

BANKSIDE

AT NATIONAL HALL



54 WILTON ROAD, WESTPORT, CT

Cushman & Wakefield, as exclusive advisor, is pleased to present for sale a 100% condominium interest in **54 Wilton Road** in Westport, CT.

Situated on 1.58 acres in the heart of downtown Westport, **54 Wilton Road** is a 25,779 SF trophy office building located on the banks of the Saugatuck River. Designed by acclaimed Westport-based architecture firm Roger Ferris & Partners, the property was completed in 2018 on the site of the longtime Save The Children headquarters. The property was built under a special variance that allowed for its development despite a long-standing moratorium prohibiting commercial buildings over 10,000 SF—a restriction that remains in effect today. The property was 100% pre-leased prior to the completion of construction and represents one of only three new construction multi-tenant buildings to be built in Fairfield County in the last decade. All three properties have experienced robust tenant leasing activity and achieved record breaking rental rates, underscoring the market's appetite for well located, modern office space.

54 Wilton Road is currently 100% net leased to three tenants: private equity firm Gemspring Capital, global real estate brokerage Compass and wealth management firm Coastal Bridge Advisors. The property features an average year 1 rental rate of \$47.70 PSF Net and a

weighted average lease term of 4.6 years. All three leases are structured as net leases, with tenants reimbursing their pro-rata share of the utilities, operating expenses and real estate taxes.

54 Wilton Road is conveniently located adjacent to some of the region's best shopping, dining and entertainment including Westport's historic Main Street. Globally recognized retail brands such as Tiffany, Chanel, Lululemon, Anthropologie, Gap and Vineyard Vines are staples of the Main Street landscape alongside local and regional boutiques and world class restaurants. The property provides easy transportation access to I-95, The Merritt Parkway (CT-15) and the Westport Train Station. Westport also boasts some of the area's strongest demographics with an average 2024 household income of \$286,891, a median 2024 home sale of \$2M and one of the highest ranked school systems in the State of Connecticut.

Located in one of the region's highest performing and coveted boutique markets, **54 Wilton Road** offers investors a unique opportunity to acquire a newly constructed, 100% net leased trophy office building that provides stable cash flow and strong potential for continued long-term asset appreciation.

PREMIER DOWNTOWN WATERFRONT LOCATION • 100% NET LEASED

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Stable, Long-Term Cash Flow

Outstanding Westport
Office Market Fundamentals

Rare New Construction Product

High Barrier to Entry Market

Premier Downtown Westport Location

Exceptional Westport Demographics

SALE INQUIRIES

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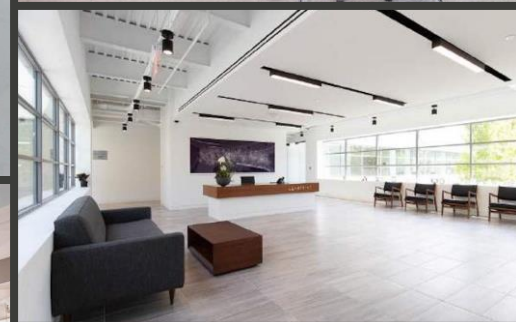
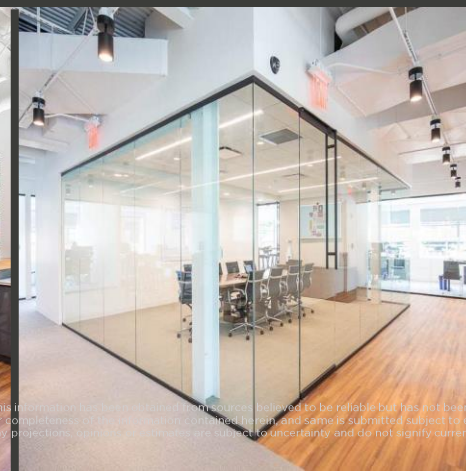
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