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Baker and Klimek of Cushman & Wakefield's Connecticut office broker 5,420 s/f lease for MCP II Wright St.

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Westport, CT Cushman & Wakefield's Connecticut office has closed a long term, 5,420 s/f lease at the newly renovated 8|10 Wright St. complex, owned by an affiliate of Marcus Partners with HighTower Advisors taking a portion of the 1st floor.

A Cushman & Wakefield team of Steven Baker and Adam Klimek represented the owner, MCP II Wright Street, LLC, while Dave Fugitt and Bruce Wettenstein of Vidal/Wettenstein and CBIZ's Chicago team jointly represented the tenant.

"The landlord made this deal easy to execute by accommodating Hightower with architectural services as well as the promise to deliver a seamless turnkey installation," said Klimek. "Having recently completed a full-property renovation to provide the optimal tenant experience, ownership is gratified to welcome HighTower, who will further benefit from the property's central Westport location."

Steven Baker, Cushman & Wakefiled

Adam Klimek, Cushman & Wakefiled

David Fiore, principal with Marcus Partners, also noted that with this new lease, the 84,000 s/f class A office complex— consisting of 8 and 10 Wright St. – is over 90% leased with four remaining available spaces.

Located in downtown on 4.5 acres overlooking the Saugatuck River, 8-10 Wright St. is positioned on the corner of Post Rd. West (U.S.-1), Rte. 33 and Wright St. The property is close to the Merritt Pkwy. and the Metro-North train station. The location offers views of the Saugatuck River and downtown, and is within walking distance to the downtown shopping district with boutiques, national retailers and several restaurants, including, Bartaco, Arezzo Ristorante and Da Pietro.

8-10 Wright St. has been fully renovated with new full height windows offering dramatic panoramic views, new glass canopies at the building entrances, new building signage, fully renovated restrooms and corridors, and a beautifully landscaped courtyard.

A leading investment firm with 59 offices across 27 states, including its national headquarters in Chicago and corporate centers in New York and San Francisco, HighTower Advisors serves high-net-worth individuals and institutional clients in areas such as financial planning, institutional consulting and wealth management.

Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop, and live. Our 43,000 employees in more than 60 countries help investors and occupiers optimize the value of their real estate by combining our global perspective and deep local knowledge with an impressive platform of real estate solutions. Cushman & Wakefield is among the largest commercial real estate services firms with revenue of \$5 billion across core services of agency leasing, asset services, capital markets, facility services (C&W Services), global occupier services, investment & asset management (DTZ Investors), project & development services, tenant representation, and valuation & advisory.

Marcus Partners is a value-oriented real estate investor, operator and redeveloper based in Boston, Massachusetts, with regional offices in Norwalk, Connecticut and Secaucus, New Jersey. The firm invests in real estate and related assets through its fully discretionary \$250 million Marcus Capital Partners Fund II, L.P., pursuing a mix of strategic and opportunistic investment strategies. It currently owns, manages, or owns and manages a diversified portfolio that includes approximately 4.5 million s/f of office, medical office, research and development, warehouse and industrial properties located along the East Coast.