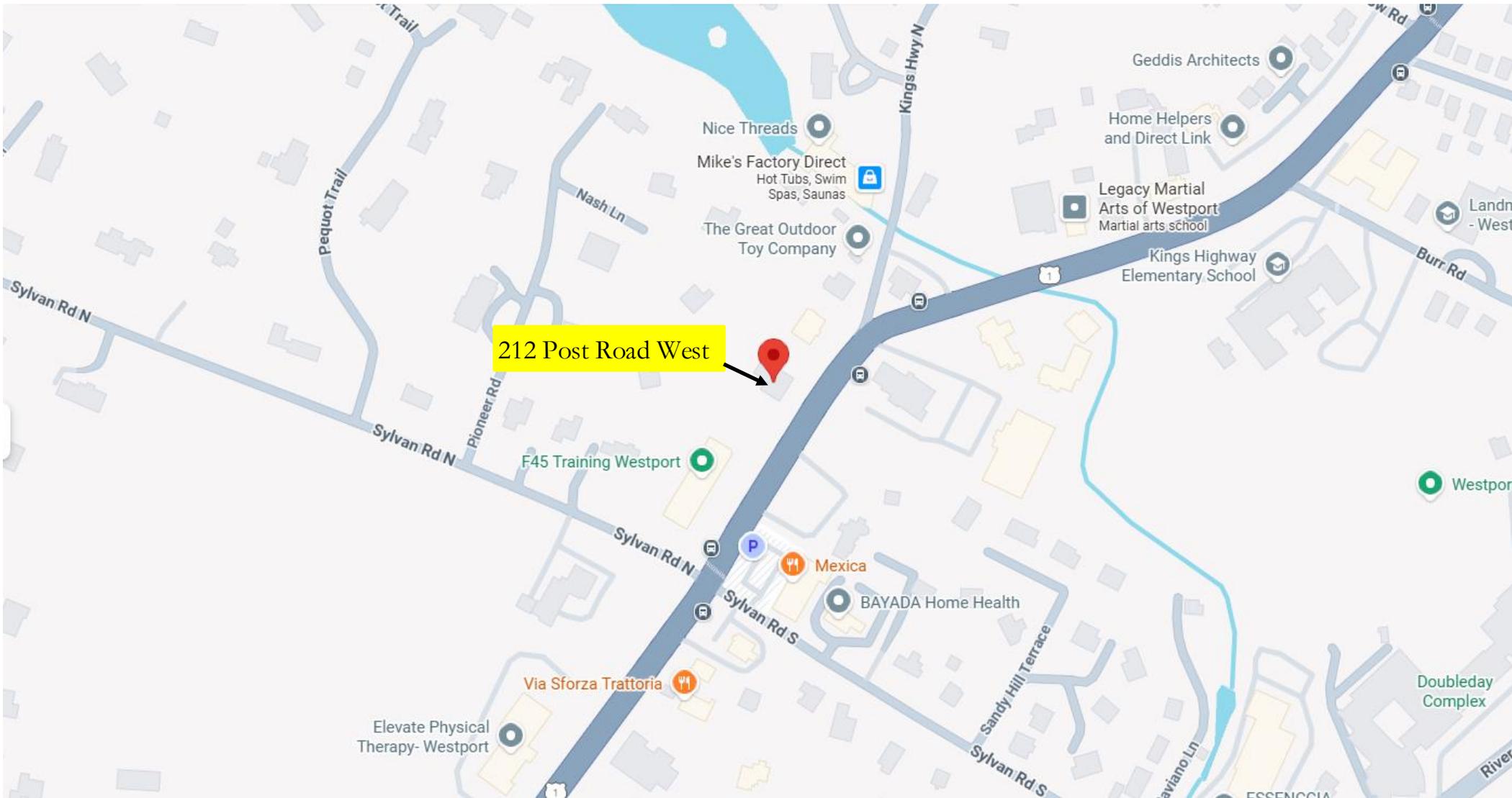
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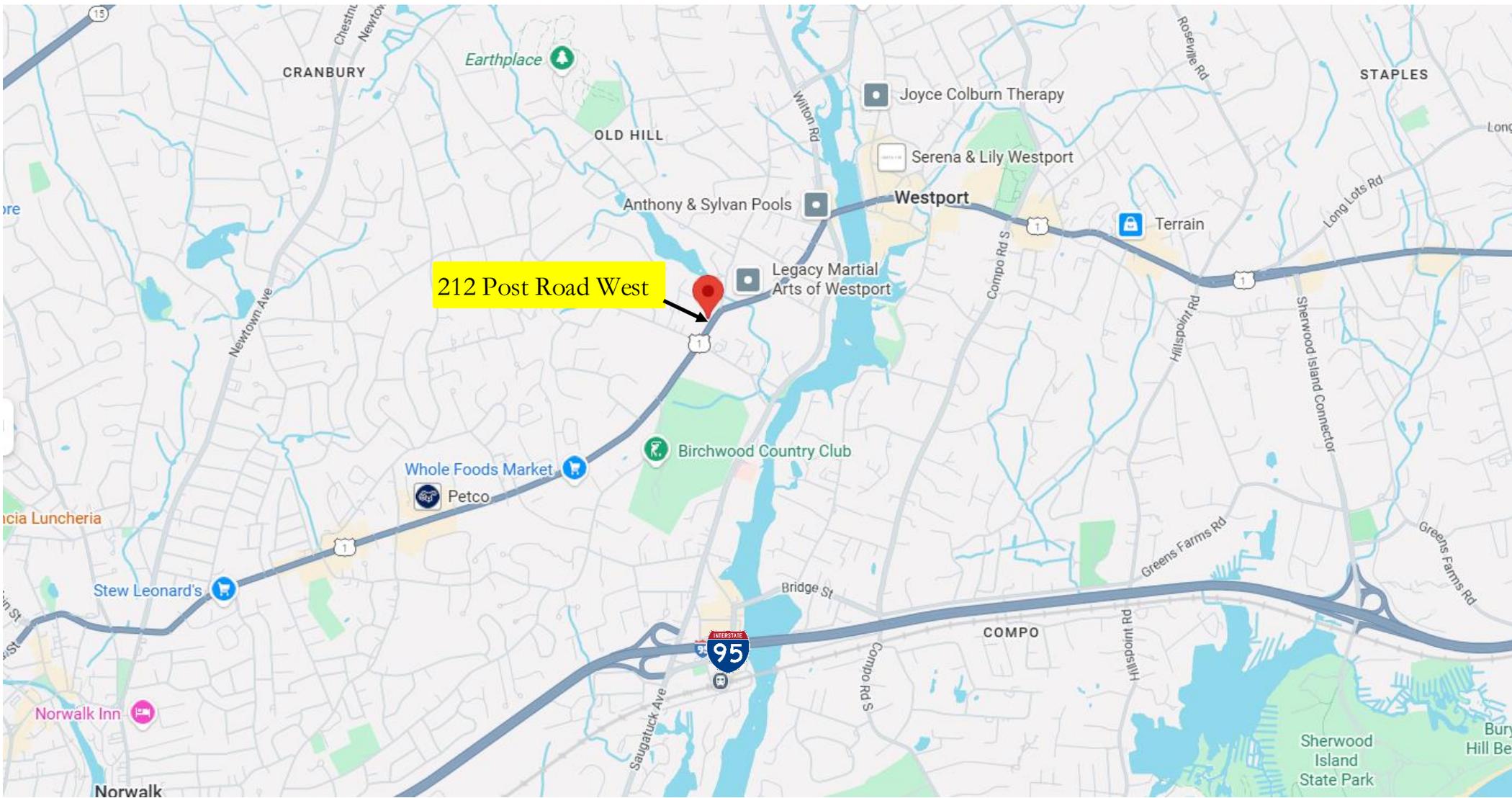
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For additional information, please contact:

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The logo consists of the letters 'HK' in a blue, serif font, centered within a white square. This square is positioned at the bottom of a vertical blue bar that runs down the left side of the page.

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