



129 Main Street

Old Saybrook, CT 06475

754 SF

**Multiple
Suites
Available**

9

Number of Tenants

1753

Year of Build



Strategically positioned along Main Street in Old Saybrook, this multi-tenant office property offers flexible suite sizes suited for professional, service, and boutique users. The building features both front and rear access, with shared kitchen and restroom facilities centrally located for tenant convenience. Several suites offer direct exterior entrances, supporting ease of access for clients and staff. Interior layouts provide a mix of private offices and open configurations, with connecting doorways between select suites allowing for expanded footprints, if available at time of lease. Ample on-site parking supports daily operations. The location benefits from strong visibility, convenient access to surrounding amenities, and proximity to I-95 and Route 9, providing regional connectivity across shoreline and central Connecticut markets.

For more Information Contact:

Gregory Beebe
Phone: (860) 400-9476
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129 Main Street - Key Facts

Old Saybrook, CT 06475

Date Available	05/01/2026	Lease Type	Modified Gross
Available Area	754	Base Rent	\$26.00- \$30.00 PSF Gross
Lot Size	0.31 Acres	Parking	1 space per suite
Lease Term	1-5 Years	AADT	10,500
Building Type	Office	Loading Dock Type	None
Finished Ceiling Height	8 ft	Number of Docks	0
Floors	1	Zoning	B-1

Construction

Interior Walls	Drywall (Gypsum Board)
Floor	Carpet
Roof	Asphalt shingle

Mechanical

HVAC	Forced Hot Air (Oil) + Central AC
Sprinkler	Automatic Fire Sprinkler System
Electrical	Single Phase, 100-150 Amps, 120/240 Volts

Space Description

Two first-floor suites are available, 312 SF and 442 SF. Base rent is \$28.00 PSF on a modified gross basis. A utility charge of 15% of base rent covers heat, air conditioning, electricity, and water. Real estate taxes and property insurance are paid directly by the landlord.

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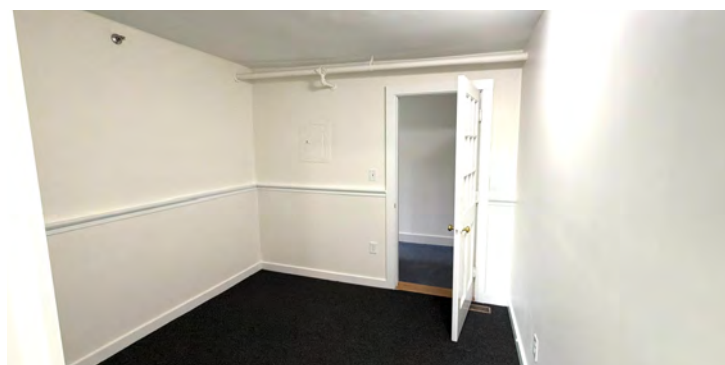
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129 Main Street - Inside Image

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129 Main Street - Outside Image

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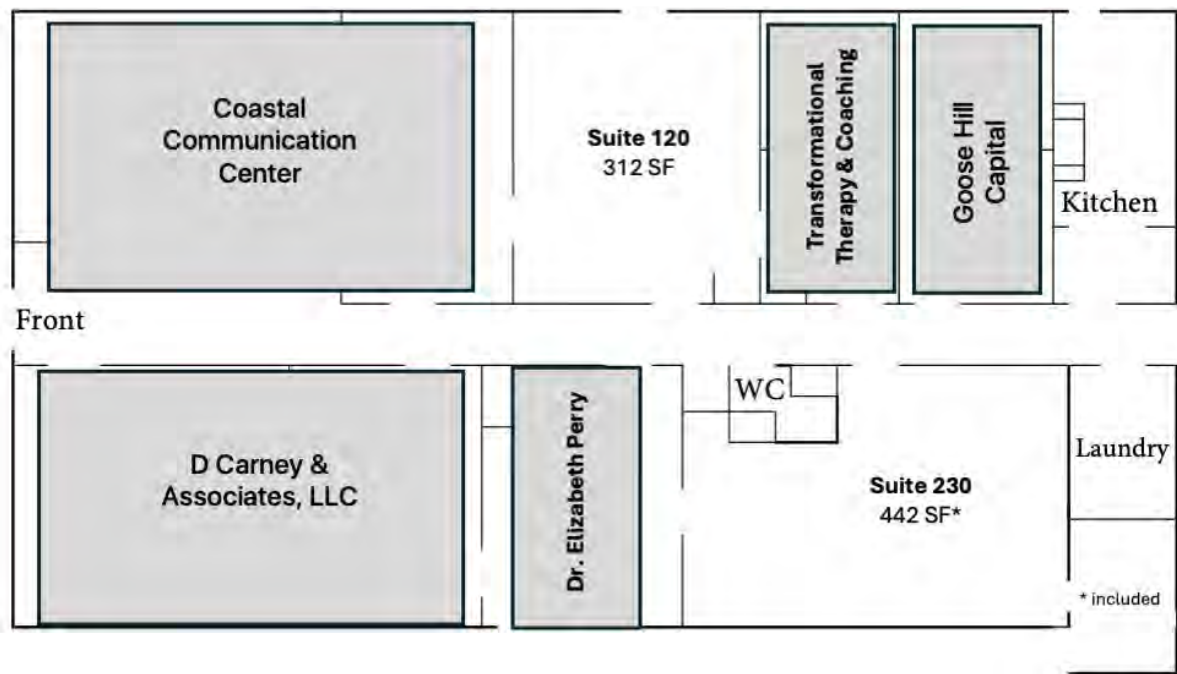
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129 Main Street - Tenant Map

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Demographic Highlights & Population Projections

Old Saybrook, CT 06475



Est. Population (2025)
18,838



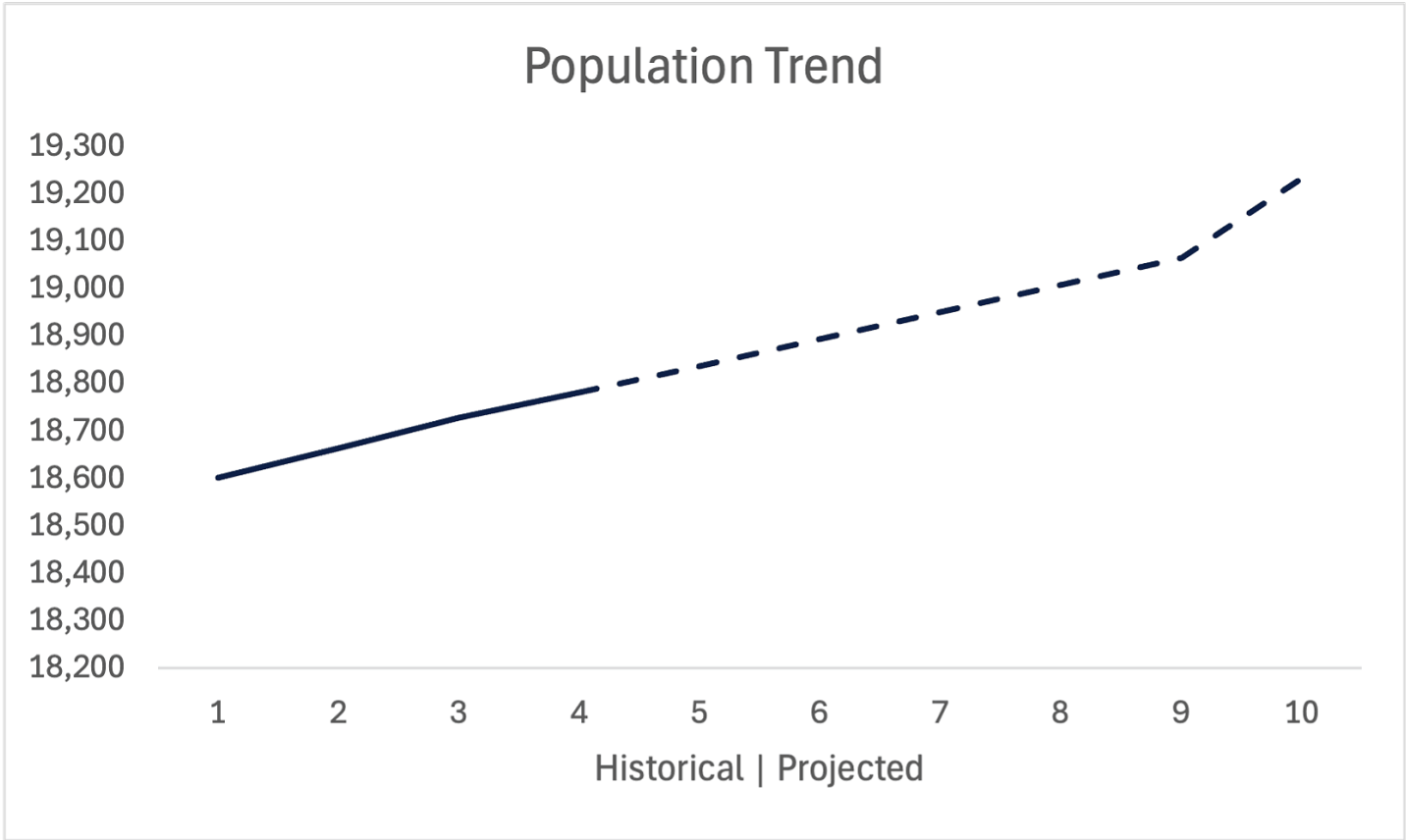
Est. Population (2024)
18,782



Median Age
53



Median Income
\$114,797



Old Saybrook’s population totals approximately 10,500 residents and increases significantly during peak seasonal periods due to its position as a shoreline destination. The town benefits from a stable residential base supported by tourism, hospitality, healthcare, and professional services. With a median household income exceeding \$85,000 and a median age in the low 50s, Old Saybrook reflects an affluent, established demographic with strong spending power. The trade area is further supported by regional visitors from surrounding shoreline communities, reinforcing consistent demand for retail, service, and professional office uses.



Switz Real Estate Associates Inc.

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