

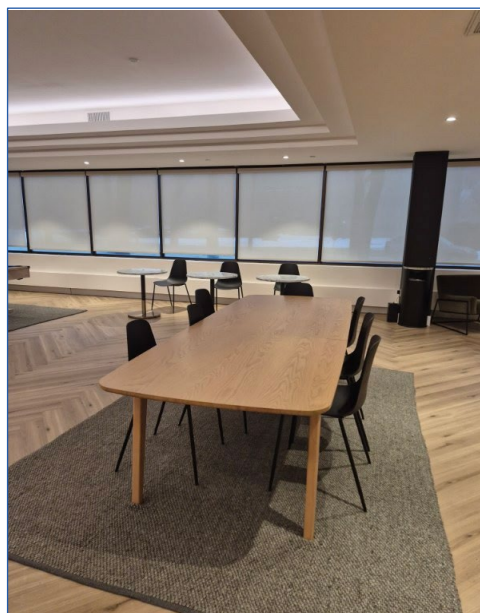
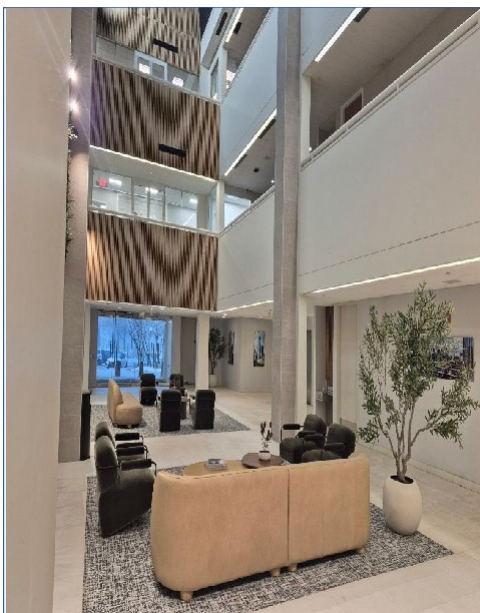


Pent Park

472 & 478

Wheeler Farms Road, Milford Ct

SUPERB SPACE AND AMENITIES - VALUE PRICING



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Available Spaces:

472: 2nd Floor: 4,032, 5,328, 2,968 SF
3rd Floor: 1,896, 4,555 SF
478: 1st Floor: 28,420 SF
2nd Floor: 30,510 SF
3rd Floor: 30,502 SF

Amenities Include:

- Spectacular common areas
- Full-Service Café
- Fitness Center, Yoga Room, Sauna, Shower
- Employee Lounge & Game Room,
- On site management
- Walking/jogging trails
- 4 Cable providers; Optimum, Frontier, Verizon, New Castle & Redundant Power
- Beautifully landscaped grounds – 47 acres
- Structured 4 parking spaces per 1000 SF
- The property offers over 188,269 SF of best-in-class office space.

The property sits immediately adjacent to Merritt Parkway Exit 55A and Exit 37 off I-95, presenting easy commuting. This corporate park is just minutes away from Metro-North rail station. Dining, shopping, and entertainment options are just a five-minute drive away in downtown Milford.

Now under new management, offering brand new amenities and significant renovations throughout the complex

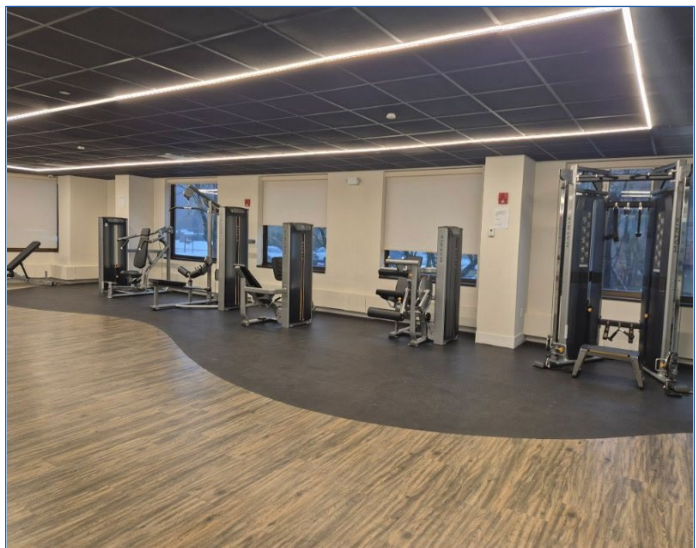
QUOTED RENT:

\$18.75 Full-Service Gross + Tenant Electric

For Leasing Information Please Contact:

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NRT