

# SHERWOOD PLAZA

877 Post Road East • Westport, CT 06880

## 1,650 SF Office / Retail Space For Lease



### Suite Highlights

<b>Size:</b>	1,650 SF
<b>Term:</b>	5 Years
<b>Rental Rate:</b>	\$60.00 / SF / YR
<b>Rent Type:</b>	Plus All Utilities
<b>Space Use:</b>	Office / Retail
<b>Condition:</b>	Full Build-Out
<b>Availability:</b>	January 01, 2026

#### Additional Features:

- Listed lease rate plus proportional share of utilities
- Fully built-out as standard office
- Fits approximately 9 – 14 people
- 10 private offices

### Center Highlights

- 2 floors, 30,366 SF retail and office
- Superior location on Post Road East (Route 1)
- High traffic count with superb visibility
- 255' Post Road frontage with great signage
- Building and pylon sign exposure
- 2 curb cuts for easy access
- Traffic light at main entry to center
- Direct access from Sherwood Island Connector to I-95
- Fully approved plans for upper-level parking expansion
- Key cotenants: MyEyeDR, GOLFTEC, Kaia Yoga

