



129 Main Street

Old Saybrook, CT 06475

1,735 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	Full Service Gross
Available Area	1,735	Base Rent	\$21.00- \$28.00 PSF Gross
Lot Size	0.31 Acres	Parking	1 space per suite
Lease Term	3 3 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

Seven first-floor suites totaling 1,735 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 \$21.00 to \$28.00 PSF on a Full Service Gross basis, inclusive of utilities and shared amenity access. Suites are available May 1, 2026.

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Agents for Switz Real Estate Associates Inc.

129 Main Street - Inside Image

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129 Main Street - Outside Image

Old Saybrook, CT 06475



For more Information Contact:

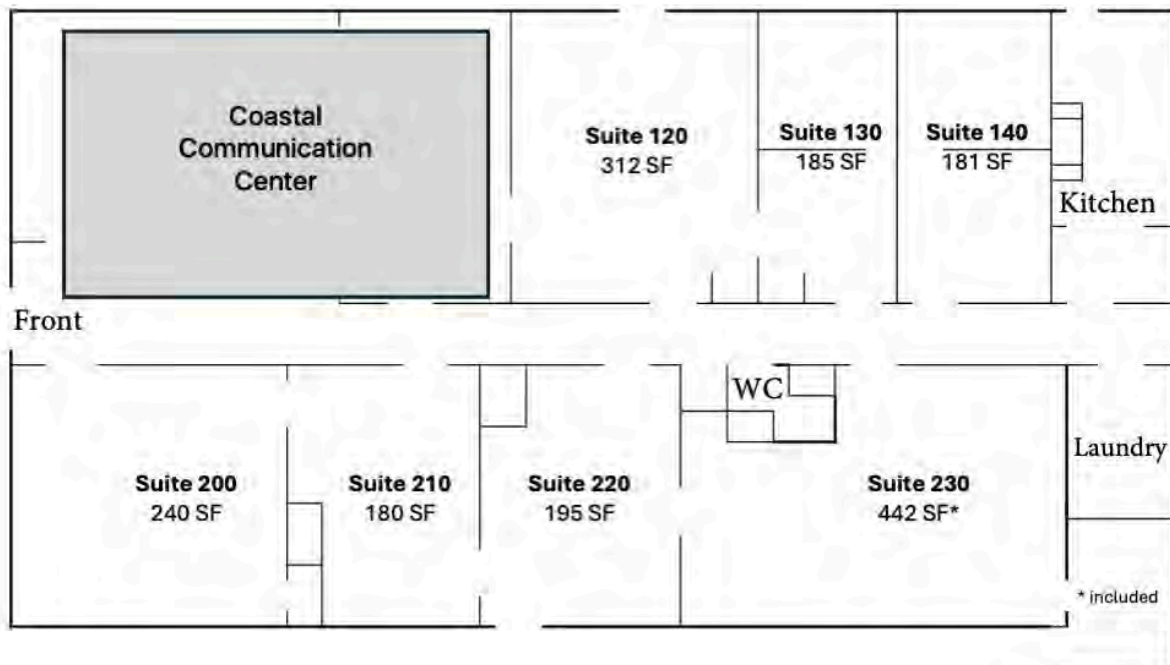
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129 Main Street - Tenant Map

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Demographic Highlights & Population Projections

Old Saybrook, CT 06475



Est. Population (2025)
18,838



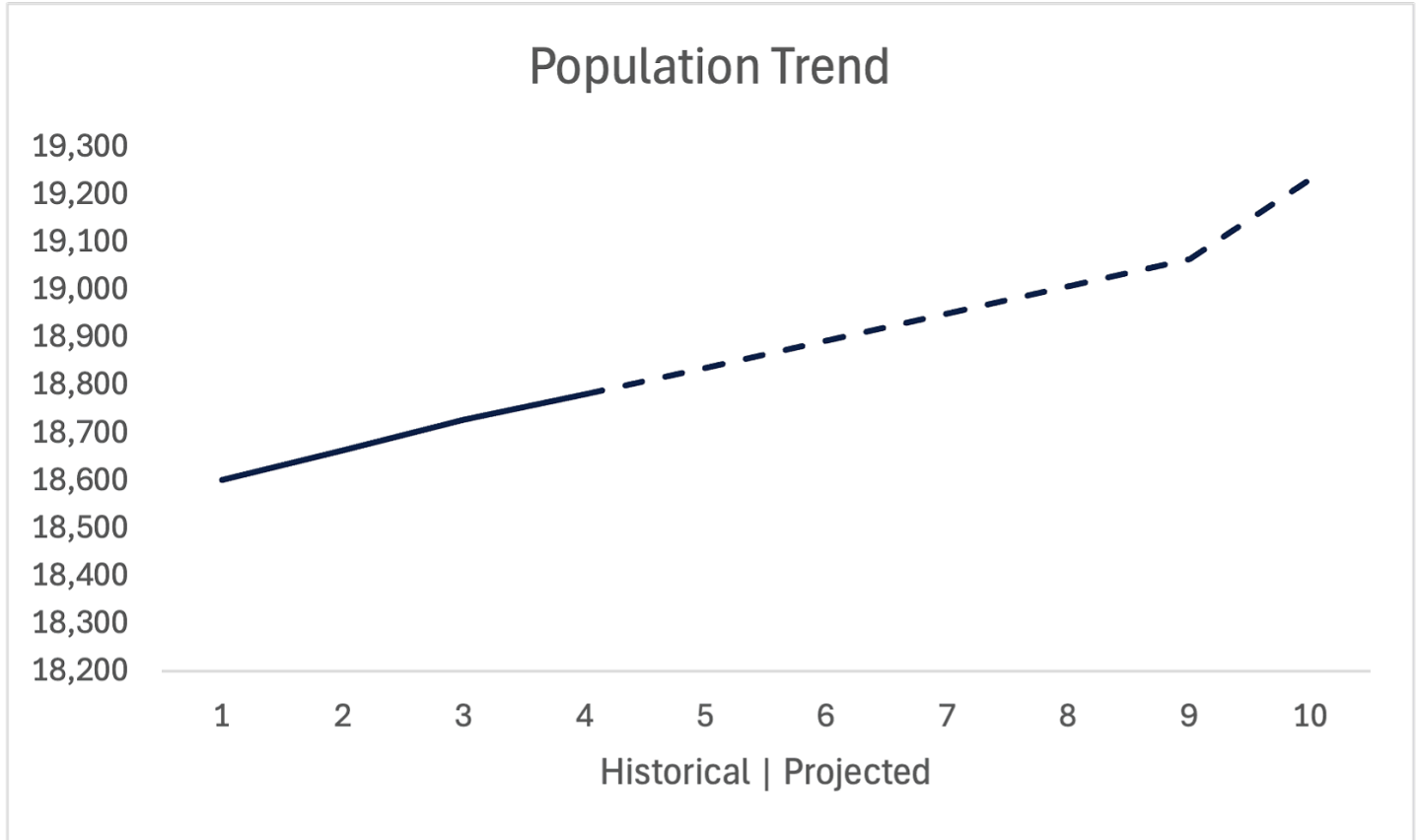
Est. Population (2024)
18,782



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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