



## Rare Office Leasing Opportunity



### 37 Franklin Street, Westport, CT

**Description:** This is a wood frame, 6,000± sq. ft owner-occupied office building.

**Location:** Superbly located within walking distance to the Westport train station, one block from Exit 17 of I-95, and all Saugatuck amenities, including restaurants, banking, Post Office and retail shops.

**Available Space:** 2nd Floor—1125 rentable sq. ft.

**Parking:** 3/1000 parking spaces in private lot.

**Rental Rate:** \$24 per sq. ft. Pure Gross

**Contact: Robert D. Lewis, Partner**  
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NEW WOOD EXIT BALCONY ABOVE TO EXISTING EXIT STAIR PROVIDE GUARD RAIL, 4" GAP MAX. EXIT CREATES SECOND EXIT FROM TENANT 3.

NEW EXIT DOOR, WALLS & NEW DORMER ABOVE TO ACCOMMODATE NEW DOOR HEIGHT. EXIT CREATES SECOND EXIT FROM TENANT SPACE 3.

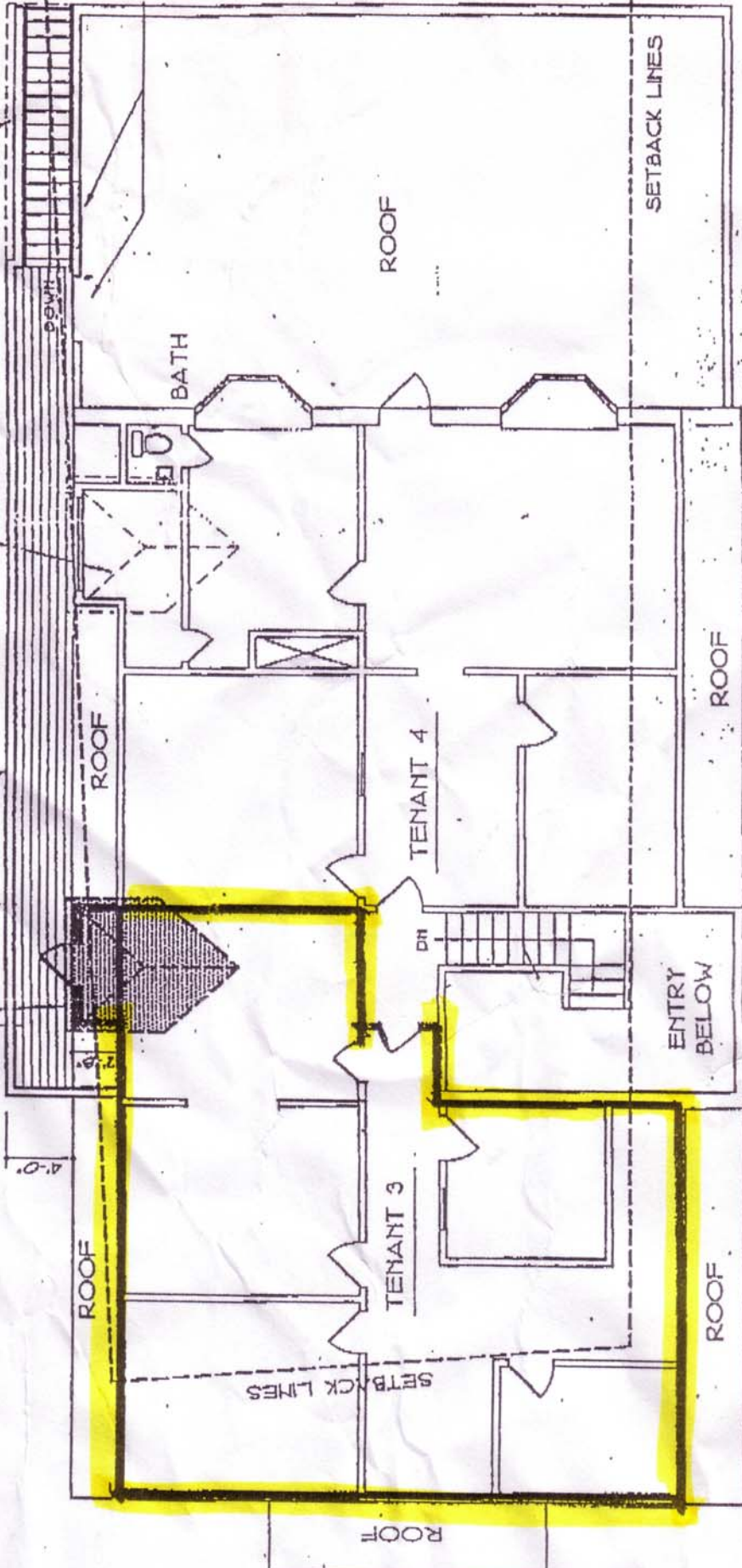
RENOVATE EXISTING STAIRWAY AND PROVIDE HANDRAILS AND GUARDRAILS BOTH SIDES, PER CODE.

EXISTING DORMER FOR WINDOW.

+1.5ft-3"

+1.7'-8"

4'-0"



(A)

B SECOND FLOOR PLAN

A-1 1/8" = 1'-0"