



High Traffic, High Visibility end cap in one of most visited shopping centers in Westport

**1790 Post Road East
Westport, Connecticut**



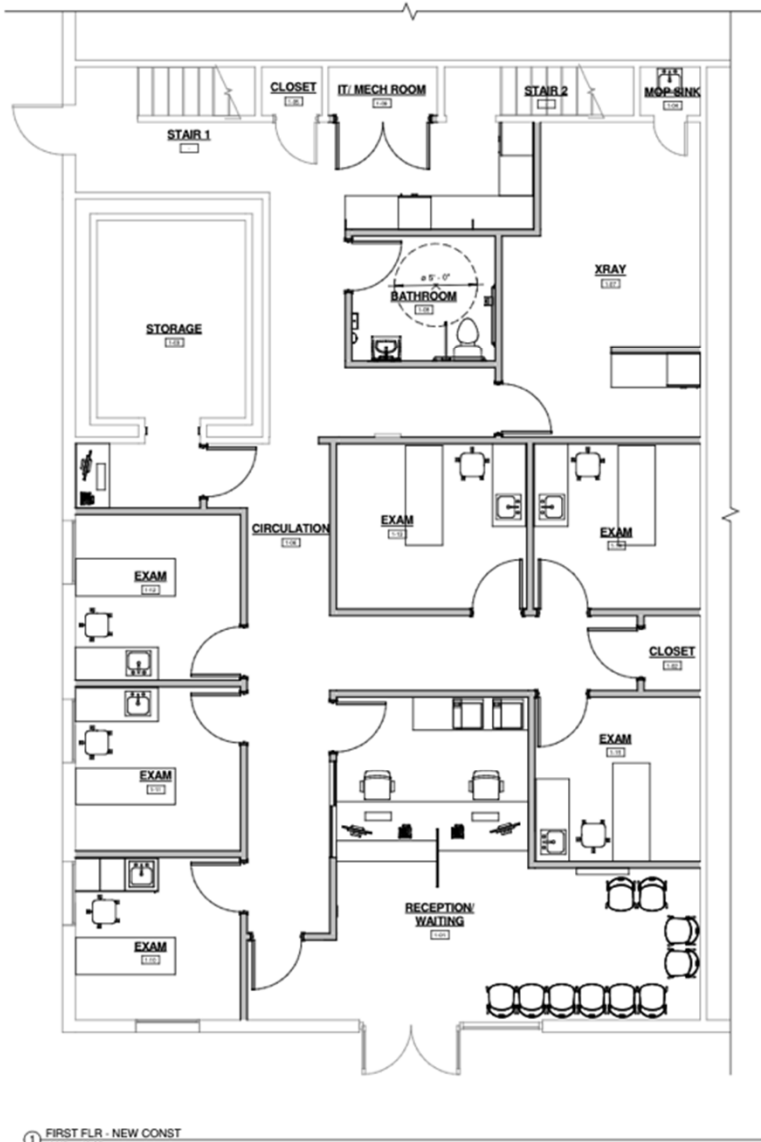
About the Space

High-visibility, high traffic end cap in one most visited shopping centers in Westport. The main floor space is 2,400 SF fully built out as a medical office space. It features six exam rooms all with sinks, handicap bathroom, reception and waiting area, X-Ray lab and storage space. The space comes with additional 500 SF on the second floor that include two private offices, two bathrooms, break area and kitchenette, AT NO ADDITIONAL COST. This end-cap is highly visible from the four-way signalized intersection of Post Road East (US-1) and Bulkley Avenue South/North. Great building signage available. 20,000 +/- cars per day pass in front of the shopping center.

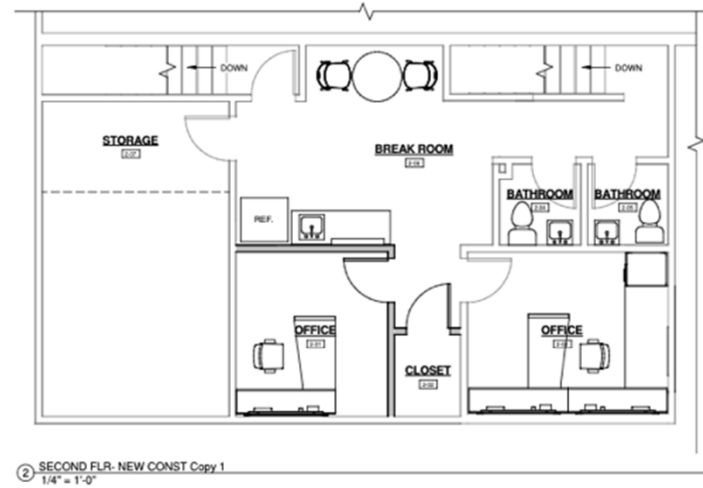
- Address: 1790 Post Road East (US-1) Westport, CT – Fairfield County
- Space available: 2,400 SF on main floor, 500 SF on second floor
- Rent: \$52 per sf Triple Net – charged only on the 2,400 SF on main floor
- Triple Net charges: Estimated at \$10 per SF
- Zoning: GBD – General Business District – allows most commercial uses
- Parking Ratio: 5/1000
- Availability: January 1, 2027
- Co-tenants: Stop & Shop, Kindred Spirits & Wine, Westport French Cleaners

All information in subject to errors and omissions





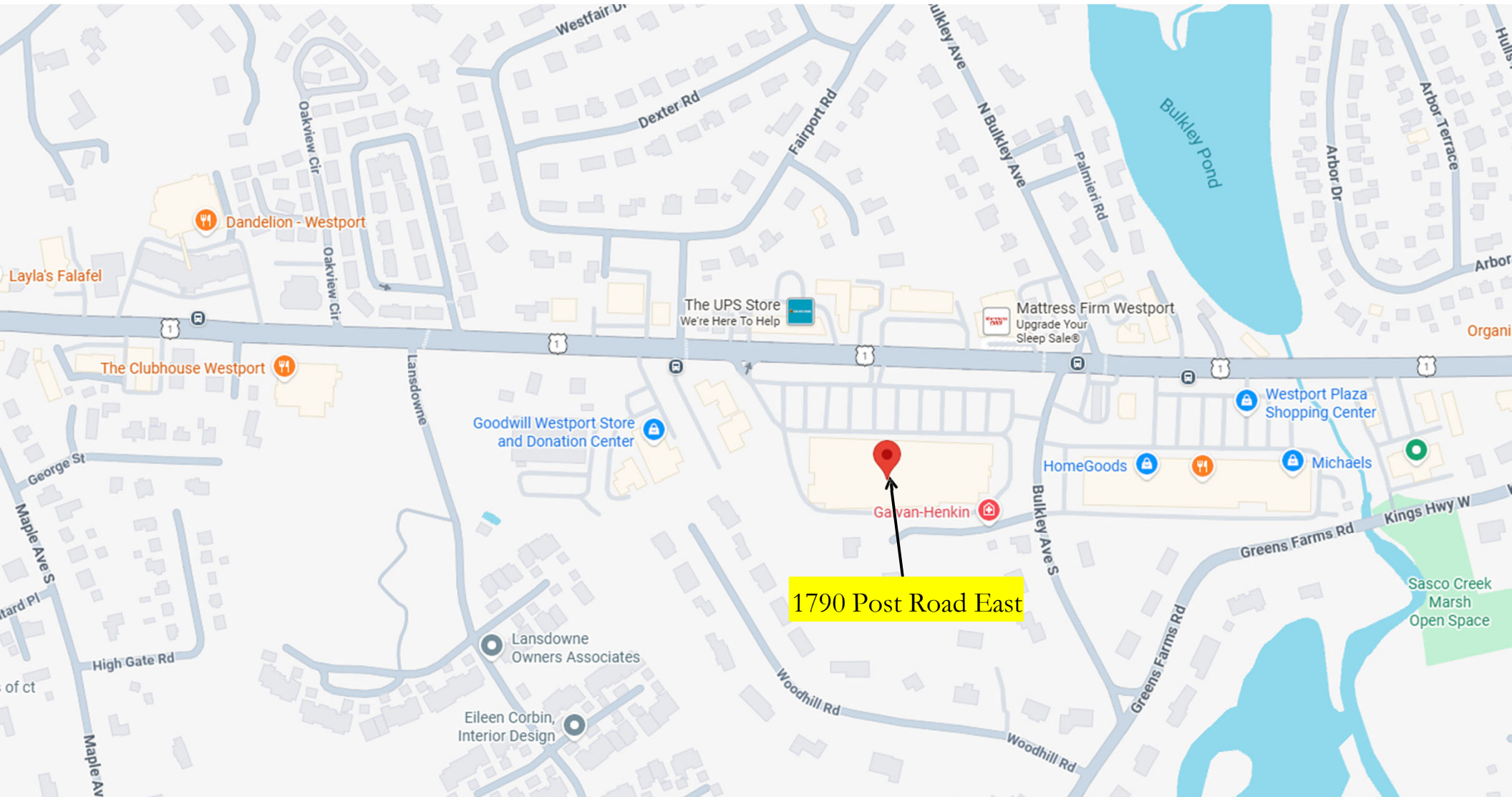
Main Floor



Second Floor

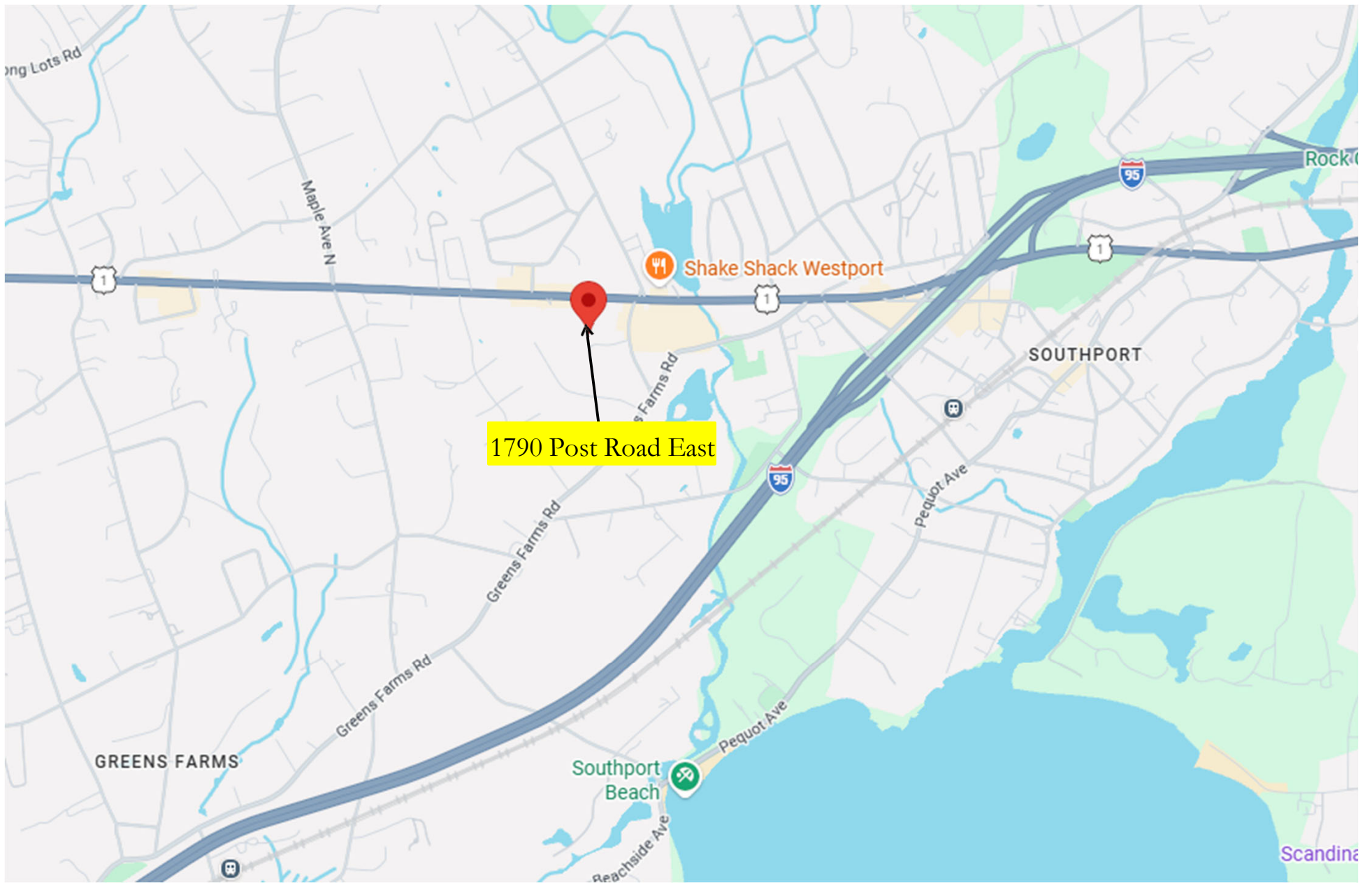
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1790 Post Road East





For additional information, please contact:

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The logo consists of the letters 'H' and 'K' in a blue, serif font, centered within a white square. The square is positioned at the bottom left of the page, overlapping a dark blue vertical bar that runs along the left edge of the document.

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