

# 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  
204A

136 MAIN STREET,  
WESTPORT, CT 06880

EVERYTHING  
BUT **water**

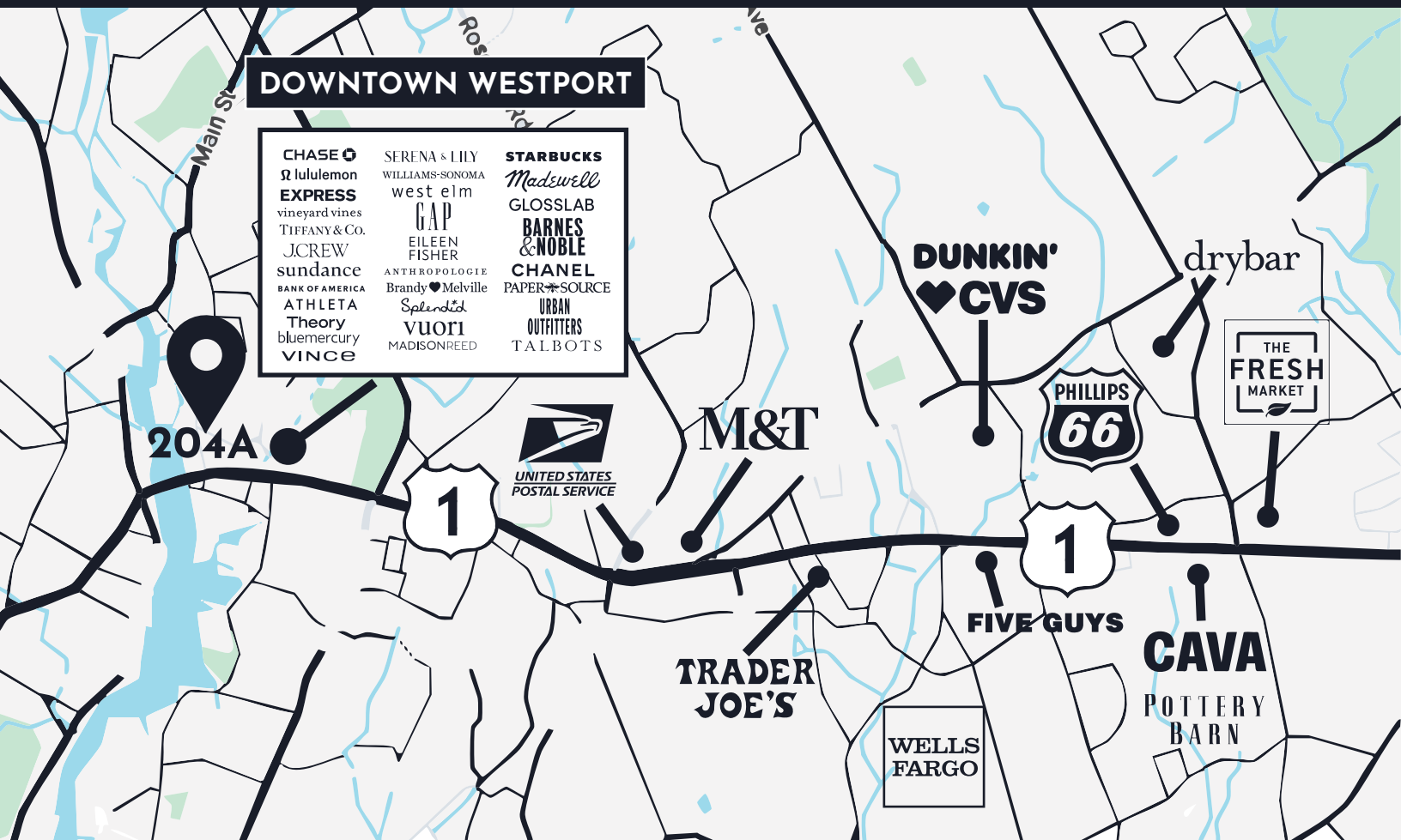
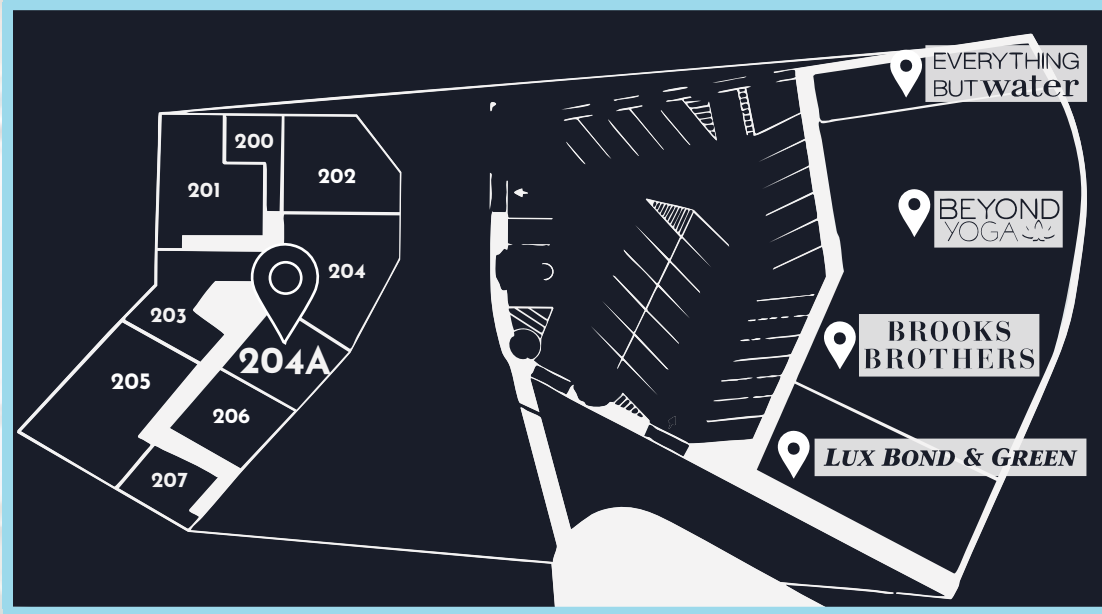
BEYOND  
YOGA 

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

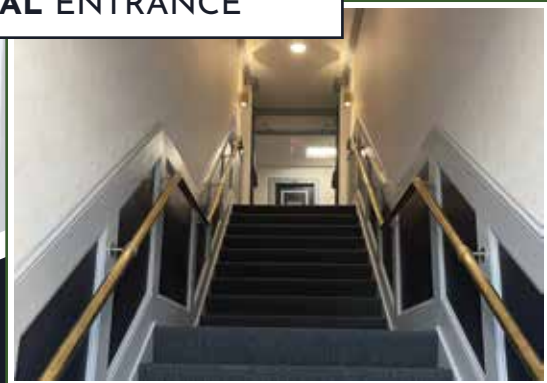
## 3 OPEN OFFICE SPACES



## MODERN AMENITIES

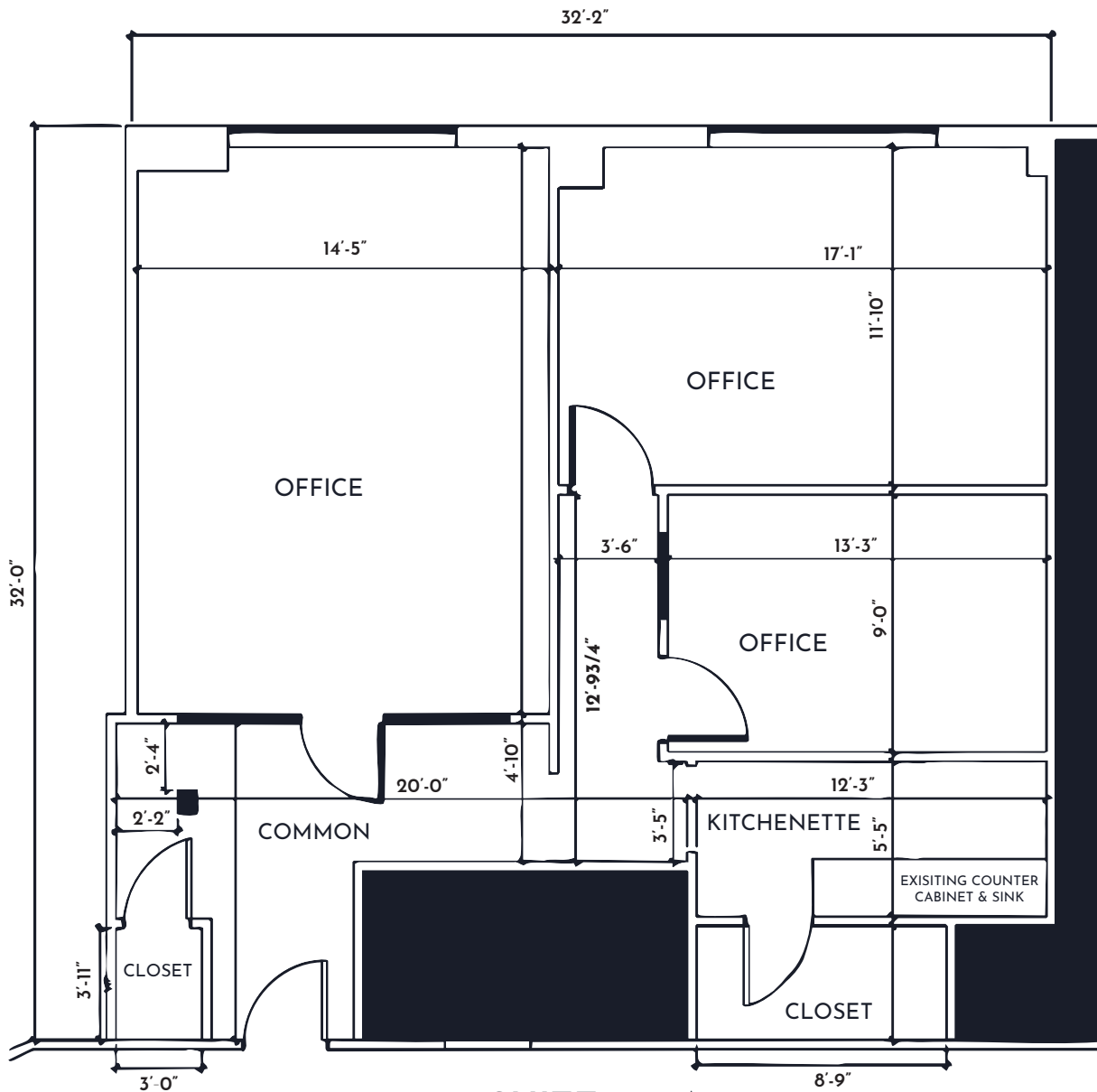


## PROFESSIONAL ENTRANCE





# 204A FLOOR PLAN



**SUITE 204A**  
G.L.A

**1,104 SF**

# 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

