



656 Harbor Rd

656 Harbor Rd, Southport, CT 06890



HIGGINS GROUP
PRIVATE BROKERAGE



Steve Ozyck

Higgins Group Private Brokerage - Commercial Divis
1499 Post Rd, Fairfield, CT 06824
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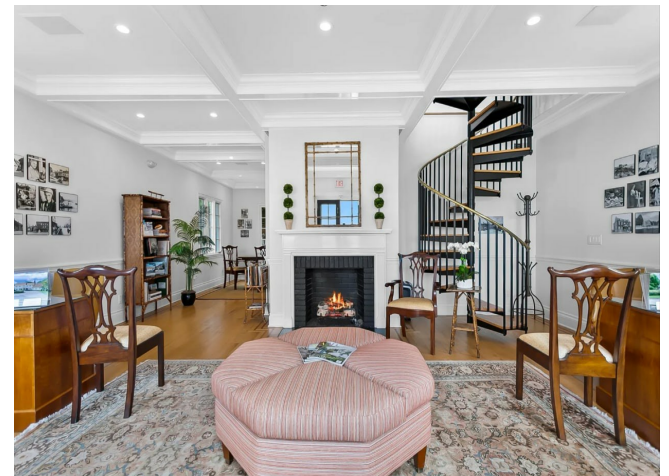
656 Harbor Rd

\$62.00 /SF/YR

Rent is \$7950 per month plus utilities for the entire building.

SOUTHPORT HARBOR OFFICE SPACE - Excellent opportunity to lease an absolutely charming, Circa 1834, 1535 square foot, 2 story building with exceptional views of Southport Harbor, golf course at the Country Club of Fairfield, and Long Island Sound beyond. In impeccable condition, this building offers two open office spaces, each with a gas Fireplace, a private Conference Room, full Dining Area, a small but very functional Kitchen, Powder Room, full Bath with Steam Shower, and a stack Washer and Dryer. This space is extraordinary and available for immediate occupancy. Three Year Lease @ \$7950 per month with annual increase. Call Steve 203-257-1519 for additional information and details....

- Exceptional View of the famous Southport Harbor. Stand alone building. Private office.



| | |
|-------------------------|--------------------------|
| Rental Rate: | \$62.00 /SF/YR |
| Property Type: | Office |
| Building Class: | B |
| Rentable Building Area: | 1,535 SF |
| Year Built: | 1834 |
| Walk Score ®: | 40 (Fairly friendly) |
| Transit Score ®: | 60 (Moderately friendly) |
| Rental Rate Mo: | \$5.17 /SF/MO |

1st Floor

| | |
|-----------------|-----------------|
| Space Available | 771 SF |
| Rental Rate | \$62.00 /SF/YR |
| Contiguous Area | 1,535 SF |
| Date Available | Now |
| Service Type | Modified Gross |
| Built Out As | Standard Office |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | Negotiable |

Monthly Rent is \$7950 per month plus utilities for the entire building. This is an exceptional opportunity to acquire a Trophy location on the historic Southport Harbor. Located directly across from the Pequot Yacht Club this is an ideal location for Wealth Managers, Alternative Investment Managers, Hedge Fund, Family Office, Yatch or Marine Brokerage or any Office user who is looking for extraordinary views to enjoy during the work day.

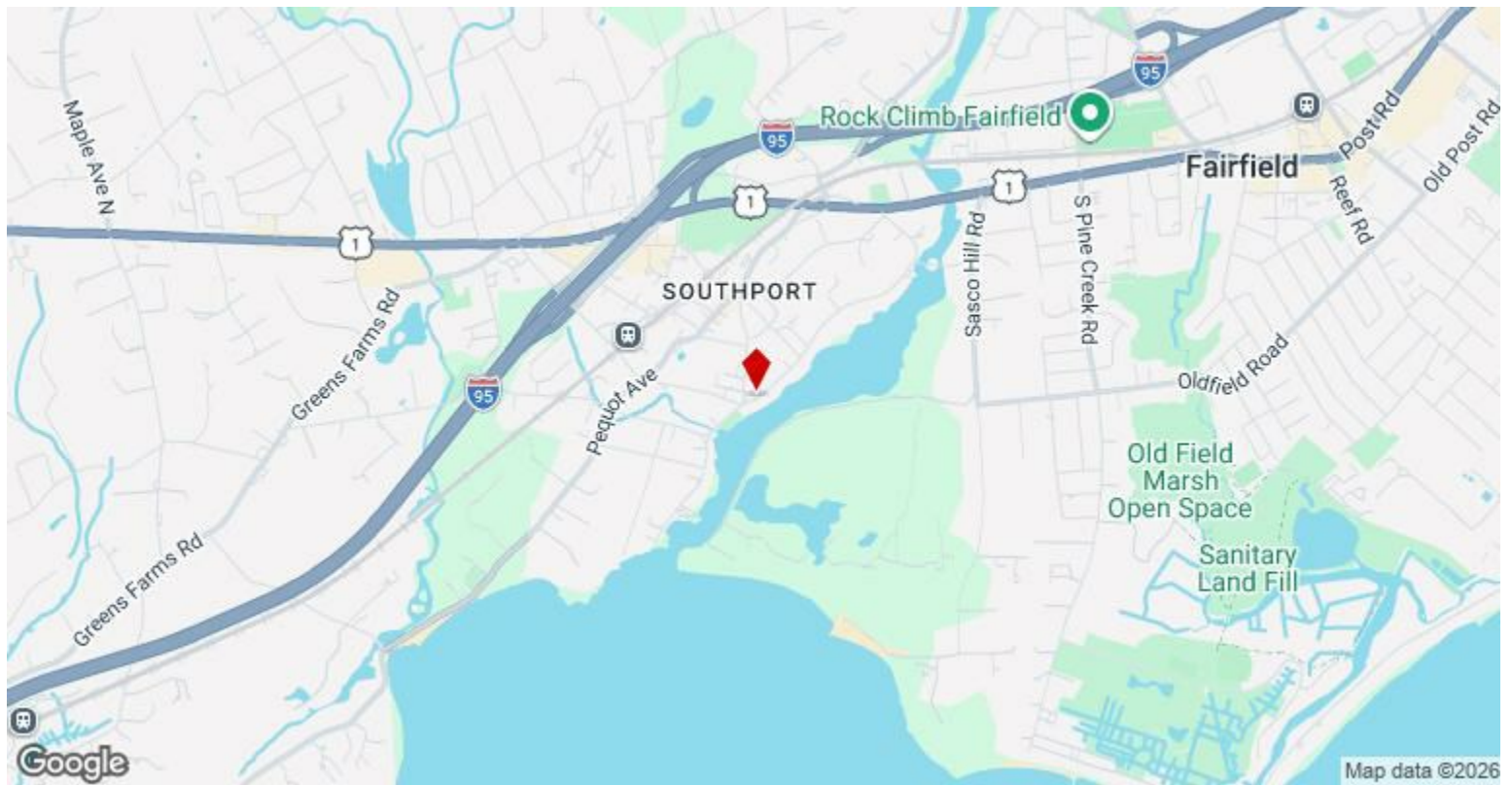
2nd Floor

| | |
|-----------------|-----------------|
| Space Available | 764 SF |
| Rental Rate | Upon Request |
| Contiguous Area | 1,535 SF |
| Date Available | Now |
| Service Type | Modified Gross |
| Built Out As | Standard Office |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | 1 - 3 Years |

Rent is \$7950 per month plus utilities for the entire building.

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|---|-------------|---------------|
| Fingelly Real Estate at Southport Harbor | - | |
| Seabridge Capital | - | |



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Property Photos



Interior Photo

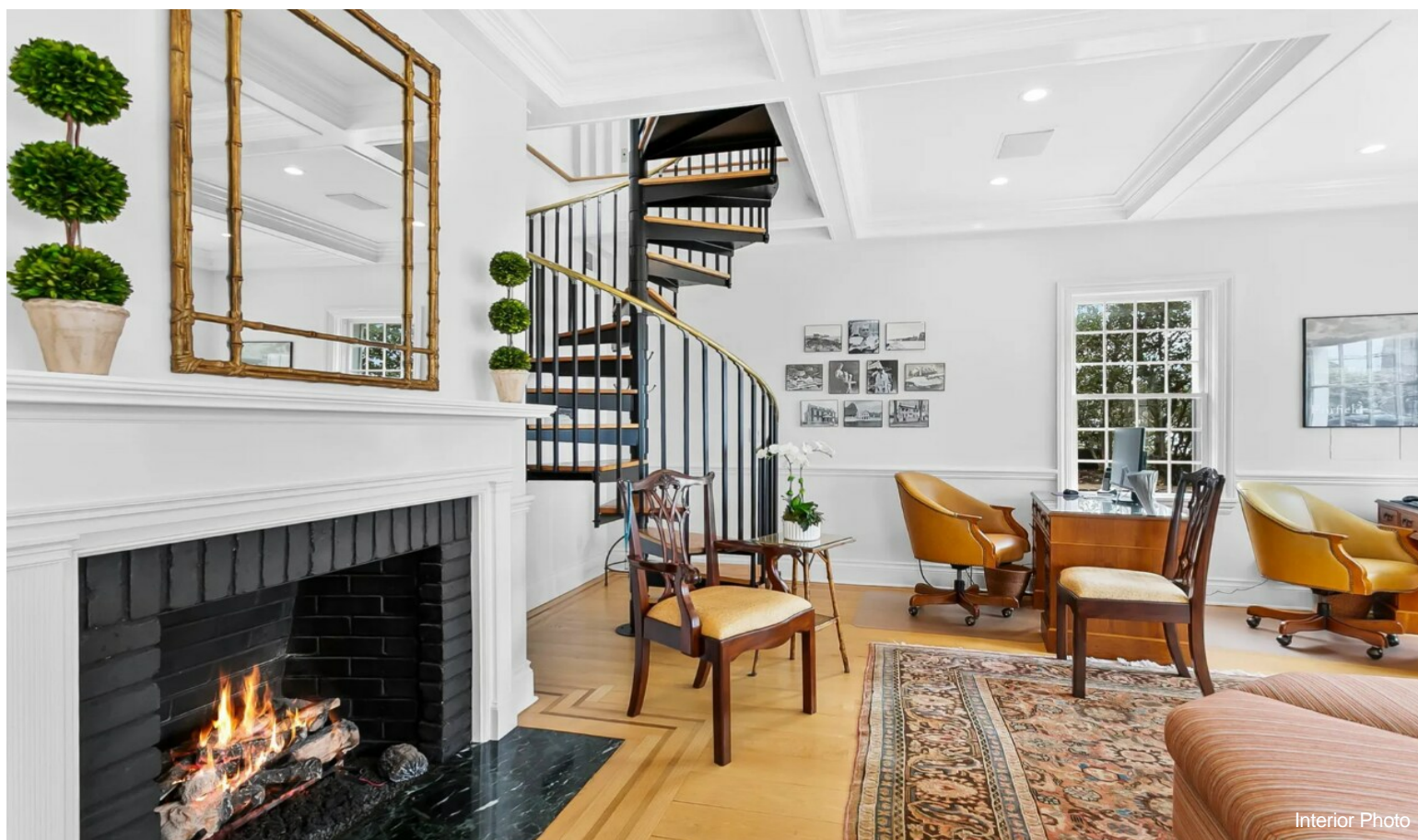


Interior Photo

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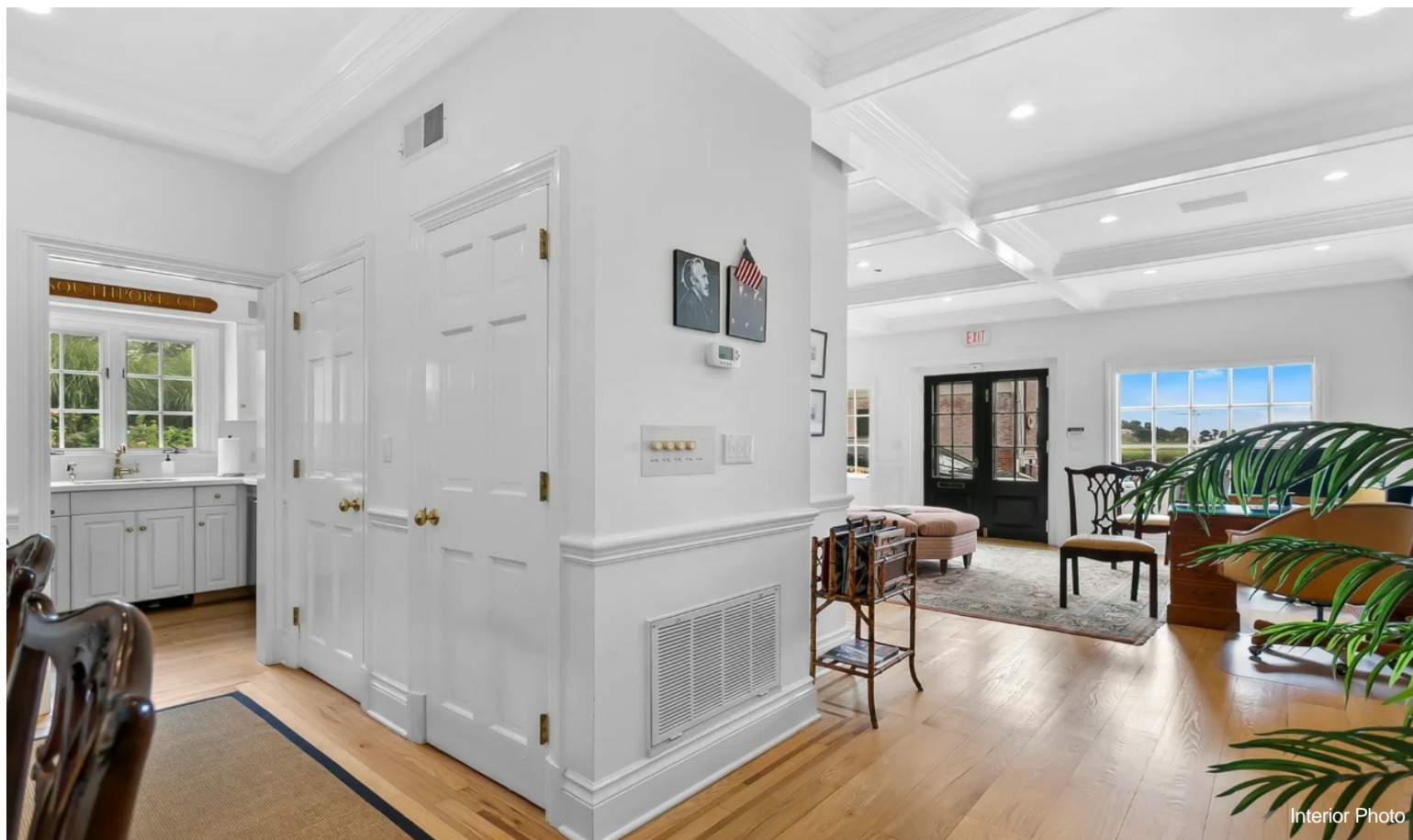


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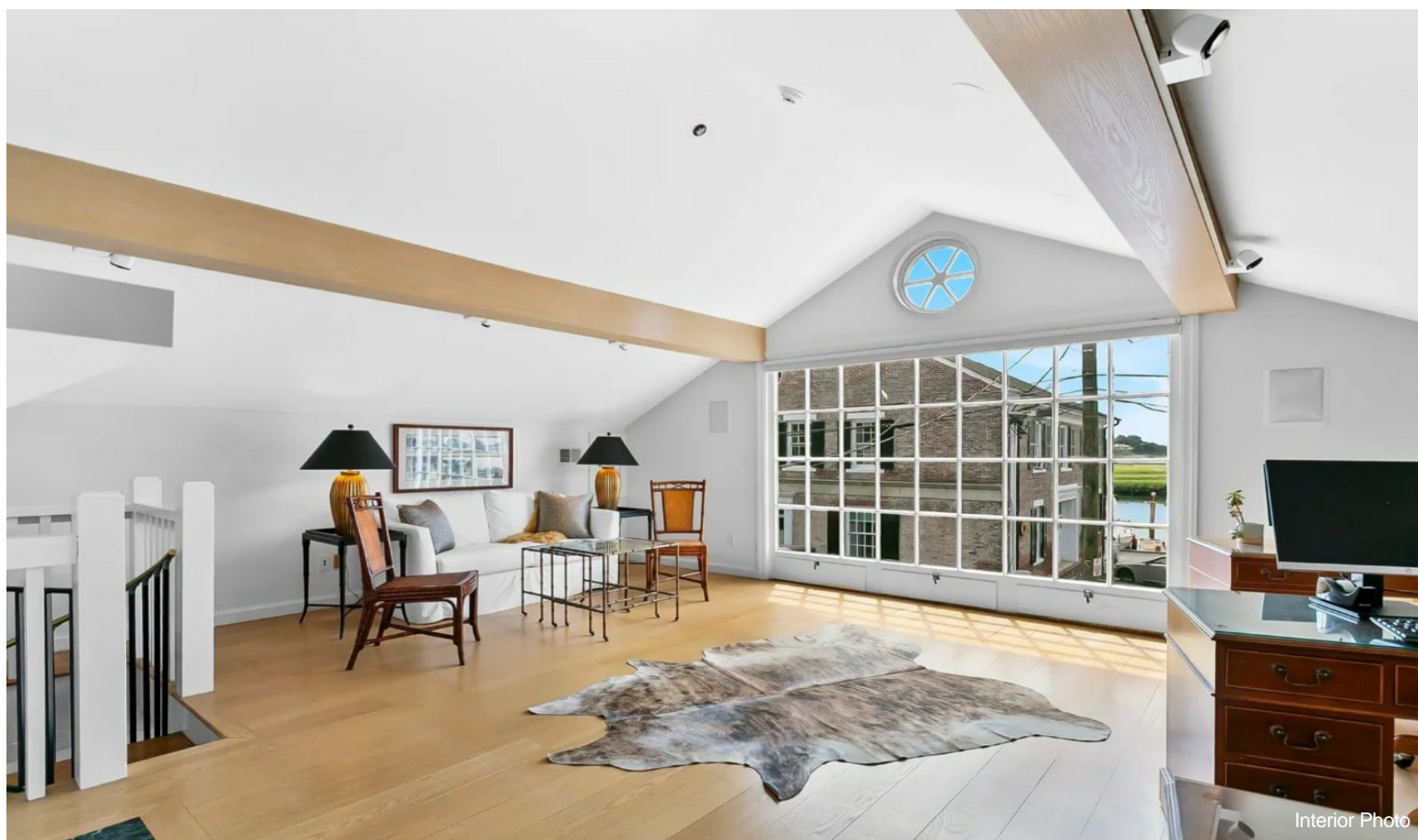


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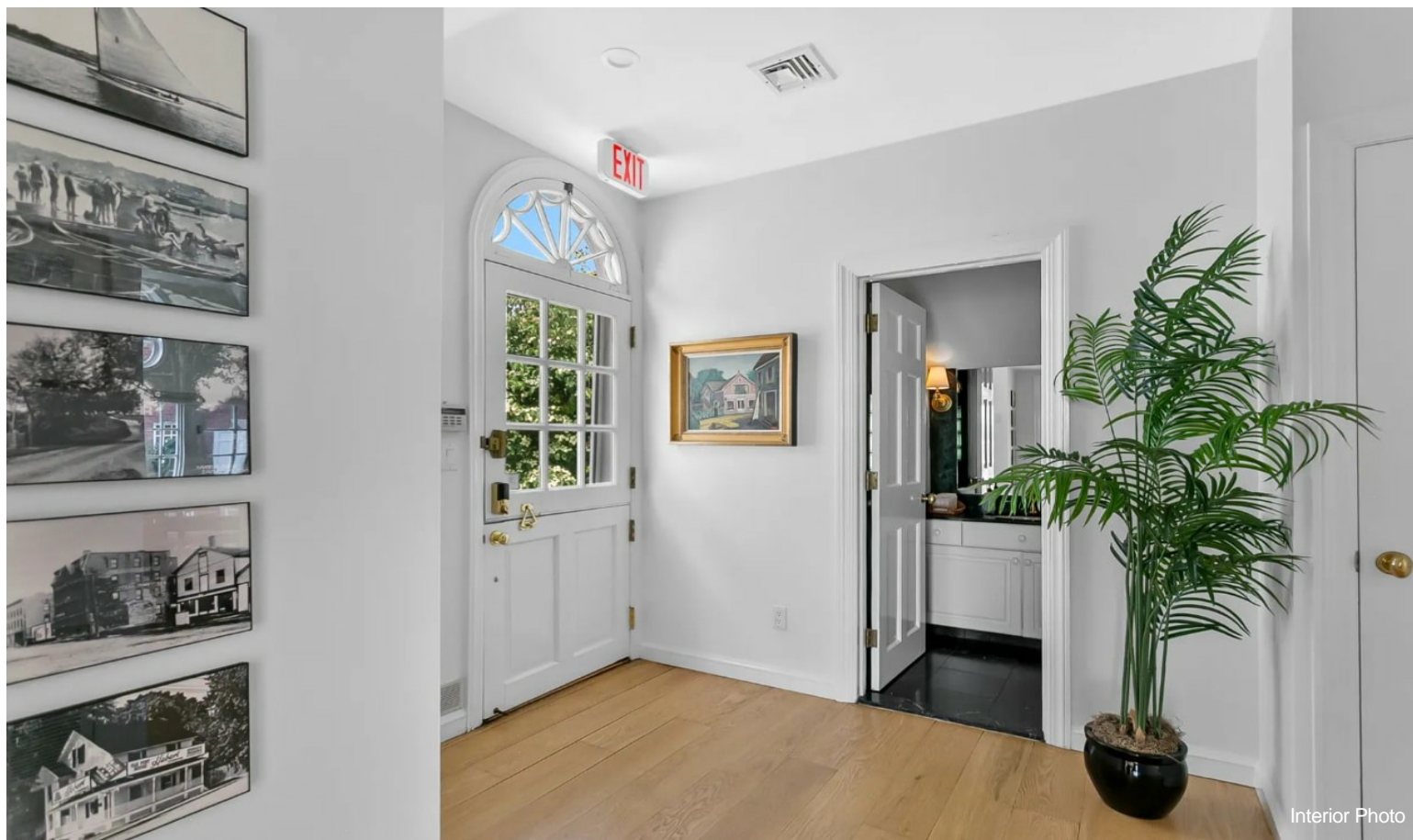


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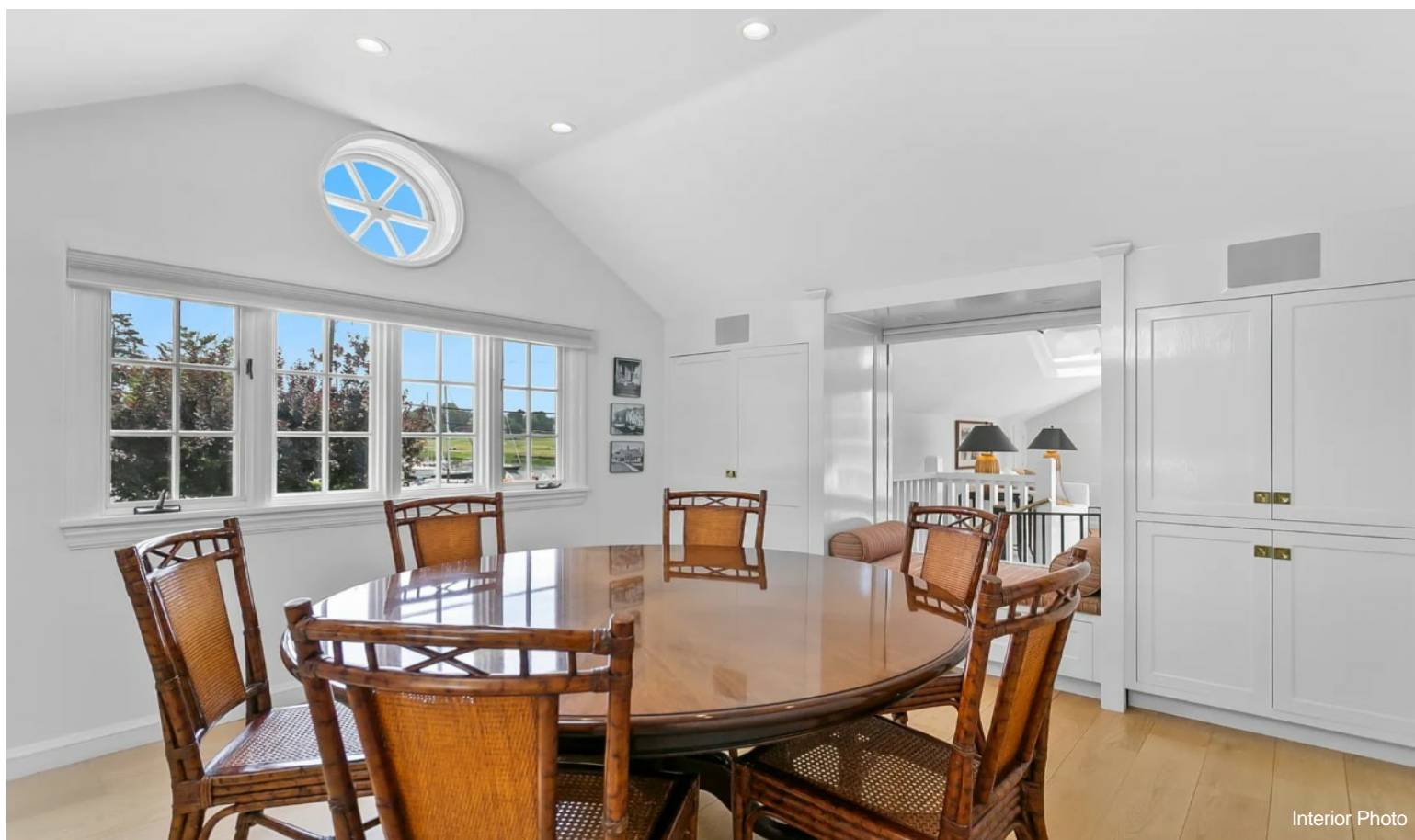


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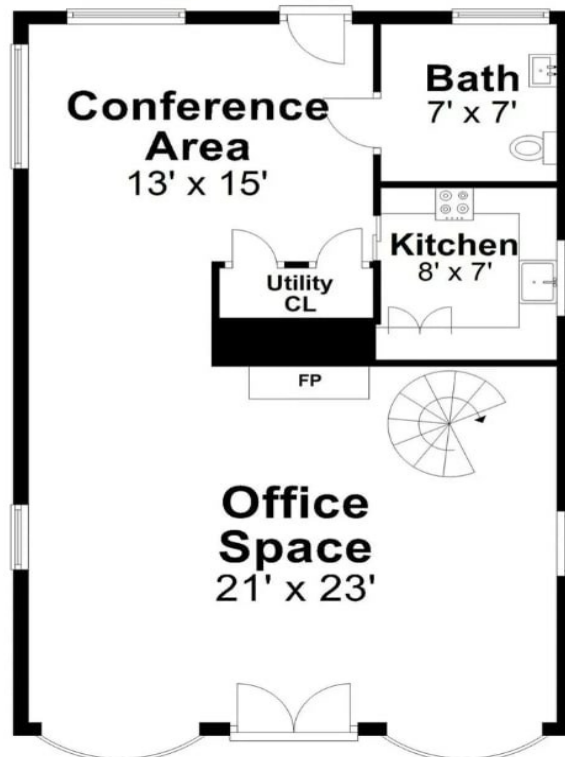
Property Photos



Interior Photo

First Floor

Approx. 778.2 sq. feet



Second Floor

Approx. 764.5 sq. feet

