



21 Charles Street

WESTPORT, CT

Cushman & Wakefield, as exclusive advisor, is pleased to present for sale 21 Charles Street in Westport, CT. This rare transit-oriented, blank-canvas opportunity is located in one of Fairfield County's most prestigious and supply-constrained office and mixed-use markets. Spread over 4 full floors as well as a mezzanine and penthouse, the building totals 33,110 SF and features two levels of structured parking totaling 35 spaces. Delivered 100% vacant, the property offers incoming ownership complete flexibility to reposition, re-tenant, or fully reimagine the asset to meet modern tenant demand or a future redevelopment vision, unrestricted by existing leases or operational constraints.

Strategically situated adjacent to the Westport Train Station and seconds from I-95, 21 Charles Street occupies one of the most accessible and commuter-oriented locations in the county. The property is positioned within a district experiencing ongoing transformation, with multiple nearby parcels poised for significant redevelopment. The recently enacted State of Connecticut legislation H.B. 8002 is expected to further accelerate this momentum by encouraging additional residential and commercial density in transit-served areas, enhancing long-term redevelopment optionality and underlying land value for well-located infill assets such as this.

Beyond its strategic location, the property offers immediate walkability to many of Westport's acclaimed restaurants, cafés, boutique retailers, and waterfront amenities, and with close proximity to Westport's vibrant downtown and Main Street corridor.

33,110 SF	0.14	GBD	0%
Building Size	ACRES	Zone	Occupancy
35	450'	0.1 Miles	
Garage Spaces	Distance to	Distance to	

Rare Blank-Canvas
Opportunity

Exceptional Transit-
Orientated Location

Walkable, Amenity-
Rich Environment

Positioned for
Future Development
Momentum

Extremely
High Barrier to
Entry Market

H.B. 8002:
Unlocking Transit-
Area Potential

Highly Sought-After
Westport Market



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**21
Charles
Street**

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