




Nyala Farms Corporate Center

Cushman & Wakefield, as exclusive advisor, is pleased to offer for sale the Nyala Farms Corporate Center located at 1 Nyala Farms Road in Westport, Connecticut.

Situated on 52.96 acres, the campus consists of five Class A office buildings and two accessory structures totaling $\pm 389,916$ SF. The office buildings range in size from $\pm 43,000$ to $\pm 113,000$ SF and are set within a dramatic, estate-like setting of rolling hills, open meadows, mature tree lines and winding internal drives, creating one of the most distinctive and picturesque corporate environments in the region. The property features a full complement of corporate amenities, including a full-service cafeteria, fitness centers with locker rooms, athletic fields, gardens, walking trails, and multiple conference and event spaces, complemented by state-of-the-art building systems and infrastructure. The campus is currently owner-occupied by Bridgewater Associates, who can enter into a sale-leaseback arrangement, providing near-term occupancy and income while preserving long-term optionality for future ownership.

Nyala Farms Corporate Center is located within the DDD4 Zoning District, which permits general business offices and research laboratories, along with certain residential and institutional uses consistent with the adjacent Residence AAA District. In addition to its underlying zoning, the campus is subject to open space restrictions covering approximately 23.2 acres along the northern portion of the site, as well as certain deeded use restrictions related to the office component.

Nyala Farms Corporate Center represents a uniquely scaled and institutionally built corporate campus in a market otherwise defined by smaller, boutique assets. Westport is widely regarded as one of the strongest and most sought-after office submarkets in Fairfield County, characterized by sustained tenant demand, limited availability, and strengthening rental rates. The market is led by financial services firms seeking proximity to senior executives and clients residing locally, alongside a diverse mix of professional services, marketing, technology, and healthcare users. Westport's office inventory is further defined by significant barriers to entry, most notably a longstanding moratorium prohibiting the development of commercial properties exceeding 10,000 SF. This restriction has effectively eliminated the possibility of new large-scale corporate development within the town, leaving Nyala Farms Corporate Center as a first and last of its kind asset within the Westport market.

Nyala Farms Corporate Center presents a rare opportunity to acquire a large-scale, institutionally constructed corporate campus in one of the region's most affluent and supply-constrained markets. The property is well suited for an owner-user seeking a premier headquarters environment, or for an investor pursuing a value-add or lease-up strategy, with a potential Bridgewater leaseback providing income support during a transition period.

**Trophy Corporate Campus in
an Irreplaceable Setting**

**Flexible Sale-Leaseback with
Global Institutional Occupier**

**Versatile Campus Layout
Supporting Single or
Multi-Tenant Use**

**High-Barrier-to-Entry
Westport Market**

**Exceptional Demographics
Driving Corporate Demand**



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