



129 Main Street

Old Saybrook, CT 06475

1,439 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
Email: leasing@beebece.com



129 Main Street - Key Facts

Old Saybrook, CT 06475

| | | | |
|-------------------------|------------|-------------------|----------------------------|
| Date Available | 05/01/2026 | Lease Type | Modified Gross |
| Available Area | 1,439 | 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

Five first-floor suites totaling 1,439 SF are available individually or in combination, ranging from 180 SF to 442 SF. Contiguous configurations up to 991 SF are possible depending on availability at time of lease. Rent ranges from \$26.00 to \$30.00 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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129 Main Street - Inside Image

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129 Main Street - Outside Image

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For more Information Contact:

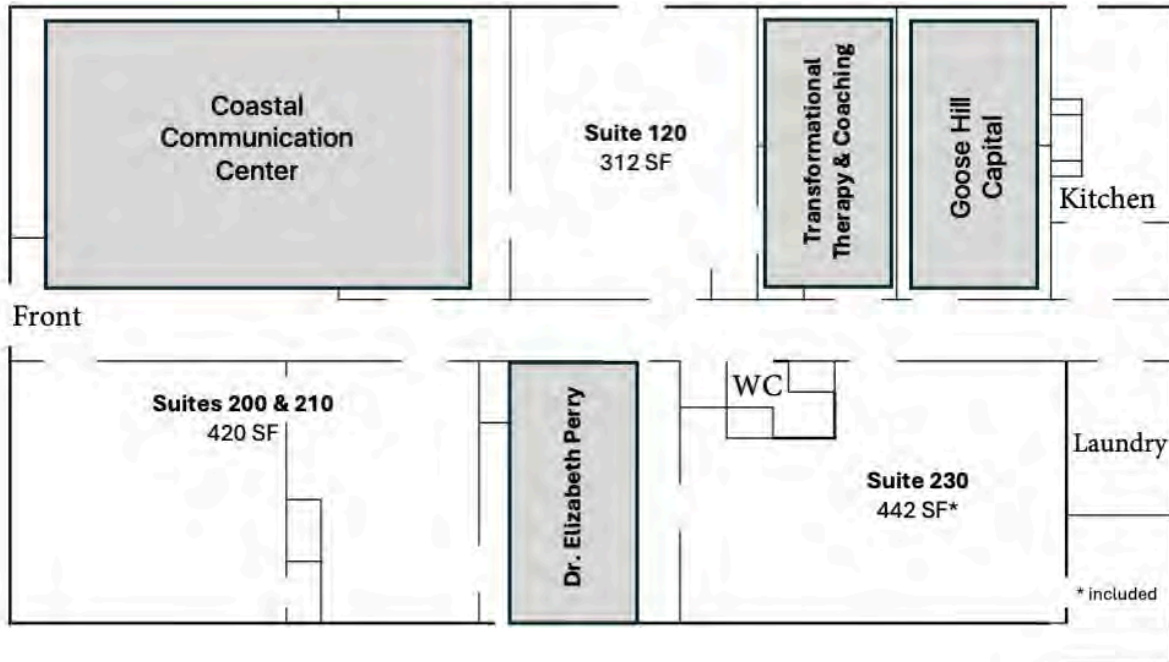
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129 Main Street - Tenant Map

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Demographic Highlights & Population Projections

Old Saybrook, CT 06475



Est. Population (2025)
18,838



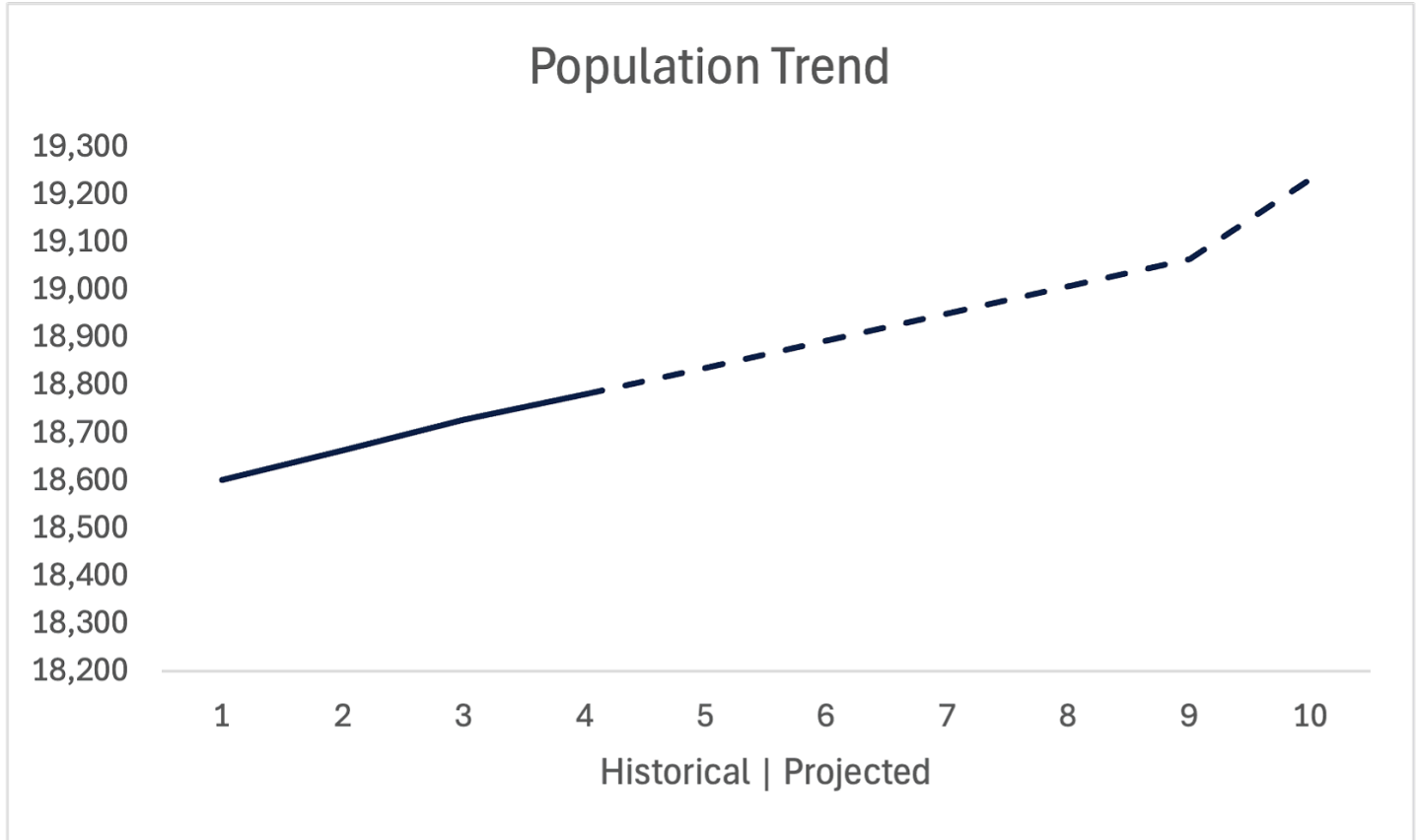
Est. Population (2024)
18,782



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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