

20 Westport Road

Location

20 Westport Road
Wilton, Connecticut

Building Size

340,000 SF
Three Floors, Two Wings
Typical Floor 55,000 to 115,000 SF

Floor Plates

North Wing
Floor 3 55,000 SF
Floor 2 56,500 SF
Floor 1 57,500 SF

South Wing
Floor 3 55,000 SF
Floor 2 56,500 SF
Floor 1 57,500 SF

Role

Property Owner
Property Development
Design and Construction
Property Management

Building Status

Sold in 2001

Overview

Acquired by LDPG in 2001, this 57-acre wooded office park in Wilton, Connecticut, is located in suburban Fairfield County. Development and construction of 20 Westport Road in 2001 added a building with approximately 170,000 square feet while maintaining total development of the land to less than 10 percent. Two wings on three levels are connected by an expansive bridge on each floor that provides additional usable square footage on each level and results in floor plates of 55,000 to 115,000 square feet.

Building Features

State-of-the-art building systems and efficient floor plates provide a unique opportunity for the tenant in search of a central Fairfield County address. Fitness center, a conference facility and an octagonal full-service cafeteria surrounded by an outdoor deck. Two levels of below-grade parking and a separate parking garage provide approximately three parking spaces per 1,000 square feet.

Investment

20 Westport Road is a LDPG Combination Transaction Property. The purchase of 10 Westport Road included the potential of additional development. Construction of this building added 170,000 square feet to the existing office park. It was fully leased (one third to our affiliate Louis Dreyfus Corporation). Since the complex was sold, LDPG has continued to manage the property.

Owner and Developer

Louis Dreyfus Properties has developed, acquired and managed first-class office buildings in North America and Europe for over 35 years. Its portfolio consists primarily of high quality office buildings in central business districts and major urban locations, which have included New York City; Fairfield and Westchester Counties; Washington, DC; Miami; Chicago; Portland, Oregon; Montreal; Toronto; Paris and London.

Architect

Kevin Roche John Dinkeloo and Associates



Property Group Partners
609 Fifth Avenue Floor 6
New York, New York
10017-1021

T 202 490-2626
F 202 490-1060

Property Group Partners
1101 New York Avenue Floor 9
Washington DC
20006-3717

T 202 470-4900
F 202 470-4889

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609 Fifth Avenue Floor 6
New York, New York
10017-1021

T 202 490-2626
F 202 490-1060

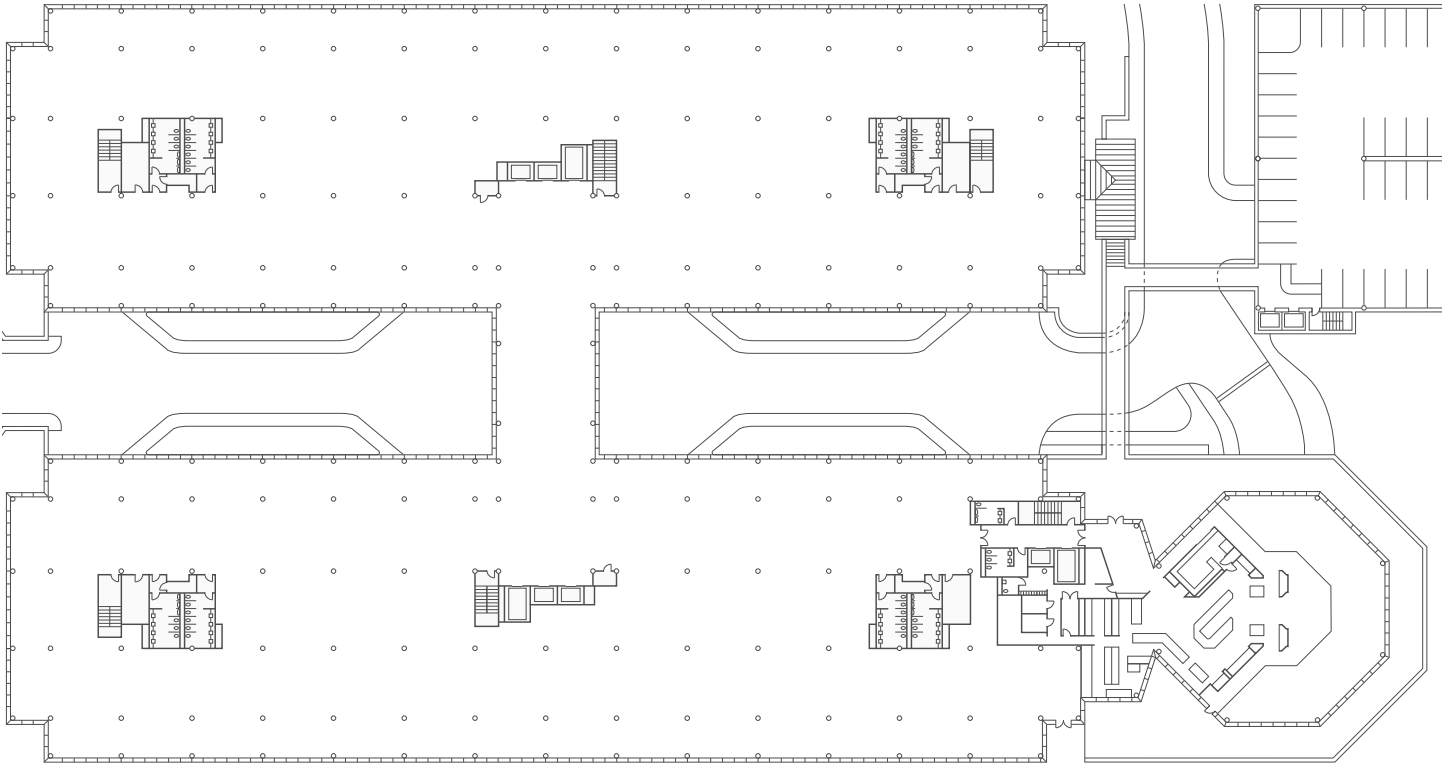
Property Group Partners
1101 New York Avenue Floor 9
Washington DC
20006-3717

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F 202 470-4889

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Typical Floor

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