FOR SALE

135 RENNELL DR | SOUTHPORT
“CLOSE TO HOME, CLOSE TO PERFECT”
Choyce Peterson
Commercial Real Estate Specialists
Exclusive Sales Agent

Executive Summary

For the First Time in 25 Years – A Southport Landmark Opportunity

A rare Southport treasure, **135 Rennell Drive** is being offered for sale for the first time in a quarter century. Perfectly positioned just minutes from I-95, Southport's beaches, golf courses, and vibrant retail districts, the property offers an exceptional balance of **privacy, prestige, and accessibility**.

Set in one of Fairfield County's most desirable locations, this property provides a unique opportunity to own real estate in **historic Southport, Connecticut**—often described as the *jewel of the Connecticut coast*. Defined by its beautifully preserved harbor village, Southport is protected by a strict historic district, ensuring its timeless coastal character endures for generations.

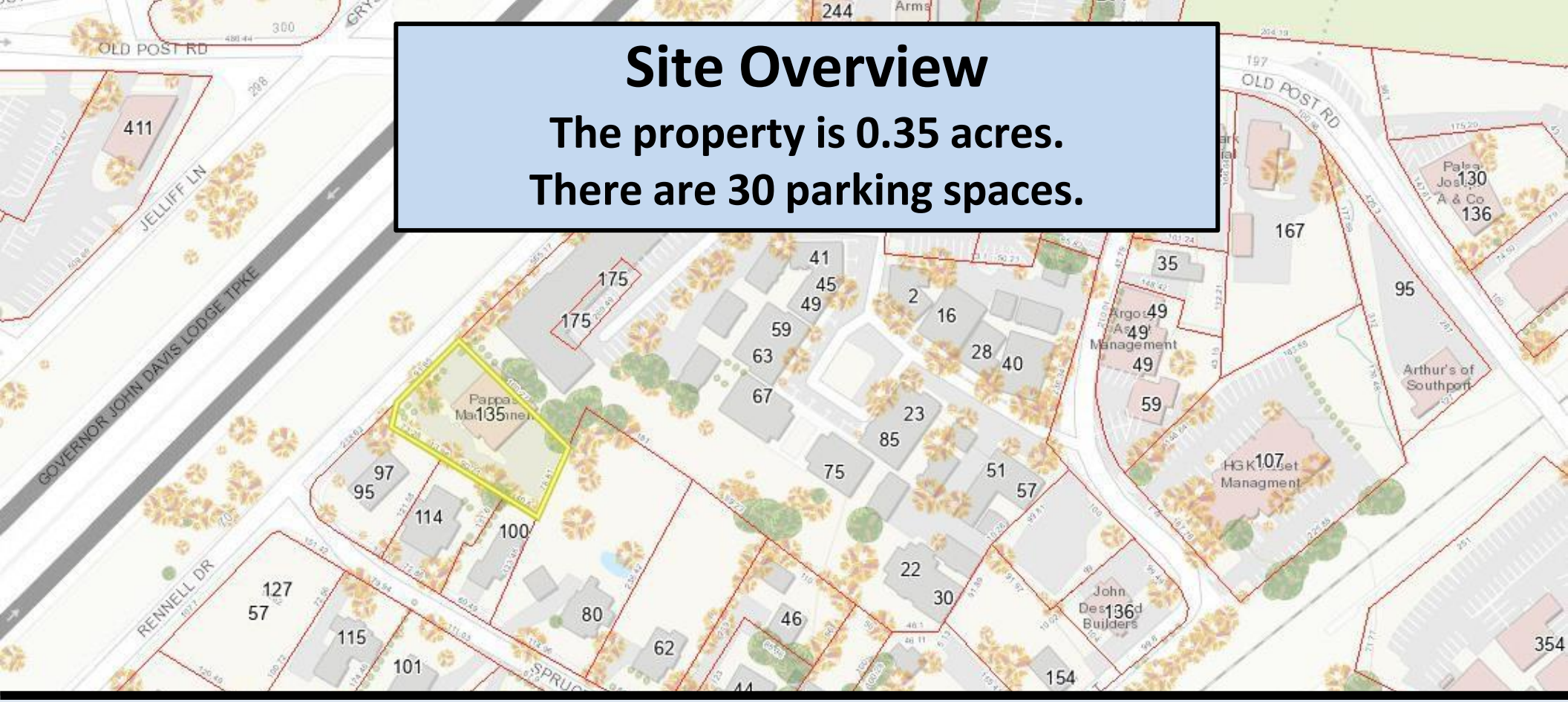
Just over an hour by Metro-North from Manhattan and surrounded by the amenities and commerce of both **Fairfield and Westport**, Southport represents a rare blend of small-town charm and metropolitan convenience.

135 Rennell Drive—an address that captures the essence of Southport's enduring appeal.

Site Overview

The property is 0.35 acres.

There are 30 parking spaces.



Confidentiality & Disclaimer Statement

This Offering Memorandum contains information about the property at 135 Rennell Drive, Southport, CT (the "Property"). It has been prepared by Choyce Peterson, Inc. and includes information gleaned from public and private sources deemed to be reliable at the time of its preparation. No representation is made, either express or implied, that this Offering Memorandum includes all information that a prospective purchaser should consider before buying this property or that information contained herein has not changed since this Memorandum has been prepared. Any prospective purchaser is responsible, in their sole discretion, as to the scope of due diligence they bring to bear regarding this property and any projections upon which they rely. The information contained in this Offering Memorandum, is confidential and furnished solely for the purpose of a review by a prospective purchaser. This Offering Memorandum should not be made available to any other person without the written consent of Seller or Choyce Peterson, Inc. Neither Seller nor Choyce Peterson, Inc, nor their respective officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum and no legal liability is assumed or shall be implied with respect thereto.

By acknowledging your receipt of this Offering Memorandum for 135 Rennell Drive, Southport, CT, you agree:

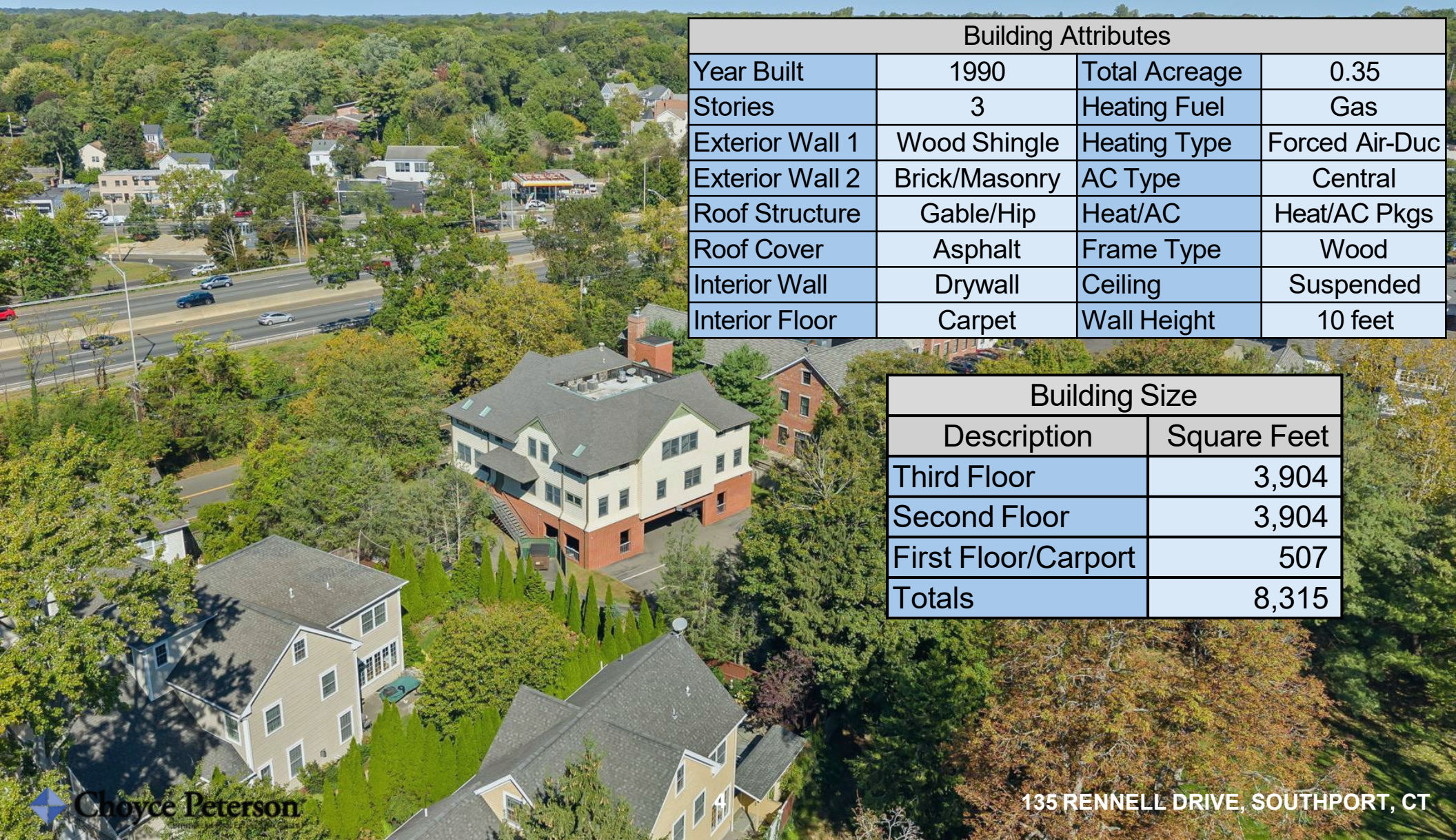
1) The Offering Memorandum and its contents are confidential; and

2) You will not disclose or permit anyone else to disclose this Offering Memorandum or its contents in any manner detrimental to the interest of the Seller.

This Offering Memorandum does not create any obligation on the part of Seller. Any binding commitment for the Sale of this property is subject to the mutual execution of a Purchase and Sale Agreement between Seller and a prospective purchaser. Up until that time, Seller expressly reserves the right, at their sole discretion, to reject any and all expressions of interest, discontinue negotiations and terminate discussions with any person or entity regarding the possible purchase of the Property.

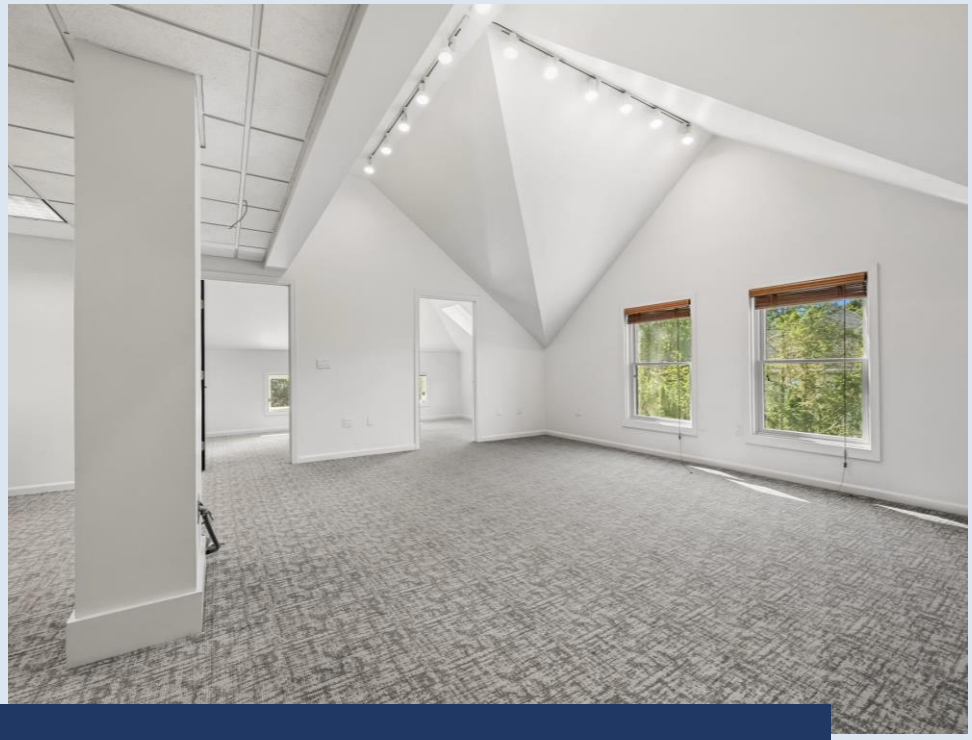
In no event shall a prospective purchaser have any claims against Seller or Choyce Peterson, Inc. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Building Information

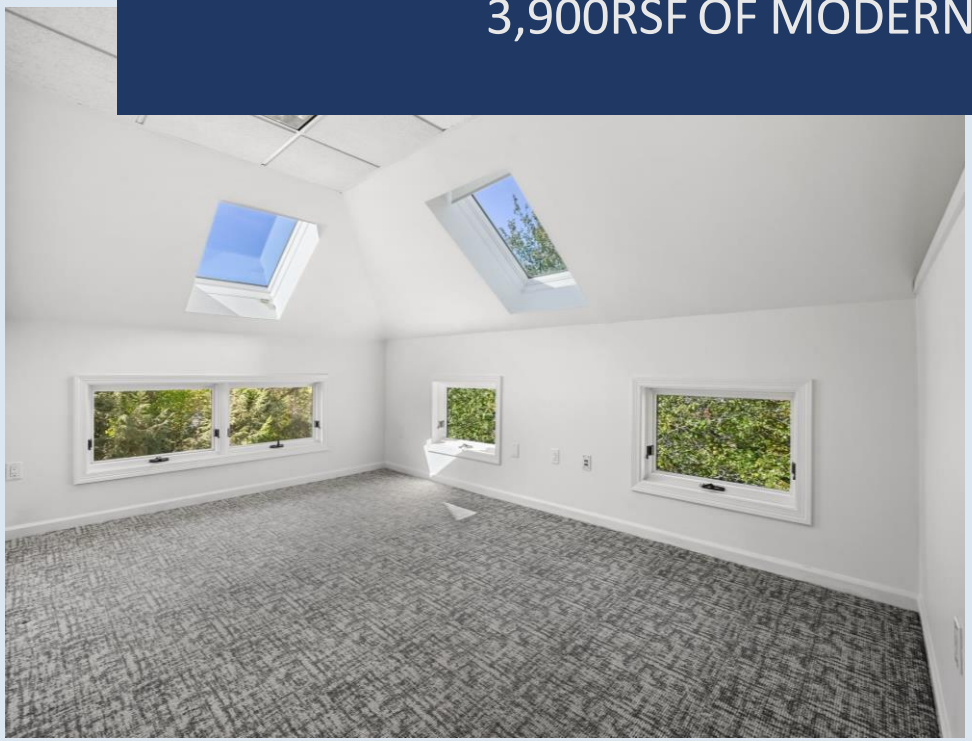


Building Attributes			
Year Built	1990	Total Acreage	0.35
Stories	3	Heating Fuel	Gas
Exterior Wall 1	Wood Shingle	Heating Type	Forced Air-Duc
Exterior Wall 2	Brick/Masonry	AC Type	Central
Roof Structure	Gable/Hip	Heat/AC	Heat/AC Pkgs
Roof Cover	Asphalt	Frame Type	Wood
Interior Wall	Drywall	Ceiling	Suspended
Interior Floor	Carpet	Wall Height	10 feet

Building Size	
Description	Square Feet
Third Floor	3,904
Second Floor	3,904
First Floor/Carport	507
Totals	8,315



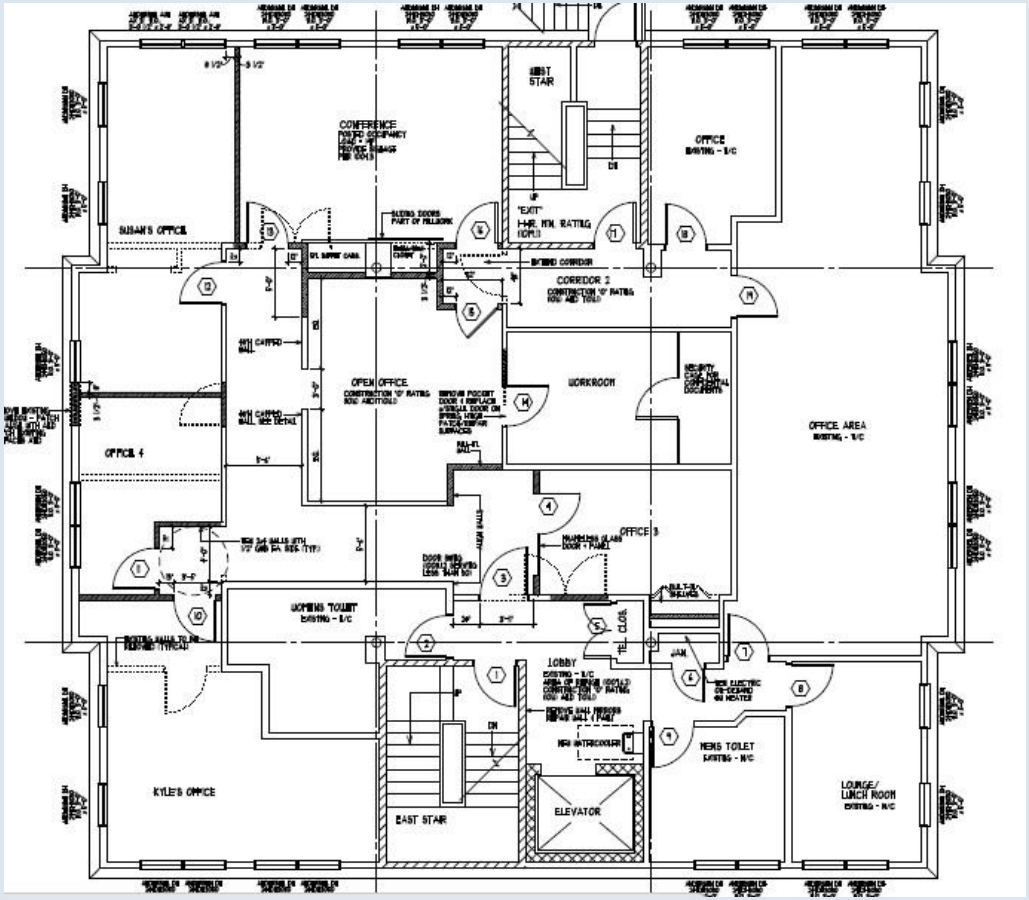
3,900RSF OF MODERN OFFICE SPACE - 3rd FLOOR



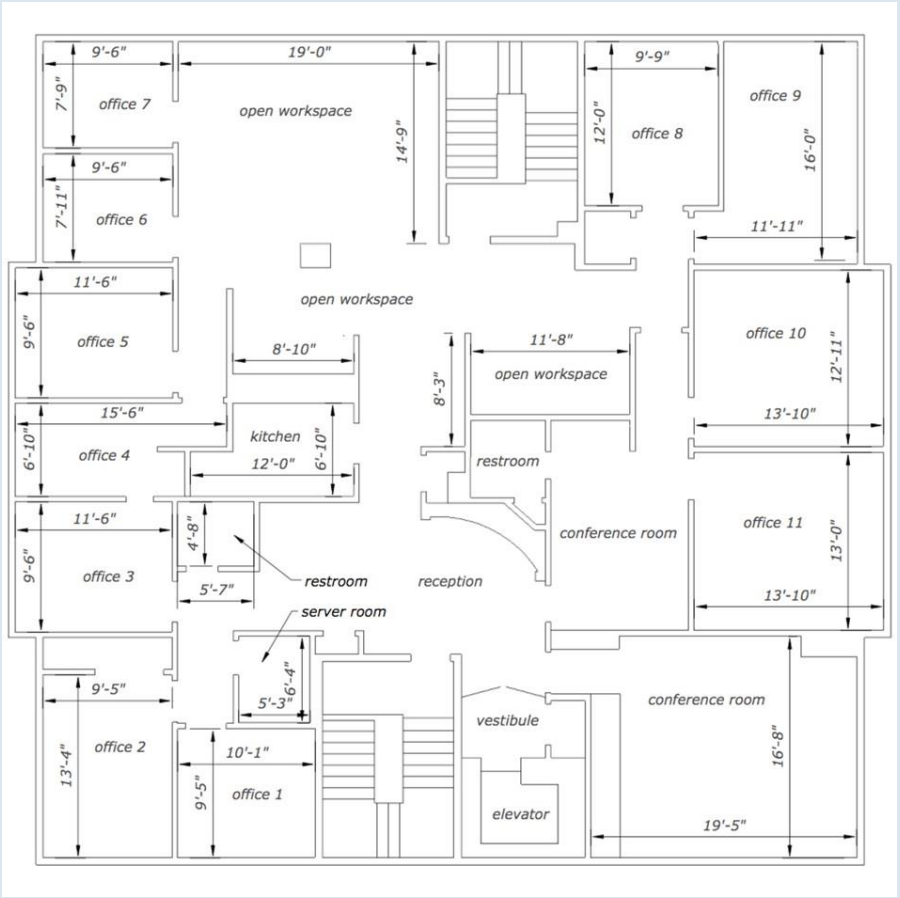
3,900RSF OF MODERN OFFICE SPACE – 2nd FLOOR

Floor Plans

2nd Floor



3rd Floor



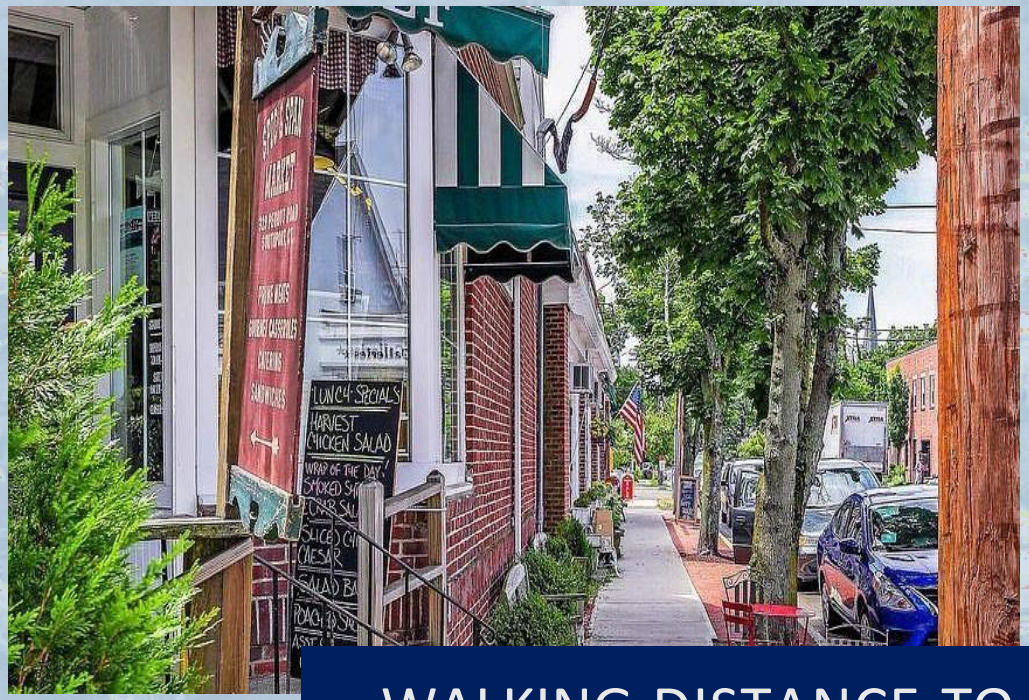
Southport's Quiet Luxury

Southport, Connecticut – A Prestigious Coastal Enclave

Southport is one of coastal Connecticut's most distinguished and desirable addresses—a place where **historic charm meets quiet sophistication**. Nestled between Fairfield and Westport, this picturesque harbor village offers the prestige and refinement of Fairfield County's Gold Coast yet retains the intimacy and tranquility of a small New England town.

Protected by a historic district, Southport's tree-lined streets, classic colonials, and impeccably preserved architecture evoke a timeless elegance rarely found today. Residents enjoy a **discreet, high-end lifestyle**—private beaches, yacht clubs, and scenic walking paths—all just minutes from fine dining, boutique shopping, and top-rated schools.

Unlike busier neighboring towns, Southport's appeal lies in its **quiet prestige**—a coastal retreat favored by those who value privacy, authenticity, and enduring quality over flash or fanfare. With its convenient access to I-95, Metro-North, and proximity to both Fairfield and Westport amenities, Southport offers the best of both worlds: **exclusive serenity with effortless connectivity**.



WALKING DISTANCE TO DOWNTOWN SOUTHPORT, TRAIN, EQUINOX AND RESTAURANTS

Unparalleled Access

Choyce Peterson is the exclusive sales agent for 135 Rennell Drive.

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Commercial Real Estate Specialists

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