

203.226.8325

245 Main Street, Westport, CT

Fax 203.227.7856

www.johndhastings.com

## UNIQUE RETAIL/OFFICE/FLEX SPACE WESTPORT, CONNECTICUT



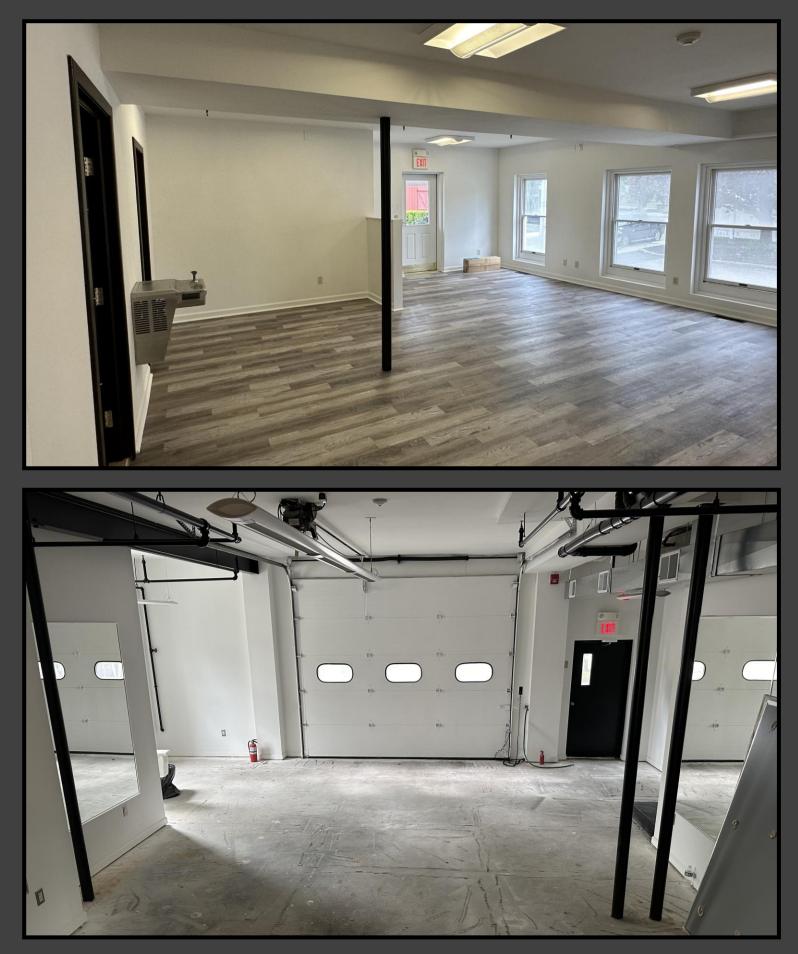
## 38 Franklin Street

- 1,000+/-S.F. 1st floor flex space @ \$35/S.F. NNN + Utilities (LEASED)
- 924+/-S.F. 1<sup>st</sup> floor retail/office space @ \$35/S.F. NNN + Utilities
- 1,000+/- S.F. 2<sup>nd</sup> 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 AgentsPete Green<br/>(203) 246-0972Christopher Maglione<br/>(203)858-9701<br/>cmaglione@johndhastings.com



FIRST FLOOR







## SECOND FLOOR





