

# Two Full-Floor Professional Office Suites

6,500 SF Each • Move-In Ready

252 Depot Road, Milford, CT 06460

**13,000 SF Total**

Offering current as of April 12, 2026



**Fully renovated 2022 • Climate-controlled • Abundant natural light**

Exceptional Milford office opportunity! Two separate full-floor professional office suites (6,500 SF each – total 13,000 SF) are now available in a fully renovated 1977/2022 building. These bright, modern spaces are **fully built-out as standard offices**, climate-controlled, and **move-in ready today**.

Each suite features **20+ dedicated private offices**, multiple conference rooms, and generous communal/break areas with abundant natural light. The flexible layouts are ideal for professional services, corporate headquarters, medical, tech, insurance, legal, or creative firms — and can easily be reconfigured for document storage or custom needs. Tenant improvement allowances are available for qualified tenants.

The office portion occupies the front of the building with its own dedicated secure access, professional lobby/reception, and on-site remodeled cafeteria/tenant lounge for added convenience.

## Key Property Highlights

- Two full-floor suites — 6,500 SF each (lease separately or together)
- Fully built-out with 20+ private offices, conference rooms & communal spaces
- Climate-controlled, move-in ready with 2022 upgrades (HVAC, LED lighting, electrical)
- Bright, modern finishes with abundant natural light throughout
- Secure key-FOB entrance + professional lobby/reception area
- On-site cafeteria and tenant break area
- Abundant surface parking with 10 Tesla-compatible EV charging stations
- Current configuration **30–60** (~15–30 comfortably **people** per accommodates **total** suite)
- Tenant improvement allowances available for qualified tenants
- Flexible layouts — easily reconfigurable for document storage or custom build-out

## Lease Terms

**\$10.00**

/SF base rent

**Ground Floor  
Office 1  
6,500 SF**

+ \$3.50/SF building  
expense reimbursement

**\$7.00**

/SF base rent

**2nd Floor Walk-  
up  
6,500 SF**

+ \$3.50/SF building  
expense reimbursement

**BEST VALUE**

**\$8.50**

blended /SF base  
rent

**Both Floors  
Together  
13,000 SF**

+ \$3.50/SF building  
expense  
reimbursement

Floors can be leased individually or combined • Flexible terms available

Note: Lease rate does **not** include utilities (electric & gas) or janitorial services. Building expense reimbursement covers property expenses and building services.

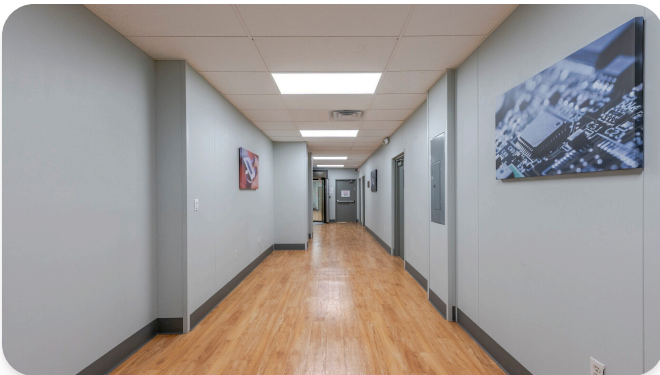
## Property Gallery



On-site cafeteria & tenant lounge



Outdoor picnic & break area



Bright, modern hallways



Move-in ready office space



Recently renovated building exterior



Secure lobby & reception



10 Tesla-compatible EV chargers



Professional main entrance

## Location & Accessibility

Located in a well-maintained business-park setting on a quiet dead-end street with excellent visibility and access. Just **1.1 miles / ~3 minutes** to I-95 Exit 41. Easy commute to New Haven, Bridgeport, and the entire I-95 corridor.

# I-95

Only 3-minute drive to major highway

Abundant parking • Quiet business park setting

## Ready for your team to move in?

Private tours available the same day • Floor plans available upon request

### Direct from the On-Site Property Manager

No brokers required — all brokers and clients are welcome to reach out directly.

Hands-on support with no red tape — exactly the service you would expect from a dedicated onsite property management team.



**Yisroel Teitlebaum**

On-Site Property Manager



**(347) 645-3601**



**mnbdlc@gmail.com**

252 Depot Rd, Milford, CT 06460 USA

252 Depot Road, Milford, CT • Fully renovated 2022 • 30–60 person capacity