

CLASS A MEDICAL SPACE

131 KENT ROAD, NEW MILFORD, CT



THE OFFERING

Coldwell Banker Commercial is pleased to present 131 Kent Road, Suite 201, New Milford for Lease. This fully built, move-in ready medical office suite is located in a Class A medical office complex. The suite features a functional layout with three exam rooms, one procedure room, a private office, three lavatories, a reception/administrative area, and a comfortable waiting room. The property offers ample parking at 5 spaces per 1,000 SF and is professionally managed by experienced medical office ownership. Modern building amenities include touchless entry and foot-activated elevator controls. Conveniently located just minutes from downtown New Milford and New Milford Hospital, with a strong tenant mix that includes orthopedics, physical therapy, ENT, and radiology practices.

- Asking Lease Rate \$27.06 / NNN
- Net Rentable Area 1,500 RSF
- Zoning B-1
- Lease Type Sublease



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REALTY

PROPERTY HIGHLIGHTS

- Class A Medical Office Complex
- Minutes To Downtown New Milford And New Milford Hospital
- Premier Tenants In Place Including Orthopedics, Physical Therapy, ENT And Radiology.
- Layout Includes: 3 Exam Rooms, 1 Procedure Room, 1 Office, 3 Lavatories, Waiting Room, And Administrative/Reception Area.

SITE DETAILS

SITE AREA	6.9 ACRES
ZONING	B-1
FRONTAGE	271 ± ON KENT RD
PARKING	5 / 1000 RSF
ELEVATOR	1 ELEVATORS (PASSENGER)
HVAC	GAS, FORCED AIR HEAT, AND CENTRAL A/C
FIRE PROTECTION	SPRINKLERS - WET



LEASING CONTACTS

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