

# OFFICE SPACE FOR LEASE

19 Ludlow Road, Westport, CT



To arrange a tour contact:  
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Individual Members  
Society of Industrial & Office Realtors

## VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

# 19 LUDLOW ROAD, WESTPORT, CT

Professional office setting in a recognized Westport location

## Space Details

1,432± SF available on 3<sup>rd</sup> floor

Convenient to downtown & train

Convenient surface and garage parking and building amenities

Good building condition with elevators and upgraded common areas

Location: Convenient to exit 17, I-95

Attractive Price: Only \$24.00 / RSF  
Competitive pricing for the area

## Ideal businesses for the space:

Wealth Management / Financial Advisory / Family Office

Boutique Legal Practices: Estate & Elder Law,

Corporate/Compliance Law, IP/Technology Law,

Immigration Law

Behavioral Health / Healthcare Professionals

IT, Cybersecurity & Tech Consulting

Architecture, Engineering & Design Firms

Professional Consulting Companies

Real Estate Companies

Professional Education/Training

General Back-office/ Admin Services



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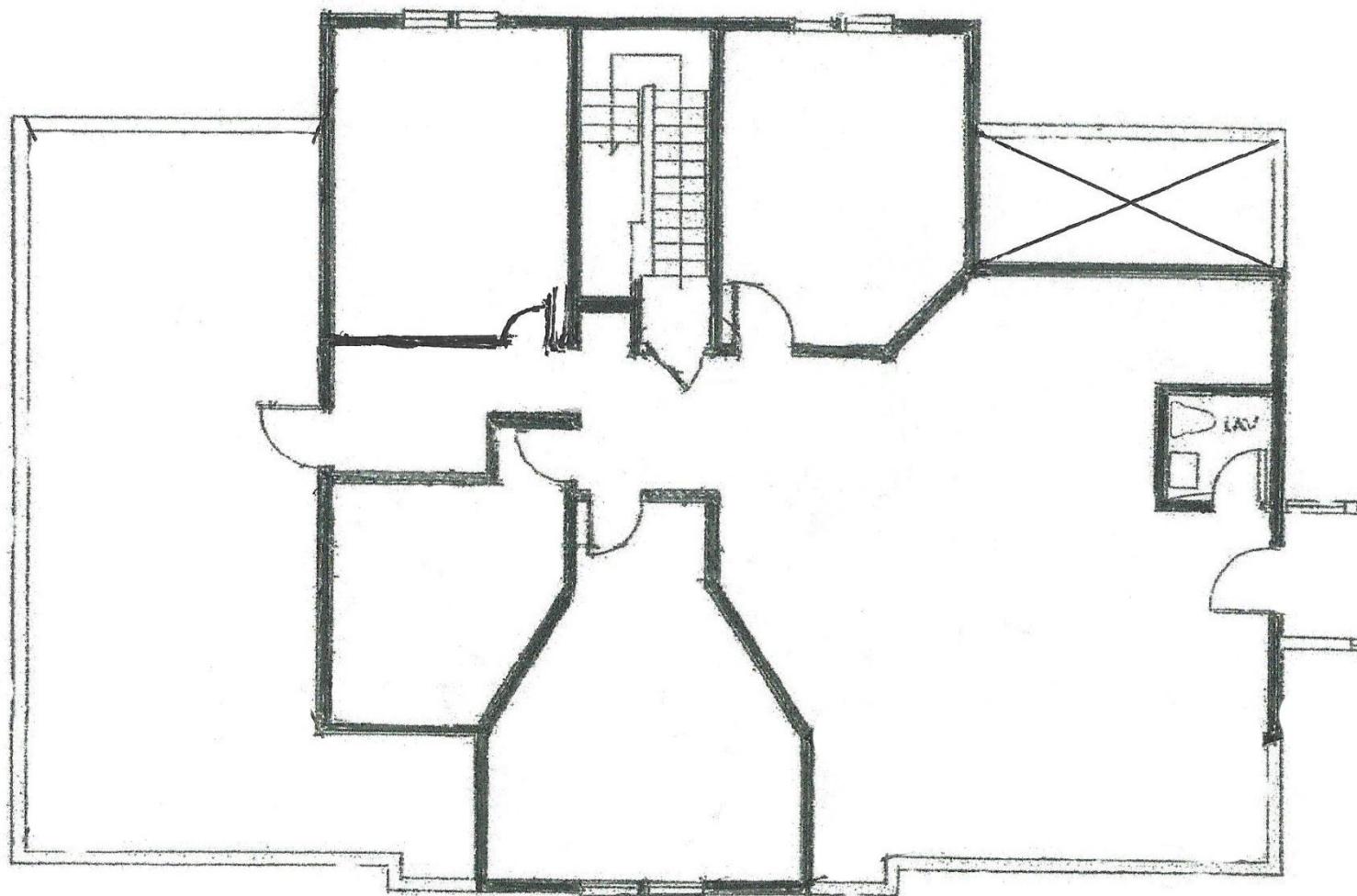
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1,432 Square feet



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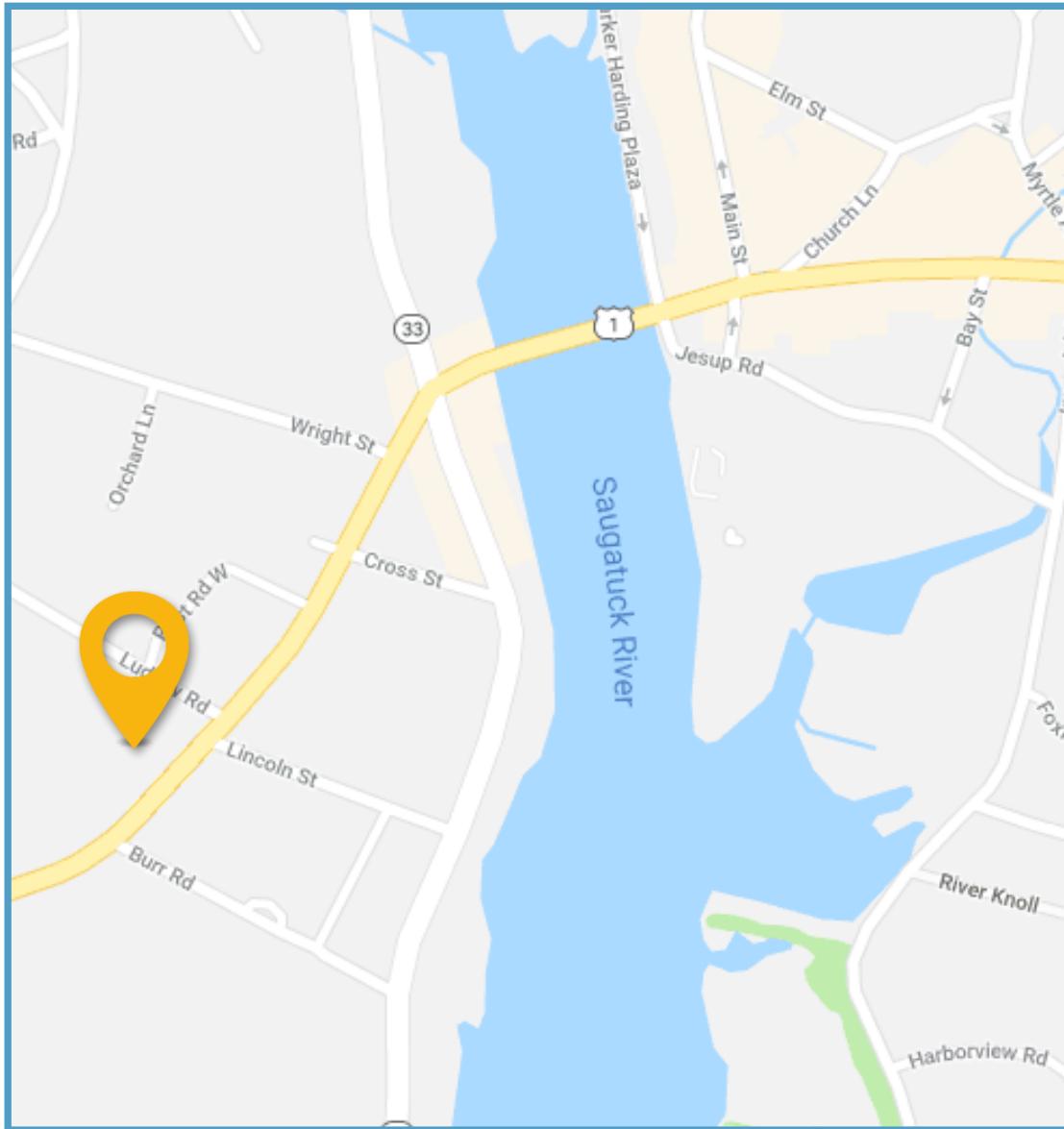
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# Westport, Connecticut

## General

ACS, 2019–2023	Westport	State
Current Population	27,282	3,598,348
Land Area $mi^2$	20	4,842
Population Density $people\ per\ mi^2$	1,367	743
Number of Households	9,698	1,420,170
Median Age	46	41
Median Household Income	\$250,001	\$93,760
Poverty Rate	4%	10%

## Economy

### Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Retail Trade	2,565	
Food and Beverage Stores		32%
2 Health Care and Social Assistance	2,390	
Ambulatory Health Care Services		58%
3 Finance and Insurance	2,034	
Securities, Commodities, & Financial Inv.		67%
4 Government	1,982	
Local Government		90%
5 Professional, Scientific, and Tech Svc	1,870	
Professional, Scientific, and Tech Svc		100%
Total Jobs, All Industries	16,136	

### SOTS Business Registrations

Secretary of the State, March 2025

#### New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	592	649	564	643	648

Total Active Businesses 5,806

### Key Employers

Data from Municipalities, 2025

1	Bridgewater Associates
2	Town of Westport Public Schools/Government
3	Westport/Weston YMCA
4	Ed Mitchell Inc.
5	Gault Inc.

## Schools

CT Department of Education, 2024-25

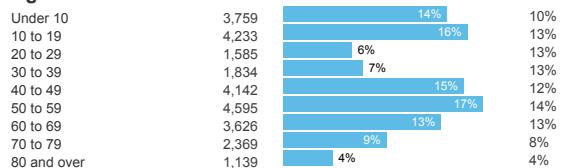
### School Districts

Westport School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Statewide	-	508,402	20,762	88%

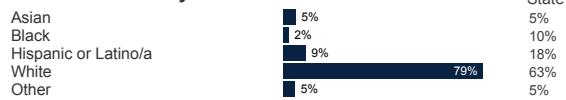
## Demographics

ACS, 2019–2023

### Age Distribution



### Race and Ethnicity

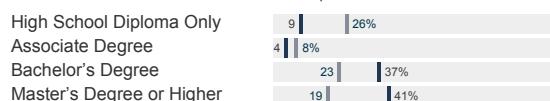


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

### Language Spoken at Home



### Educational Attainment

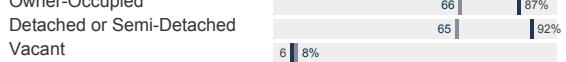


## Housing

ACS, 2019–2023

Westport	State
Median Home Value	\$1,245,200
Median Rent	\$2,369
Housing Units	10,326

### Owner-Occupied



### Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

Westport School District	Math	ELA
Statewide	44%	49%

# Westport, Connecticut

## Labor Force

CT Department of Labor, 2024

	Westport	State
Employed	12,690	1,842,285
Unemployed	390	67,181

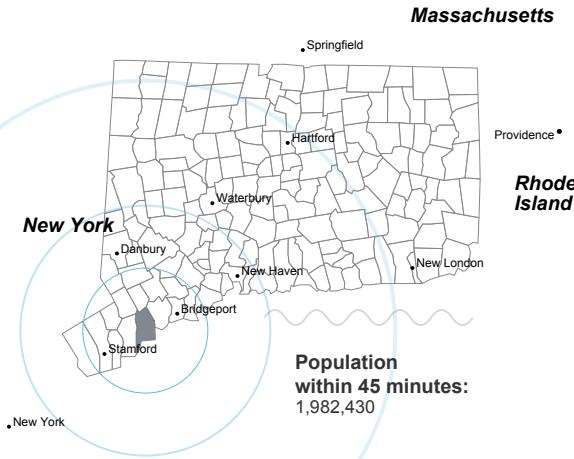
Unemployment Rate

3 | 4%

Self-Employment Rate\*  
\*ACS, 2019–2023

10 | 20%

## Catchment Areas of 15mi, 30mi, and 60mi



## Access

ACS, 2019–2023

Mean Commute Time \*

40 min 26 min

No Access to a Car

2 | 9%

No Internet Access

1 | 7%

## Commute Mode

Public Transport

3 | 12%

Walking or Cycling

2 | 3%

Driving

48 | 78%

Working From Home \*

14 | 36%

## Public Transit

CT transit Service

-

Other Public Bus Operations

Norwalk Transit District

Train Service

Metro-North

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

CT Office of Policy and Management, State FY 2021–22

### Municipal Revenue

Total Revenue	\$235,494,844
Property Tax Revenue	\$198,393,367
per capita	\$7,234
per capita, as % of state avg.	221%
Intergovernmental Revenue	\$20,561,438
Revenue to Expenditure Ratio	101%

### Municipal Expenditure

Total Expenditure	\$233,779,675
Educational	\$144,066,529
Other	\$89,713,146

### Grand List

Equalized Net Grand List	\$15,471,132,194
per capita	\$564,084
per capita, as % of state avg.	316%
Commercial/Industrial	12%
Share of Net Grand List	
Actual Mill Rate	18.07
Equalized Mill Rate	12.67

### Municipal Debt

Moody's Rating (2024)	Aaa
S&P Rating (2024)	-
Total Indebtedness	\$111,323,797
per capita	\$4,059
per capita, as % of state avg.	138%
as percent of expenditures	48%
Annual Debt Service	\$15,671,103
as % of expenditures	7%

## About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from [profiles.ctdata.org](http://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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