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## For Immediate Release

### **GHP OFFICE REALTY, LLC NAMED EXCLUSIVE SALES AGENT FOR 100% LEASED PROPERTY LOCATED AT 20 SAUGATUCK AVENUE, WESTPORT, CT**

**White Plains, New York. July 2022:** GHP Office Realty, LLC, is pleased to announce that it has been engaged to exclusively market for sale 20 Saugatuck Avenue in Westport, CT. The property, which is 100% leased, is being listed for \$7,500,000. The 17,500 square foot mixed-use building is located on 1.65 acres in the prestigious waterfront section of Westport. The location is unmatched as it is less than 0.5 miles from 1-95 as well as the Metro-North Railroad Station and is minutes from the Merritt Parkway and US-1.

The trophy property is currently 100% leased to four tenants consisting of a mix of education & office users, including The Goddard School of Westport. The property boasts 70 parking spaces.

Heading up the assignment for GHP are Brendan Hickey and Rachel Greenspan. The current owner spent a substantial amount of capital over the recent years to bring the previously vacant building in to the modern, eye-catching property it is today. This now state-of-the-art building has been successfully repositioned due to the extensive gut renovation. All units display large floor to ceiling windows. This is a rare opportunity for an investor to purchase a long-term fully leased property with all new building mechanical equipment.

GHP Office Realty is a division of Houlihan-Parnes Realtors, LLC which is presently one of the New York area's leading owners, operators and purchasers of suburban New York commercial and industrial space. GHP Office Realty was formed in 1999 and is headed by its principal owners Andrew Greenspan and James J. Houlihan. GHP Office Realty has acquired, financed, redeveloped, leased and managed more than 7,000,000 square feet. Regionally, the partners presently own and manage buildings in Westchester, New York, in Fairfield County, Connecticut and in Bergen County, New Jersey. Privately funded and well-capitalized, GHP Office Realty is stable, strong, and poised to continue flourishing. For more information, contact GHP at (914) 642-9300.