



140 Elm Street

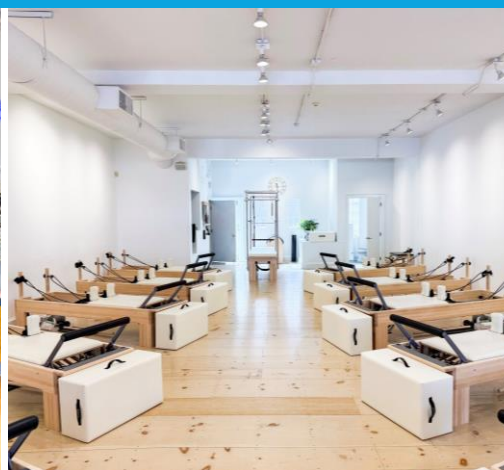
NEW CANAAN, CONNECTICUT

Cushman & Wakefield's Capital Markets Group is pleased to offer for sale 140 Elm Street in New Canaan, Connecticut.

140 Elm Street is a 90.8% occupied 10,709± SF (plus 5,400± SF basement) retail/office building optimally situated in the sought-after section of Elm Street (75'± frontage) within the heart of New Canaan's fashionable "Town Center." This prestigious location is surrounded by numerous upscale boutiques and national retailers, such as Ralph Lauren, J.Crew and Vineyard Vines, fine dining establishments, and professional/service offices. The appeal of the property is further enhanced by its access to ample municipal parking and steps from the New Canaan Metro-North Train Station, as well as its proximity to the area's main transportation routes.

Downtown New Canaan is a high barrier to entry market and prime-location buildings like 140 Elm Street rarely become available for sale. The offering of 140 Elm Street provides the unique opportunity to acquire a highly visible building in the heart of downtown New Canaan that has consistently had a strong tenant demand and a stable cash flow, with the ability to mark-to-market rents as leases roll. As of 4th Quarter 2025, the retail and office vacancy rates in New Canaan were approximately 6%. The submarket's historically low vacancy rates, together with the consistent demand for New Canaan CBD properties, provides a competitive advantage when negotiating terms with prospective tenants.

Downtown Retail/Office Building Fronting Elm Street • 91% Leased



140 Elm Street

NEW CANAAN, CONNECTICUT

**Stable Asset in
High Barrier to Entry Market**

**Prime Setting—Outstanding
Elm Street Location**

**Immediate Access
to In-Demand Parking**

**Local & Regional
Accessibility**

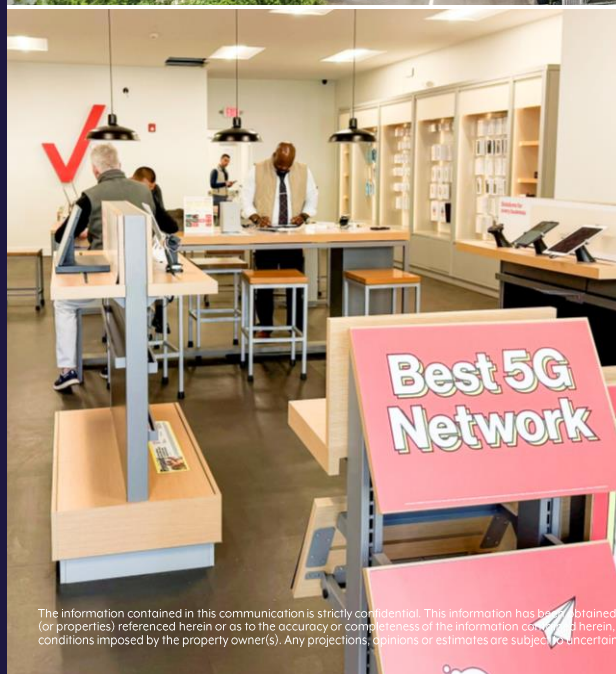
**Outstanding
Demographics**

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