

135 RESEARCH DRIVE
MILFORD, CT
06460



Office Space for Lease in Modern Office Flex Building with Convenient Access

Angel Commercial, LLC, as the exclusive real estate broker, presents an exceptional leasing opportunity at **135 Research Drive, Milford, CT**. This freestanding two-story 76,039 SF modern office flex building offers **two office spaces: approximately 4,400 SF on the first floor at \$12/SF Gross + Utilities and approximately 4,400 SF on the second floor at \$10/SF Gross + Utilities**.

The building features a dramatic two-story glass lobby, **132 shared parking spaces**, prominent street signage, and **solar power**, reducing energy costs and supporting sustainable operations. It is also equipped with security and wet sprinkler systems.

The first-floor office space includes a reception area, three private offices, a conference room, a large open area, a kitchenette/breakroom, an IT room, two restrooms, and a back door leading outside.

The second-floor office space has immediate elevator access and includes a reception area, a conference room, nine private offices, a shared workspace, an IT room, and a rear egress. This space also has access to two shared restrooms.

With convenient access to I-95 (less than one mile to Exit 40 – Woodmont Road) and close proximity to the Merritt Parkway (4.9 miles), Milford Metro-North Train Station (3 miles), and Tweed New Haven Airport (11.2 miles), this property is ideally located. It is also minutes from banks, shopping, restaurants, and hotels.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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MILFORD, CT 06460

Financial Information

Lease Rate:	1st Floor - \$12/SF Gross + Utilities
	2nd Floor - \$10/SF Gross + Utilities

The Site

Space Available:	1st Floor - Approx. 4,400 SF
	2nd Floor - Approx. 4,400 SF

Building Size:	76,039 SF
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Land:	3.45 Acres
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Zoning:	Light Industrial (ID)
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Year Built:	1985
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Construction:	Steel
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Stories:	Two
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Floor:	1st & 2nd
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Tenancy:	Multiple
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Features

Parking:	132 Shared Spaces
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Amenities:	Security System, Street Signage, Wet Sprinkler System
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Utilities

Water/Sewer:	City/City
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A/C:	Central Air-Conditioning
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Heat:	Gas
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Demographics

	3 Miles	5 Miles
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Population:	74.3k	173k
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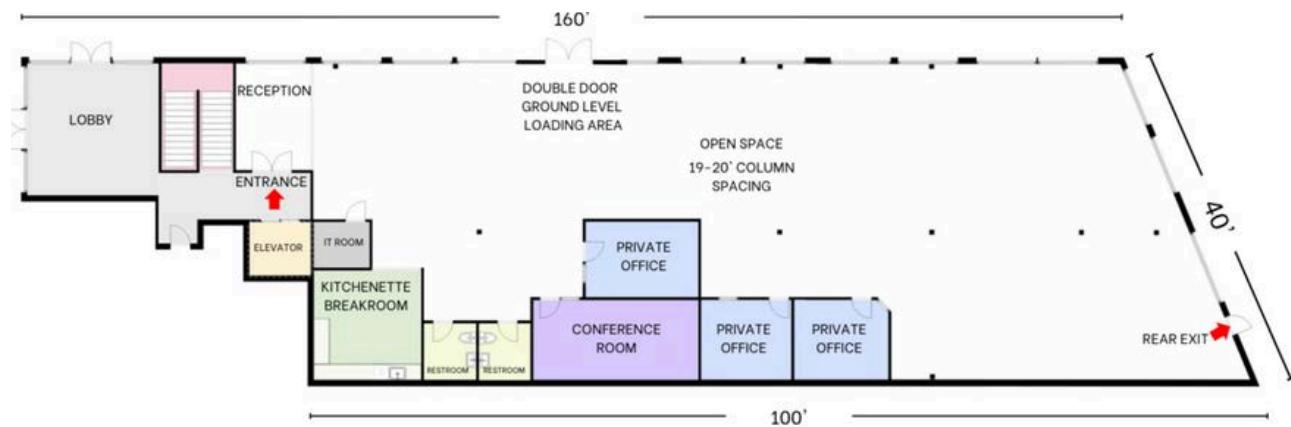
Median HH Income:	\$101k	\$90.6k
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FLOOR PLAN: FIRST FLOOR APPROX. 4,400 SF

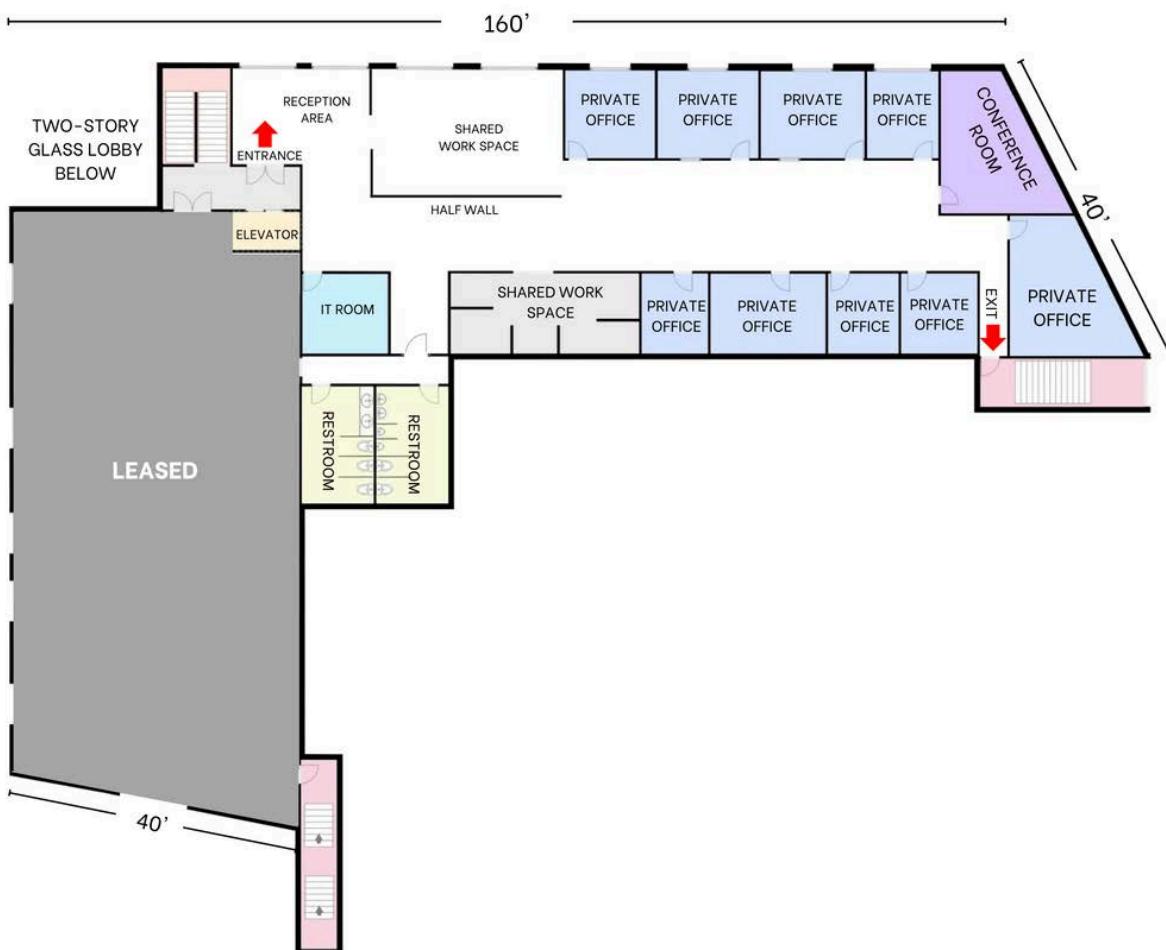


NOT TO SCALE

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FLOOR PLAN: SECOND FLOOR APPROX. 4,400 SF



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