

Bids Due October 23, 2024

# ONE

## GORHAM ISLAND

Westport, Connecticut

Cushman & Wakefield, as exclusive agent, is pleased to present for sale **One Gorham Island Road** in Westport, CT.

**One Gorham Island Road** is a one-of-a-kind trophy office property uniquely located in the heart of downtown Westport. With breathtaking views and easy access to abundant downtown amenities, the property is the premier office property in the Westport market and has enjoyed decades of high occupancy and top of market rents. Built in 1985 and totaling 40,897 SF across three floors, the property recently underwent a \$2.1 million capital improvement project that included interior, exterior, structural and mechanical upgrades further enhancing the property.

**One Gorham Island Road** is currently 100% leased to two tenants, Bank of America Private Bank and PetVet Care Centers. Both tenants provide the building with a level of credit tenancy unlike anything in the Westport market. Bank of America (NYSE: BAC) is currently the world's 2<sup>nd</sup> largest private bank with a market cap of over \$270 billion and PetVet Care Centers is wholly owned by KKR which is the 3<sup>rd</sup> largest private equity company in the world with over \$552 billion in assets under management.

**One Gorham Island Road** is located within the Westport submarket, which has consistently been one of the strongest submarkets in Fairfield County with low vacancy and steady rent growth. Within Westport, the most desirable office properties have always been those within the downtown area and those along the Saugatuck River. These select properties command the highest rents, maintain the lowest vacancy and re-lease quickly.

**One Gorham Island Road** is located just steps from world class shopping and dining located along Westport's historic Main Street. Globally recognized retail brands such as Tiffany, Lululemon, Gap and Vineyard Vines have been staples of the Main Street landscape alongside local and regional boutiques as well as world class restaurants. Westport is also a thriving art and entertainment destination with numerous galleries and venues including the Westport Playhouse and Levitt Pavilion.

The rare combination of Westport's highly affluent demographic and amenity rich downtown combined with **One Gorham Island Road's** exceptional quality and credit tenancy will provide investors the opportunity to participate in the ongoing appreciation in downtown Westport with the added benefit of strong and growing in-place cash flows.



# ONE

## GORHAM ISLAND

Westport, Connecticut

True Best-in-Class Asset—  
\$2.1M Renovation Recently Completed

Irreplaceable Location on Saugatuck River  
within Downtown Westport

Strong Office Market Fundamentals

Unmatched Credit Tenancy

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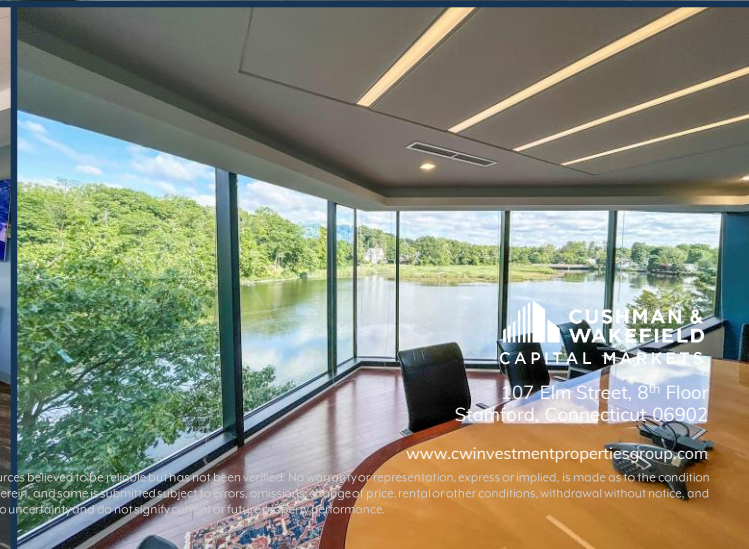
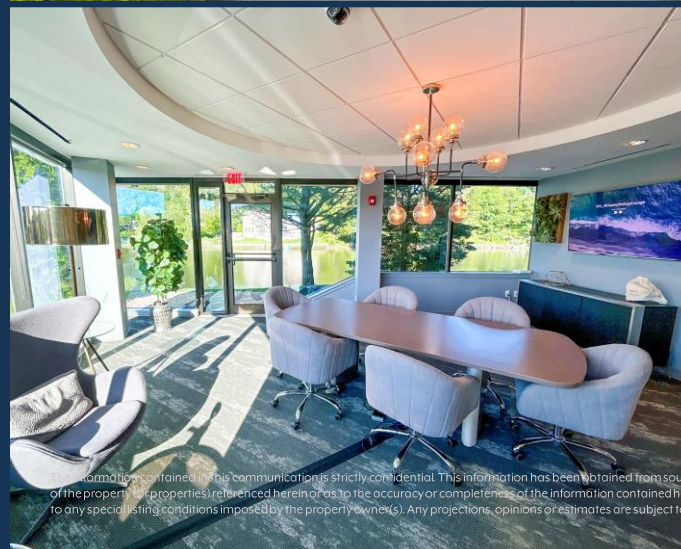
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