

965 Post Road East
Westport, Connecticut

FOR SALE OR LEASE

5,536 SF Office/Residential Building • Route 1 Facing Site



965 Post Road East Westport, Connecticut

OFFERING SUMMARY

As exclusive agent, Cushman & Wakefield is pleased to offer for sale or lease 965 Post Road East located in Westport, Connecticut.

965 Post Road East is a three-story 5,336± SF building with a 1,712± SF basement that provides office space on the first two floors and a single 2-bed/1-bath apartment unit on the 3rd floor. The 3rd floor apartment recently signed a 1-year lease and there is a 340 SF tenant occupying space on the 1st floor. The building is situated on a 0.37-acre corner lot fronting Route 1 (75'± frontage/22,800± VPD) that is improved with a 14-space parking lot that is accessible from two curb cuts along Wakenor Road.

965 Post Road East is highly accessible to the area's nearby neighborhoods and employment centers. The property is situated approximately 1.8 miles from I-95/Exit 18, 1.2 miles from the Green's Farms Metro-North Train Station, and 2.7 miles from the Merritt Parkway/Exit 42. This location also sets the property amid Westport's 1+ MSF retail corridor and within a 5-minute drive of downtown Westport's world class shopping and dining.



PROPERTY SUMMARY

Site Size / Zone	0.37 Acres / BPD	Available Space	3,284 SF
Parking Spaces	14 Spaces	Asking Rent	\$29.00 PSF
Office / Residential Space	Office: 1st & 2nd Fl / 2-Bed/1-Bath: 3rd Fl	Heating	Gas; Forced Air
Building Area	1st Floor 1,912	Cooling	Central Air Conditioning
	2nd Floor 1,712		
	3rd Floor 1,712	Unit Amenities	Private Bathrooms Operable Windows
	Total SF 5,336		

TENANT SUMMARY

Office Tenant	SF: 340 LXD: 01/31/25 Rent: \$805/month Utilities: \$104/SF	Residential Tenant	SF: 1,712 LXD: 02/28/25 Rent: \$2,750/month Utilities: Included
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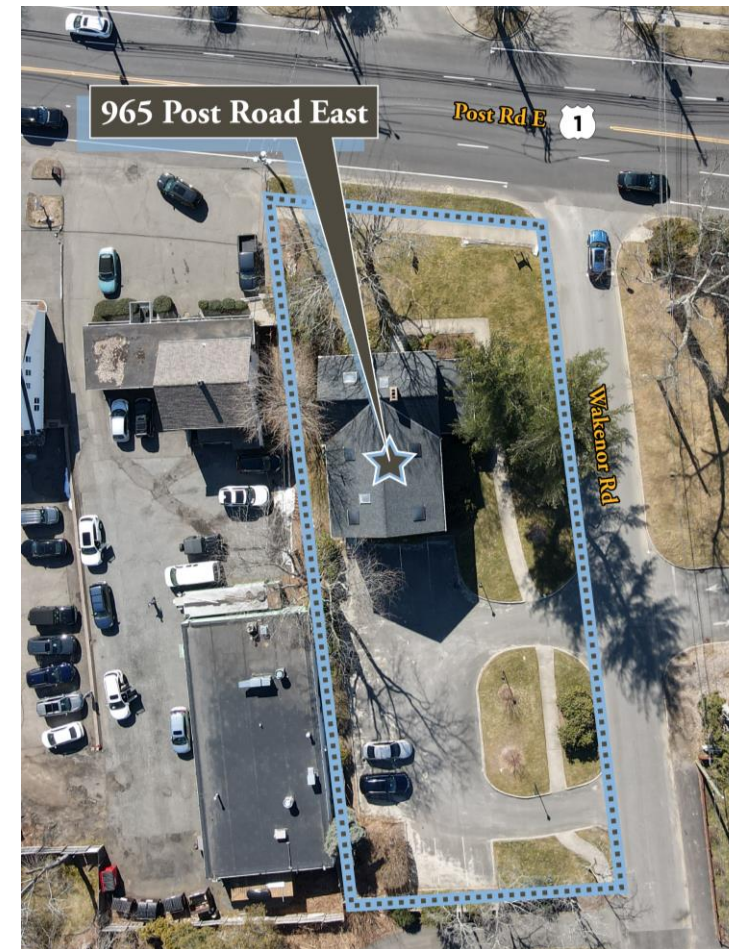
HIGHLIGHTS

Value-Add or Owner-Occupant Opportunity

Prime Route 1 Setting Only Minutes from I-95, Metro-North & the Merritt Parkway

Surrounded by Complementary Regional & Local Tenancy

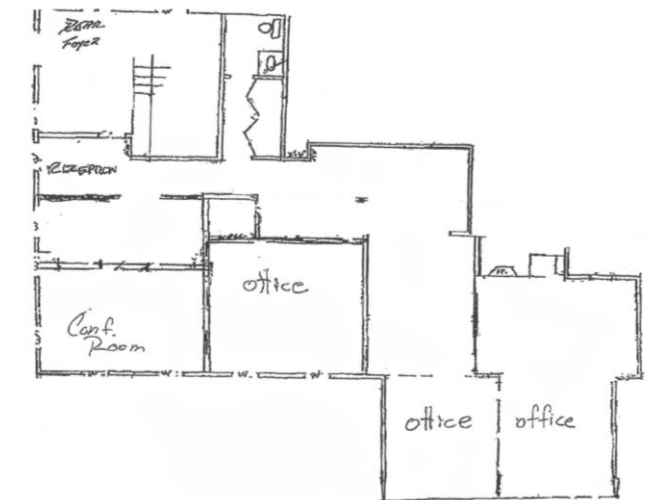
High Profile Demographics



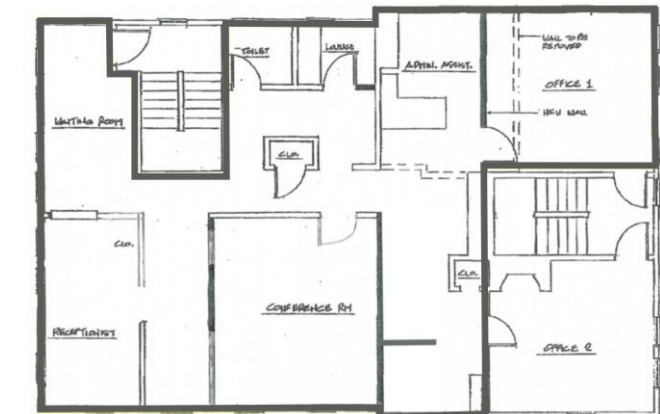
965 Post Road East Westport, Connecticut

FLOOR PLANS

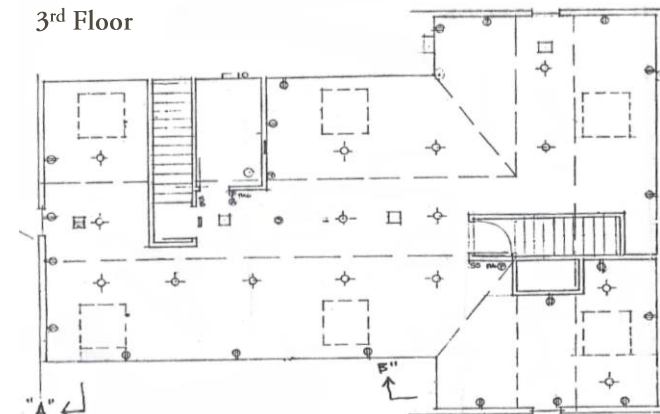
1st Floor



2nd Floor



3rd Floor



965 Post Road East

Westport, Connecticut

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