

UNIQUE RETAIL/OFFICE/FLEX SPACE WESTPORT, CONNECTICUT



38 Franklin Street

- **1,000+/-S.F. 1st floor flex space @ \$35/S.F. NNN + Utilities (LEASED)**
- **924+/-S.F. 1st floor retail/office space @ \$35/S.F. NNN + Utilities**
- **1,000+/- S.F. 2nd floor office space @ \$25/S.F. Gross + Electric**
- **Ideal site for a variety of uses, including fitness training, service type businesses (with ability to park a number of vans and/or small trucks) and restaurants**
- **Ample and easily accessible parking**
- **Short walk to a wide variety of amenities in Saugatuck area of Westport and the Metro-North Railroad Station.**
- **Wonderful location for serving customers in Fairfield County/Southwestern CT**

Contact Exclusive Agents

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FIRST FLOOR





SECOND FLOOR



