

WESTPORT OFFICE VACANCY

1,696 SQUARE FEET

WITHIN 3-MILES

DIRECT METRO-NORTH ACCESS FROM
WESTPORT STATION TO GRAND CENTRAL

LOCAL PROPERTY MANAGEMENT

AMPLE PARKING

STEPS FROM DINING OPTIONS

**SUITE 204 | 136 MAIN STREET,
WESTPORT, CT 06880**

EVERYTHING
BUT **water**

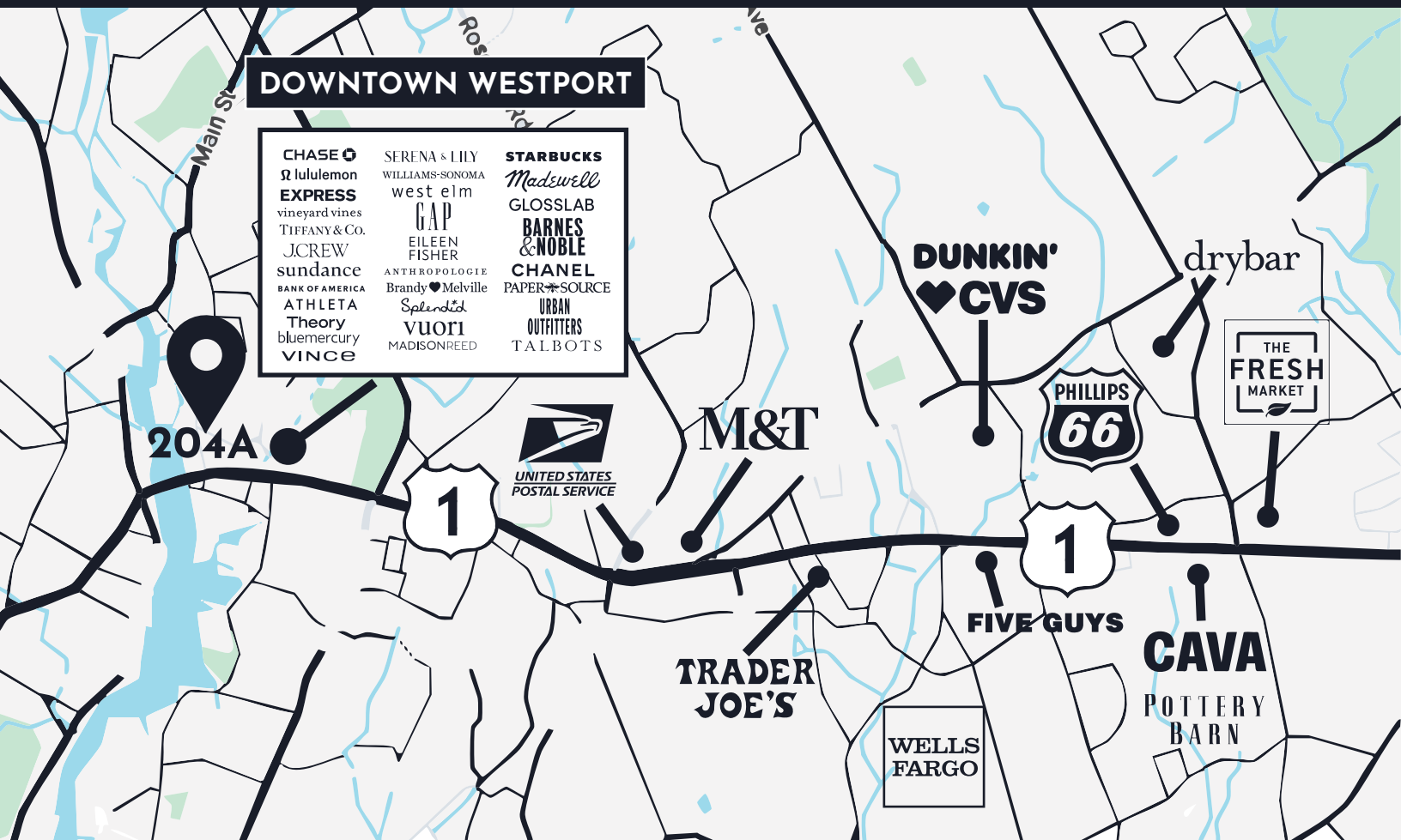
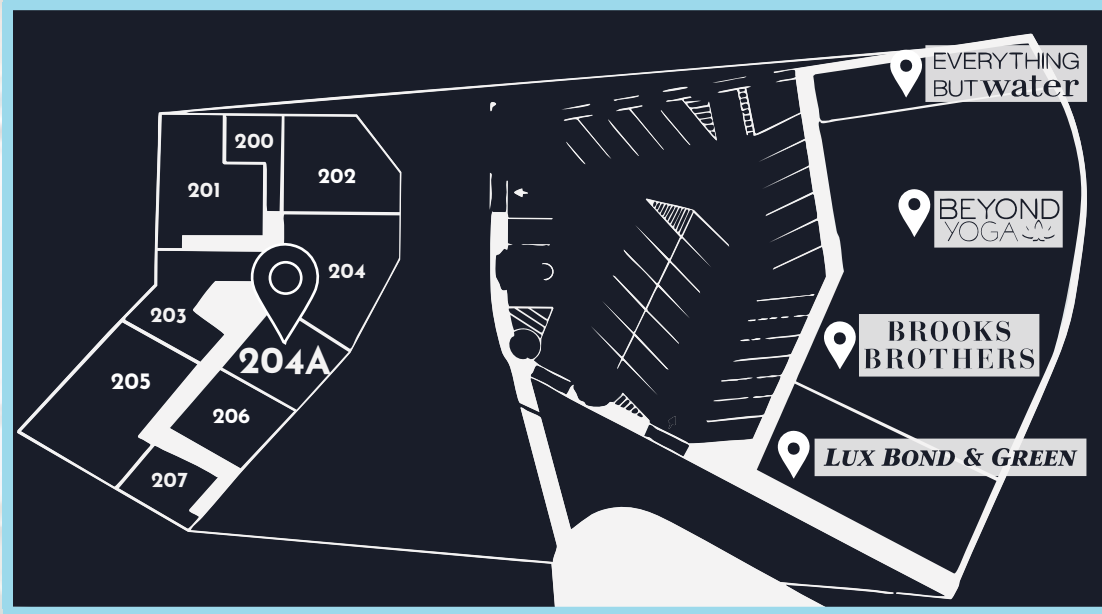
BEYOND
YOGA 

**BROOKS
BROTHERS**

LUX BOND & GREEN

 **YOUR OFFICE
HERE**

BUSINESS ECOSYSTEM



NEIGHBORING COMPANIES

DOWNTON WESTPORT

CHASE 

Ω lululemon

EXPRESS

vineyard vines

TIFFANY & Co.

J.CREW

sundance

BANK OF AMERICA

ATHLETA

Theory

bluemercury

VINCE

SERENA & LILY

WILLIAMS-SONOMA

west elm

GAP

EILEEN
FISHER

ANTHROPOLOGIE

Brandy ♥ Melville

Splendid*

VUORI

MADISON REED

STARBUCKS

Madewell

GLOSSLAB

**BARNES
& NOBLE**

CHANEL

PAPER*SOURCE

URBAN

OUTFITTERS

TALBOTS

PROPERTY HIGHLIGHTS

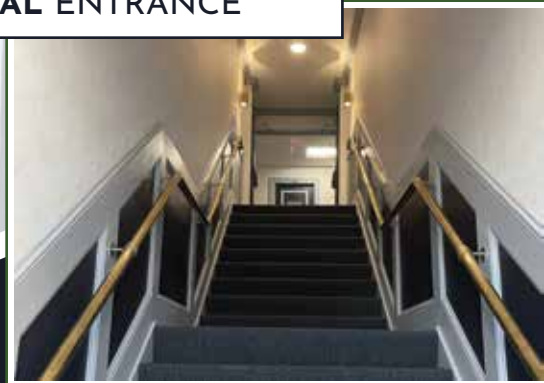
OPEN OFFICE SPACES

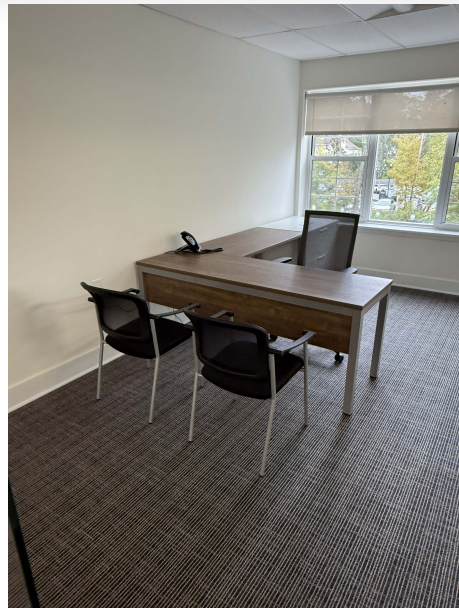
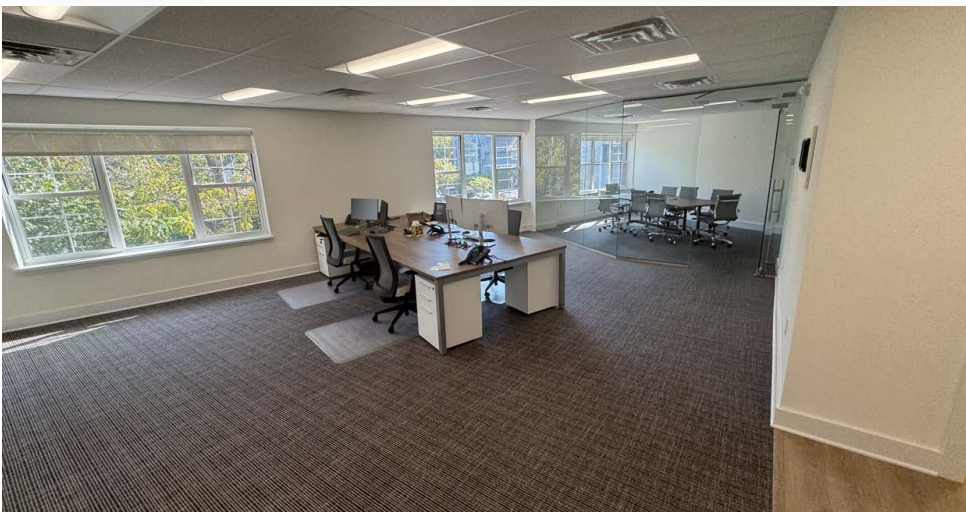


MODERN AMENITIES



PROFESSIONAL ENTRANCE





COMMUNITY OVERVIEW

PRIME LOCATION & ACCESSIBILITY

- Prime downtown Westport location on Main Street, walkable to restaurants, shops, and services
- Ample nearby parking and convenient access to US Route 1 and I-95
- Convenient Metro-North rail access to NYC – ideal for regional firms or satellite offices
- Steps from the Saugatuck River and Compo Beach, offering scenic surroundings for employees and clients



PROFESSIONAL SETTING & BUSINESS APPEAL

- Bright second-floor suites with large windows and natural light
- Ideal for financial, legal, medical, or professional services firms
- Surrounded by likeminded professional office users, including investment advisors and nonprofits



MARKET STRENGTHH

- Prestigious address in one of Connecticut's most affluent and educated communities
- High-income demographics: \$191,000+ average household income within 3 miles
- Strong talent pool with 64%+ of residents holding a bachelor's degree or higher

