



JMZ REALTY OF BERLIN LLC **Mill Crossing Professional Park**

1224 Mill St, East Berlin, CT 06023

WILLIAM RAVEIS



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JMZ Realty of Berlin LLC

\$18.84 /SF/YR

Welcome to Mill Crossing Professional Park, a premier office complex located in the heart of Berlin, Connecticut. This well-maintained and highly accessible property offers exceptional value and convenience for professionals and growing businesses.

Positioned...

- Prime Location: 15 min. to both Hartford and New Haven with quick access to Rt 9, I-91, and I-84
- Professional Park Setting: Beautifully landscaped grounds with ample parking and signage opportunities
- Flexible Suite Sizes: Offices available from 834 SF to 2,208 SF- perfect for medical, legal, technology and other professional services
- Turnkey Ready: Clean, move-in ready suites ideal for growing or relocating businesses
- Elevator in Every Building: ADA-compliant, client-friendly access to all levels
- Full Service Lease: Electricity, heat, and landscaping included - only additional cost is cleaning services, cable, other based on business type needs



Rental Rate:	\$18.84 /SF/YR
Total Space Available:	6,567 SF
Max. Contiguous:	2,208 SF
Property Type:	Professional Office Park
Center Type:	Office
Gross Leasable Area:	35,270 SF
Walk Score ®:	39 (Car-Dependent)
Rental Rate Mo:	\$1.57 /SF/MO

1st Floor Ste A-101

Space Available	834 SF
Rental Rate	\$18.84 /SF/YR
Date Available	May 24, 2025
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Whether you're a medical professional, attorney, therapist, technology company or other growing business in need of flexible office solutions, Mill Crossing Professional Park offers the perfect blend of location, professionalism, and affordability.

1st Floor Ste A-102

Space Available	1,360 SF
Rental Rate	\$18.84 /SF/YR
Date Available	May 24, 2025
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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Ste D-101

Space Available	850 SF
Rental Rate	\$18.84 /SF/YR
Date Available	May 24, 2025
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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2nd Floor Ste A-200

Space Available	1,315 SF
Rental Rate	\$18.84 /SF/YR
Date Available	May 24, 2025
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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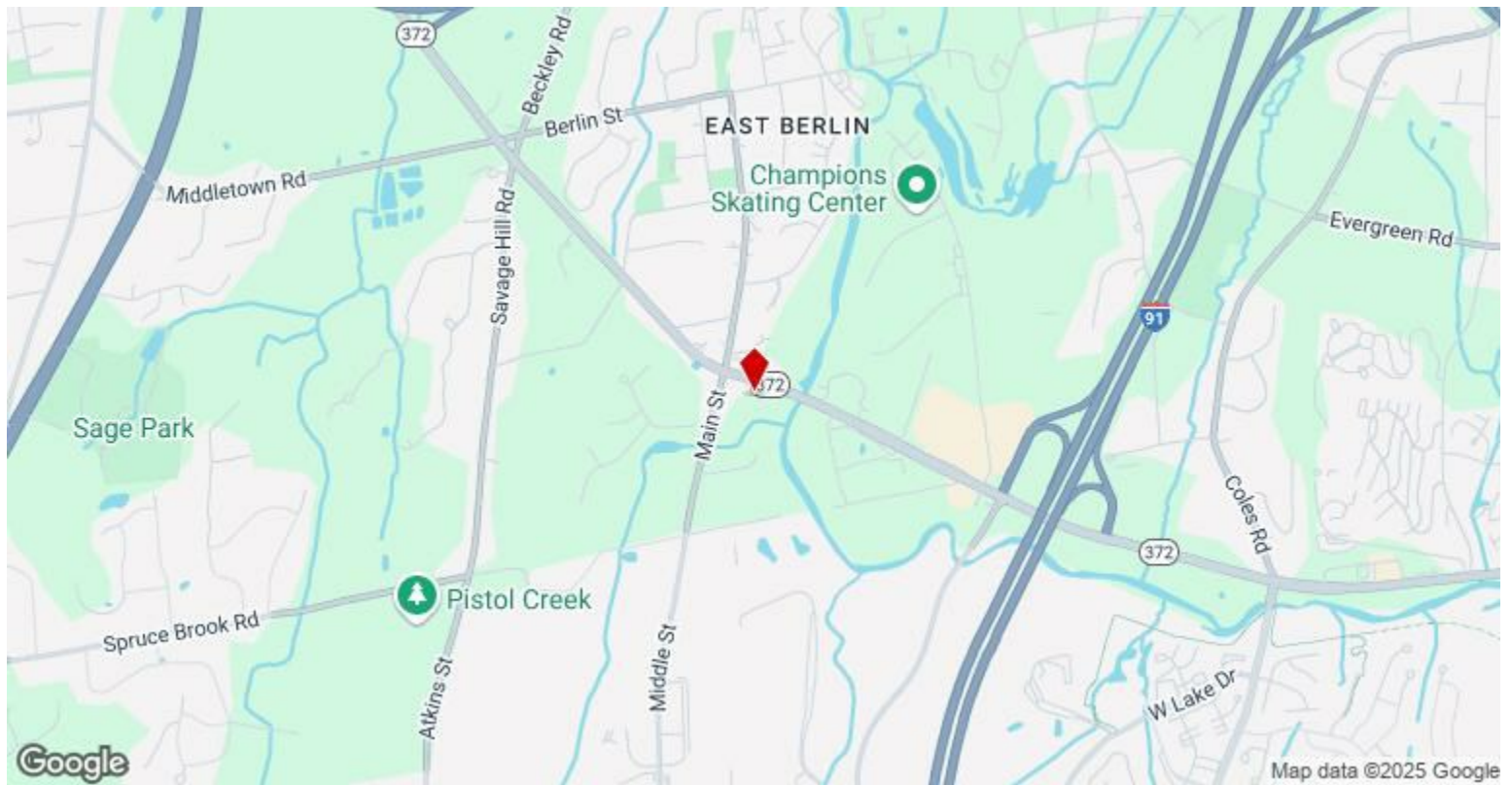
2nd Floor Ste A-201

Space Available	2,208 SF
Rental Rate	\$18.84 /SF/YR
Date Available	May 24, 2025
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Ironwave Investments	2,053	Confidential
Musculoskeletal Medicine	2,000	Confidential
RA Logistics and Distribution	781	Confidential
Universal Enterprise	5,500	Confidential



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Welcome to Mill Crossing Professional Park, a premier office complex located in the heart of Berlin, Connecticut. This well-maintained and highly accessible property offers exceptional value and convenience for professionals and growing businesses. Positioned just 15 minutes from major cities like Hartford and New Haven, Mill Crossing is an ideal location for companies seeking central access and professional surroundings. The complex features modern, elevator-equipped buildings and is surrounded by well-manicured landscaping, contributing to a polished and professional business environment. Each suite benefits from inclusive utilities—electricity, heat, and landscaping are all covered in the lease. Whether you're a medical professional, attorney, therapist, or growing business in need of an office solutions, Mill Crossing Professional Park offers the perfect blend of location, professionalism, and affordability. Inquire today to schedule a private tour. CALL JOANNA AT 860-597-8480. Opportunities like this won't last long. Each suite benefits from inclusive utilities—electricity, heat, and landscaping are all covered in the lease.

Property Photos



Property Photos



Building Photo



DBLG

Property Photos

