



1 GLENDINNING PLACE

WESTPORT, CONNECTICUT



**CUSHMAN &
WAKEFIELD**

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49,041 SF SUBLEASE



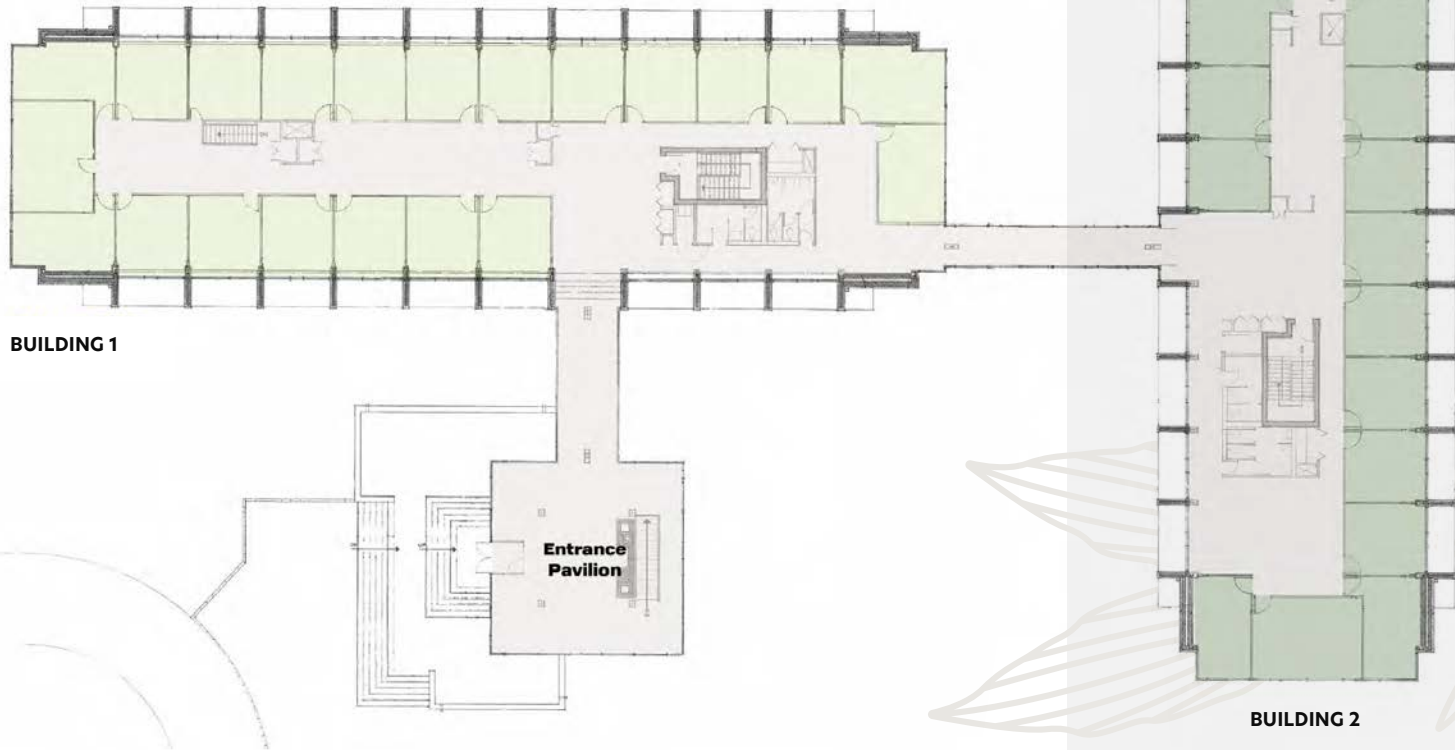
ABOUT THE PROPERTY

1 Glendinning Place is comprised of three interconnected three-story buildings totaling 49,041 SF set on 15.84 picturesque acres in the northernmost part of Westport, CT.

- Creditworthy Sublandlord
- Iconic Class A Office Building
- Historic Architecture Built in 1968 and renovated in 2007
- Masonry & Stone Façade
- 181 Parking Spaces

TYPICAL FLOORPLAN

- Divisions of 8,000 SF, 16,000 SF and 25,000 SF possible



PROPERTY OVERVIEW

SITE DETAILS

PROPERTY ADDRESS	1 Glendinning Place Westport, CT 06880
SITE AREA	15.84 acres
MAP / BLOCK / LOT	C15 / 026 / 000
ZONING	DDD4 Zone - Designated Design District
PARKING	181 spaces

BUILDING DETAILS

BUILDING SIZE	49,041 SF
STORIES	3 stories
YEAR CONSTRUCTED	1968
YEAR RENOVATED	2007
BUILDING FRAME	Masonry
ROOF	Gable; slate
FACADE	Masonry; stone
HVAC	Hot water heat (all); central air conditioning
GENERATOR	600KW / 750KVA Caterpillar Diesel (1,200 gallon) - Full Building
AMENITIES	Cafeteria, fitness center, locker rooms, outdoor dining



BUILDING FEATURES

- Conference rooms with flexible sizes
- On-site cafe
- Mix of private-office and open workspace areas
- Fitness center with locker rooms
- Outdoor dining and recreation areas
- Divisible to accommodate multiple tenants
Furnished office space ready to plug & play





LOCATION

1 Glendinning Place's secluded location is set along an estuary of the Saugatuck River and Lee Pond as well as adjacent to the Leonard Shine Preserve. This location allows for maximum privacy while still allowing easy access to all that Westport has to offer. Downtown Westport, which features some of the area's best shopping and dining is just 2.5 miles away, and the Westport Train Station, with 64-minute service to New York's Grand Central Terminal, is just 4.5 miles away. The Property is also conveniently located less than a mile from the Merritt Parkway (CT Route 15) and 4 miles from Interstate 95, providing excellent regional accessibility.

Private location in One of the Nation's Most Affluent Communities



**FOR MORE
INFORMATION
PLEASE CONTACT:**

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