

**135** RESEARCH DRIVE  
MILFORD, CT 06460



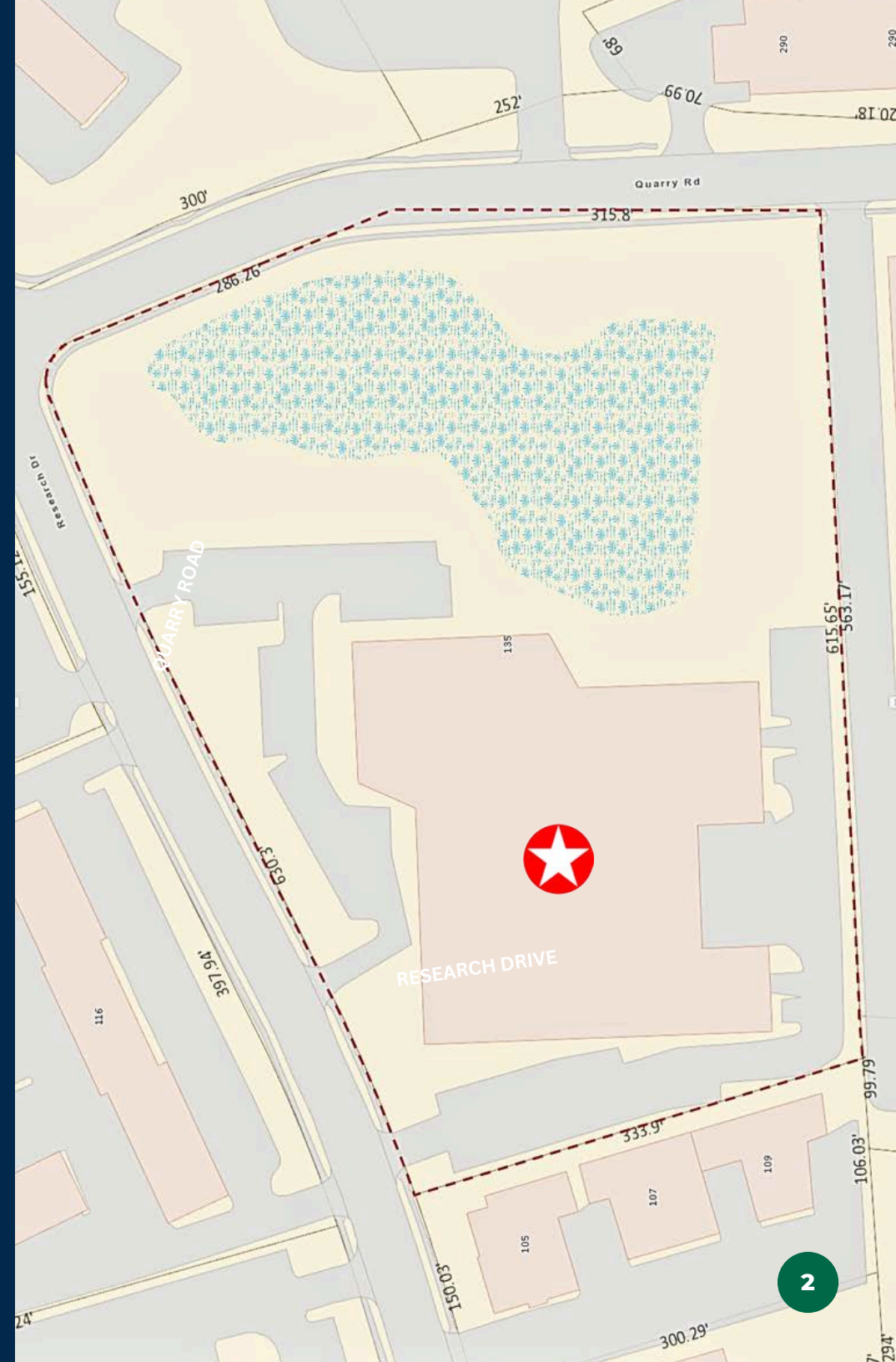
## Office Space for Lease in Modern Office Flex Building with Convenient Access

Angel Commercial, LLC, as the exclusive real estate broker, presents an exceptional leasing opportunity at 135 Research Drive, Milford, CT. This freestanding two-story modern office flex building offers two office spaces: 4,400 SF on the first floor at \$12/SF Gross + Utilities and 7,500 SF on the second floor at \$10/SF Gross + Utilities.

The building features a dramatic two-story glass lobby, 132 shared parking spaces, and prominent street signage. It is powered by solar panels and is 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, two conference rooms, 16 private offices, an open office area with workstations, a kitchenette/breakroom, an IT room, and two restrooms. This space also has two entrances and two egresses.

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 just minutes away from banks, shopping, restaurants, and hotels.





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## Financial Information

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

## The Site

<b>Space Available:</b>	1st Floor - 4,400 SF
	2nd Floor - 7,500 SF
<b>Building Size:</b>	76,039 SF
<b>Land:</b>	3.45 Acres
<b>Zoning:</b>	Light Industrial (ID)
<b>Year Built:</b>	1985
<b>Construction:</b>	Steel
<b>Stories:</b>	Two
<b>Floor:</b>	1st & 2nd
<b>Tenancy:</b>	Single

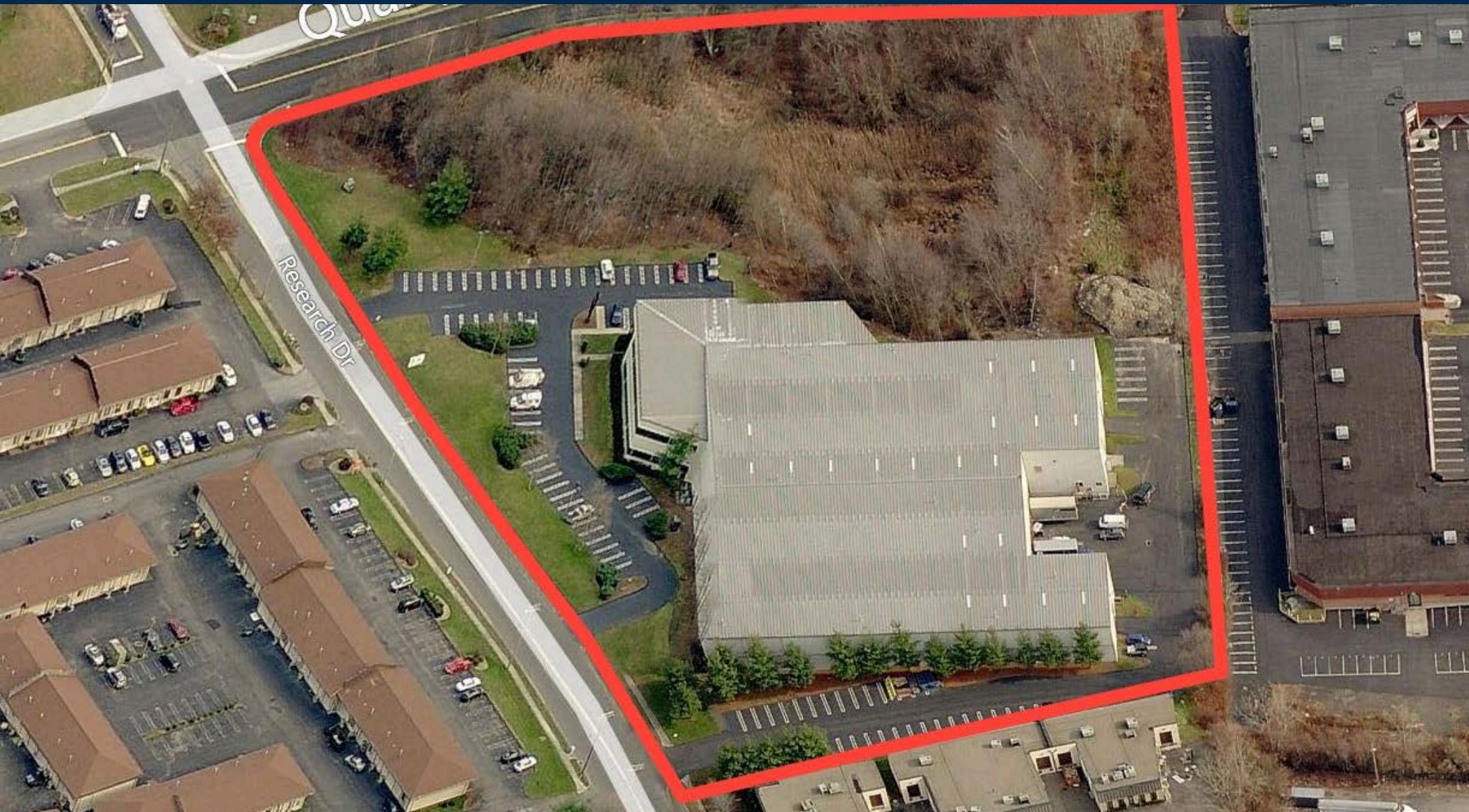
## Features

<b>Parking:</b>	132 Shared Spaces
<b>Amenities:</b>	Security System, Street Signage, Wet Sprinkler System

## Utilities

<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Central Air-Conditioning
<b>Heat:</b>	Gas

<b>Demographics</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population:</b>	74.3k	173k
<b>Median HH Income:</b>	\$101k	\$90.6k



## MODERN FLEX BUILDING WITH ABUNDANT PARKING



132 Shared  
Parking Spaces



Powered by Solar  
Panels



Protected with a  
Security System



Ability to cater to  
large and small  
tenants



## CONVENIENT LOCATION WITH NEARBY AMENITIES



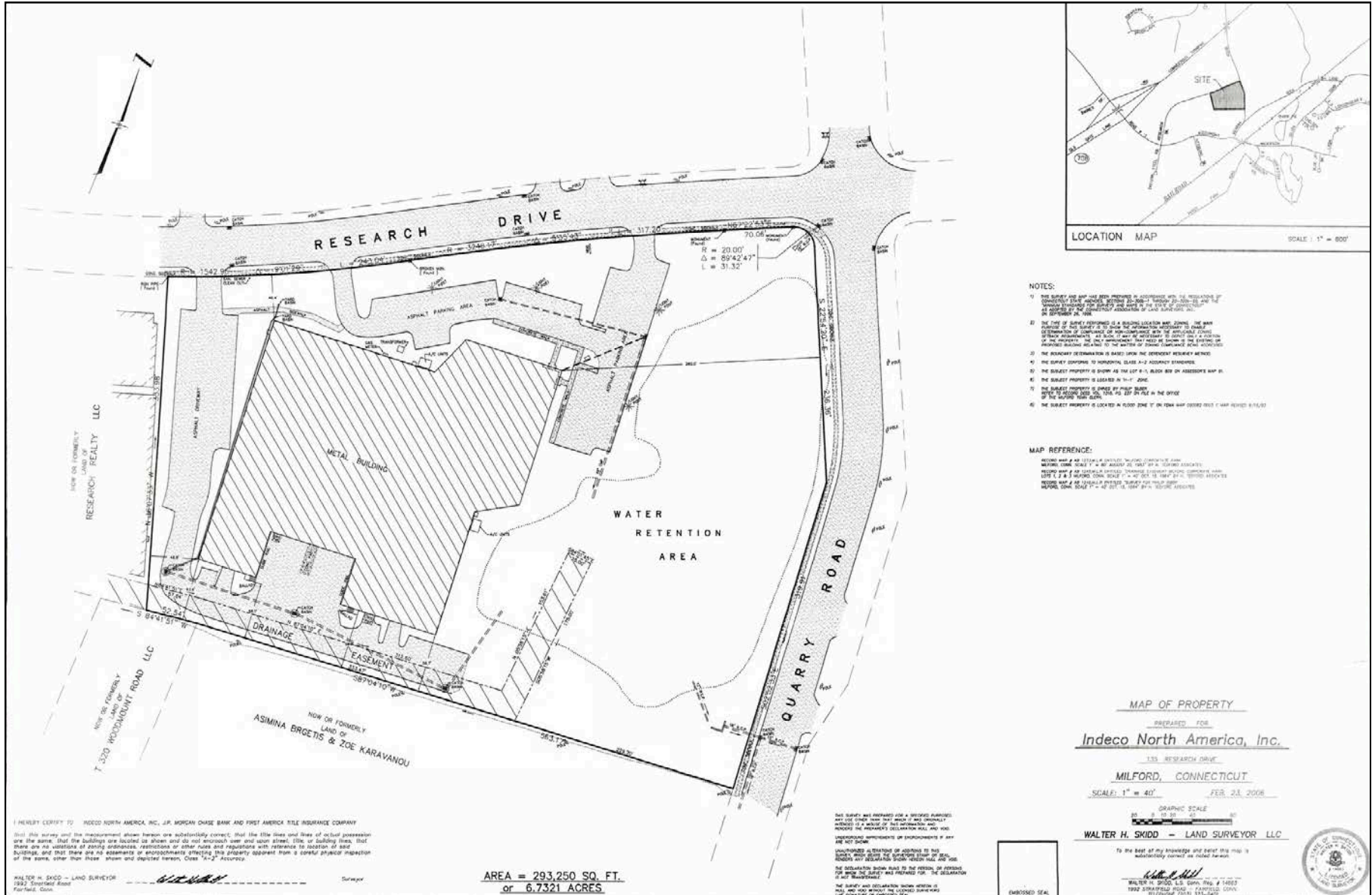
Amenities include restaurants, retail stores, banks, fitness gyms, and hotels.



Minutes from I-95 - Exit 40, Three miles to the Milford Metro-North Train Station, and on a Greater Bridgeport Transit Bus Line.

# SITE PLAN: 3.54 Acres

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- NOTES:**
- 1) THIS SURVEY AND PLAN HAVE BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF REGULATION 124-CF AND 124-100-1 (PARTS 124-100-1 THROUGH 124-100-1.1) AND THE REQUIREMENTS OF THE STATE OF CONNECTICUT AND THE CITY OF MILFORD.
  - 2) THE TYPE OF SURVEY PERFORMED IS A BOUNDARY SURVEY AND THE ONLY INFORMATION ON THIS PLAN IS THAT WHICH IS NECESSARY TO DEFINE THE BOUNDARY OF THE PROPERTY AND TO SHOW THE LOCATION OF ANY ENCUMBRANCES THEREON. THERE ARE NO WARRANTIES AS TO THE ACCURACY OF ANY INFORMATION ON THIS PLAN OTHER THAN THAT WHICH IS NECESSARY TO DEFINE THE BOUNDARY OF THE PROPERTY AND TO SHOW THE LOCATION OF ANY ENCUMBRANCES THEREON.
  - 3) THE BOUNDARY DETERMINATION IS BASED UPON THE PREVIOUSLY SURVEYED RECORDS.
  - 4) THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS.
  - 5) THE SUBJECT PROPERTY IS SHOWN AS THE LOT # 1, ALSO SEE MAP ON ADJACENT MAP # 1.
  - 6) THE SUBJECT PROPERTY IS LOCATED IN "B" ZONE.
  - 7) THE SUBJECT PROPERTY IS OWNED BY INDECO NORTH AMERICA, INC.
  - 8) THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "V" ON FEMA MAP (FIRM NO. 17-0401-01A).

**MAP REFERENCE:**

SECTION 124-CF AND 124-100-1 (PARTS 124-100-1 THROUGH 124-100-1.1) AND THE REQUIREMENTS OF THE STATE OF CONNECTICUT AND THE CITY OF MILFORD.

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I HEREBY CERTIFY TO INDECO NORTH AMERICA, INC., J.P. MORGAN CHASE BANK AND FIRST AMERICA TITLE INSURANCE COMPANY that this survey and the measurements shown hereon are substantially correct, that the title lines and lines of actual possession are the same, that the buildings are located as shown and do not encroach over and upon streets, alleys or building lines, that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to location of said buildings, and that there are no encumbrances or mortgages affecting this property apparent from a careful physical inspection of the same, other than those shown and depicted herein, Class "A-2" Accuracy.

WALTER H. SKIDD - LAND SURVEYOR  
 1992 Stratford Road  
 Fairfield, Conn.

THIS SURVEY WAS PERFORMED FOR A PREVIOUS SURVEYOR AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER SURVEYS THAT MAY AFFECT THE PROPERTY SURVEYED HEREON. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER SURVEYS THAT MAY AFFECT THE PROPERTY SURVEYED HEREON.

ENCUMBRANCES IN EXISTENCE OR RECORDS TO THIS SURVEY WILL BE SHOWN AS SUCH UNLESS THEY ARE EXCLUDED BY THE SURVEYOR'S NOTES.

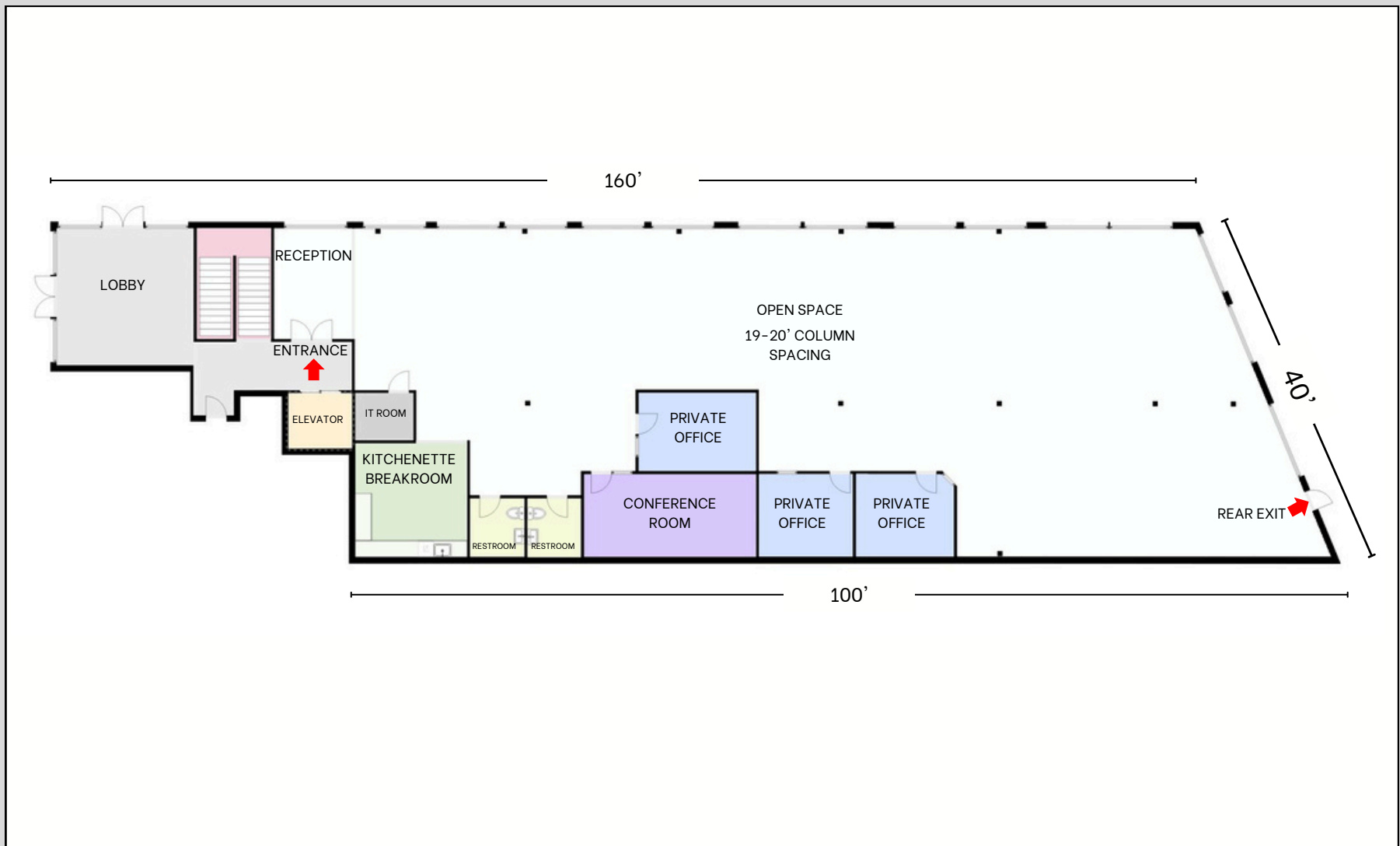
THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER SURVEYS THAT MAY AFFECT THE PROPERTY SURVEYED HEREON.

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# FLOOR PLAN: FIRST FLOOR

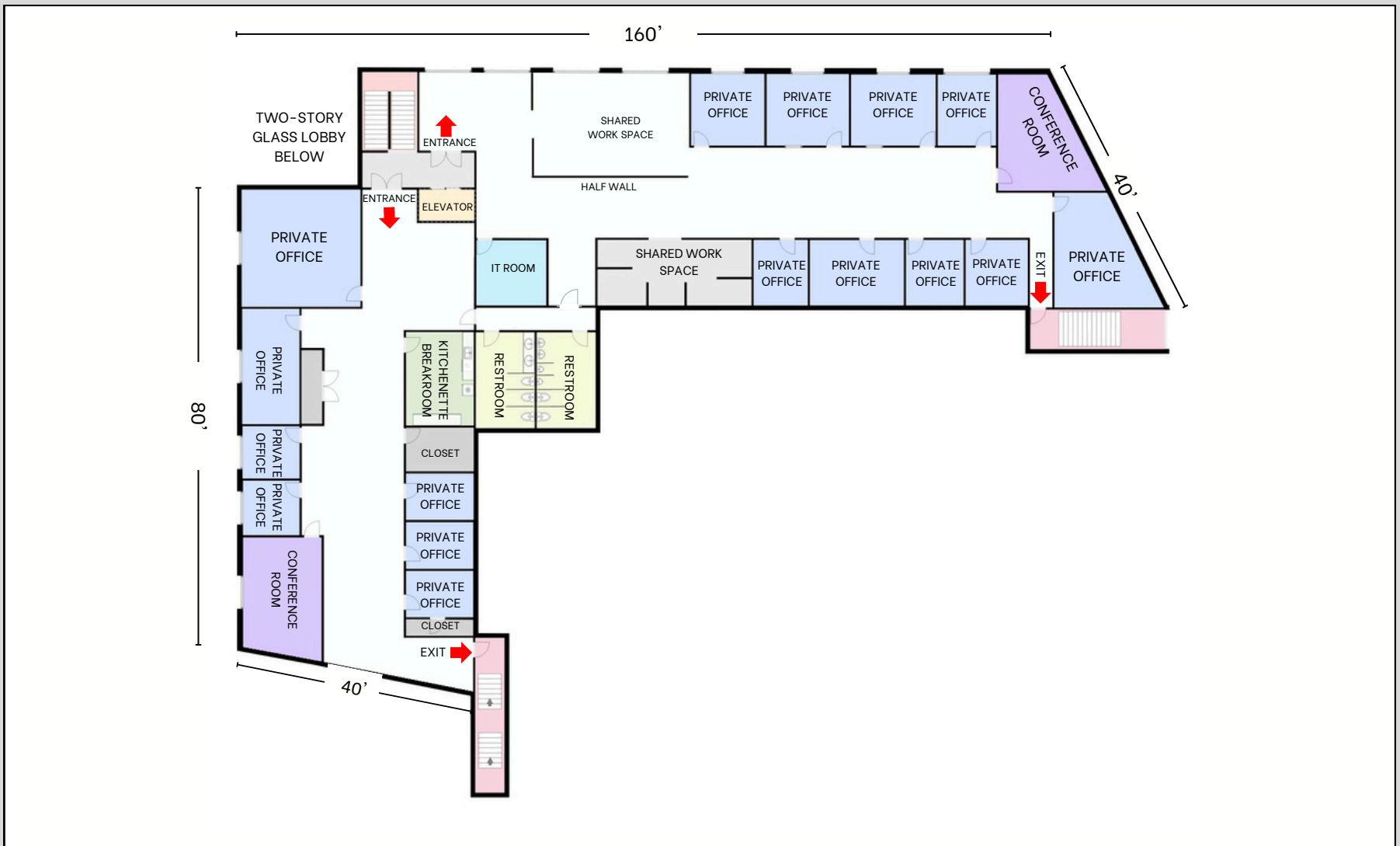
4,400 SF



NOT TO SCALE

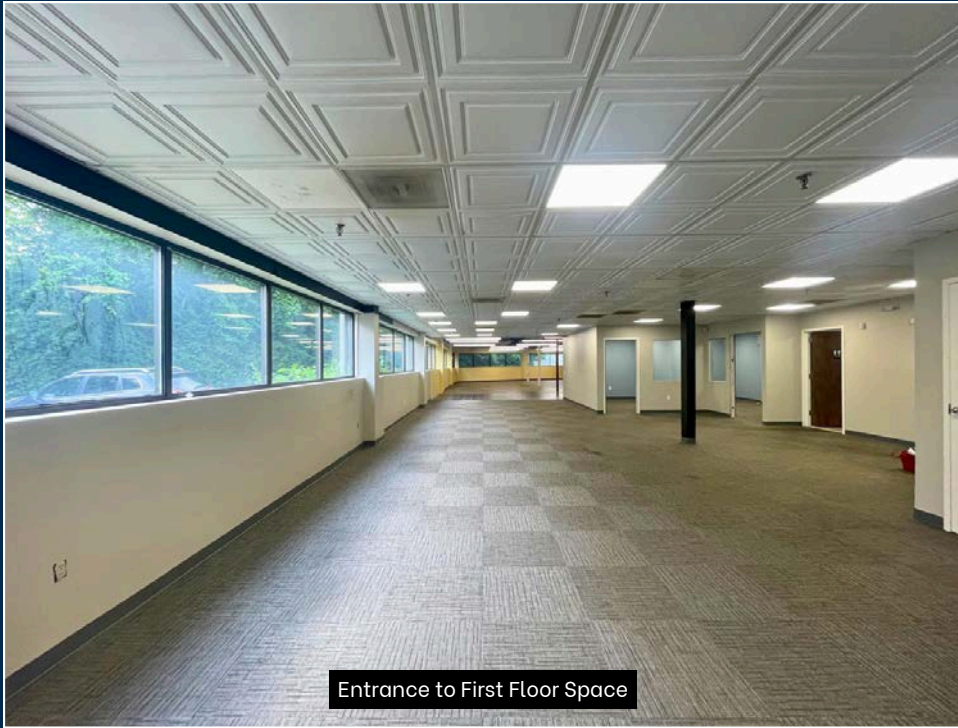
# FLOOR PLAN: SECOND FLOOR

7,500 SF



NOT TO SCALE





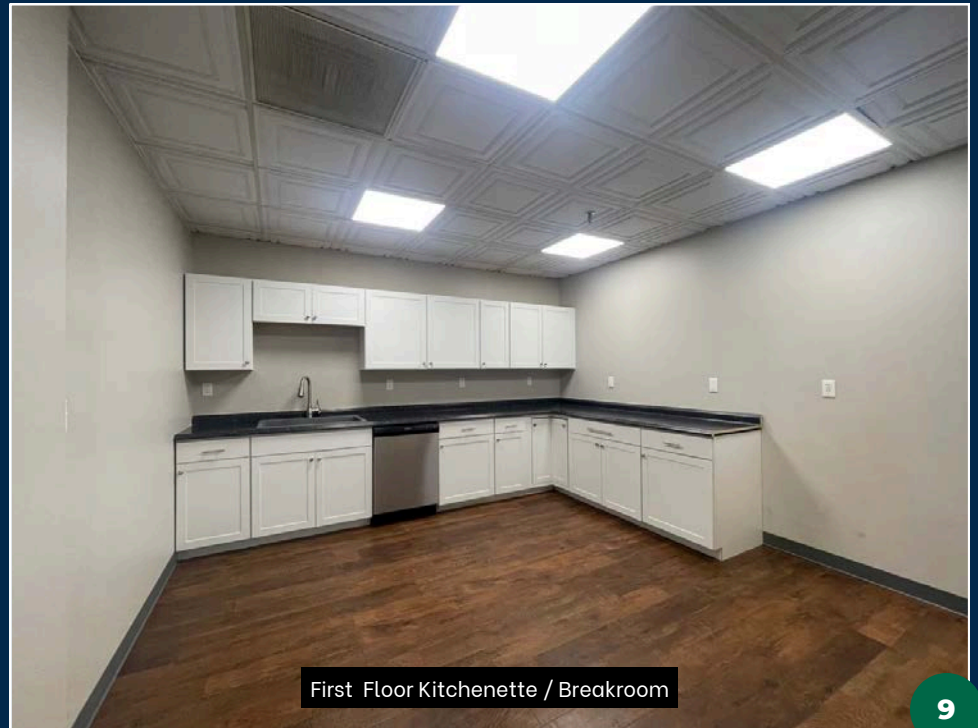
Entrance to First Floor Space



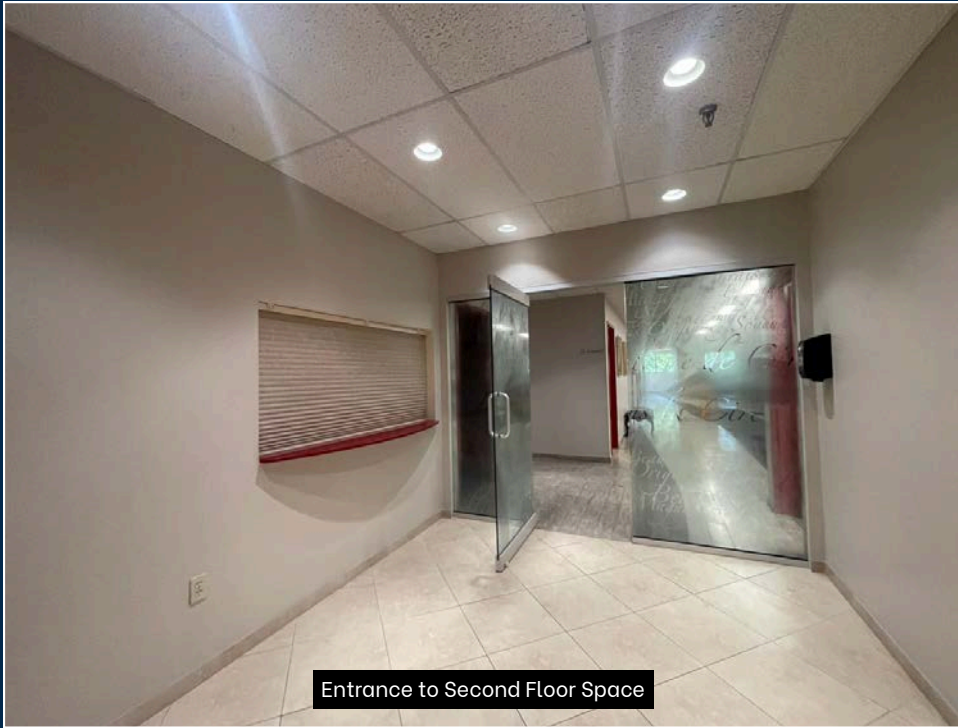
First Floor Open Space



First Floor Private Office & Conference Room



First Floor Kitchenette / Breakroom



Entrance to Second Floor Space



Second Floor Waiting Room and Reception



Second Floor Private Office



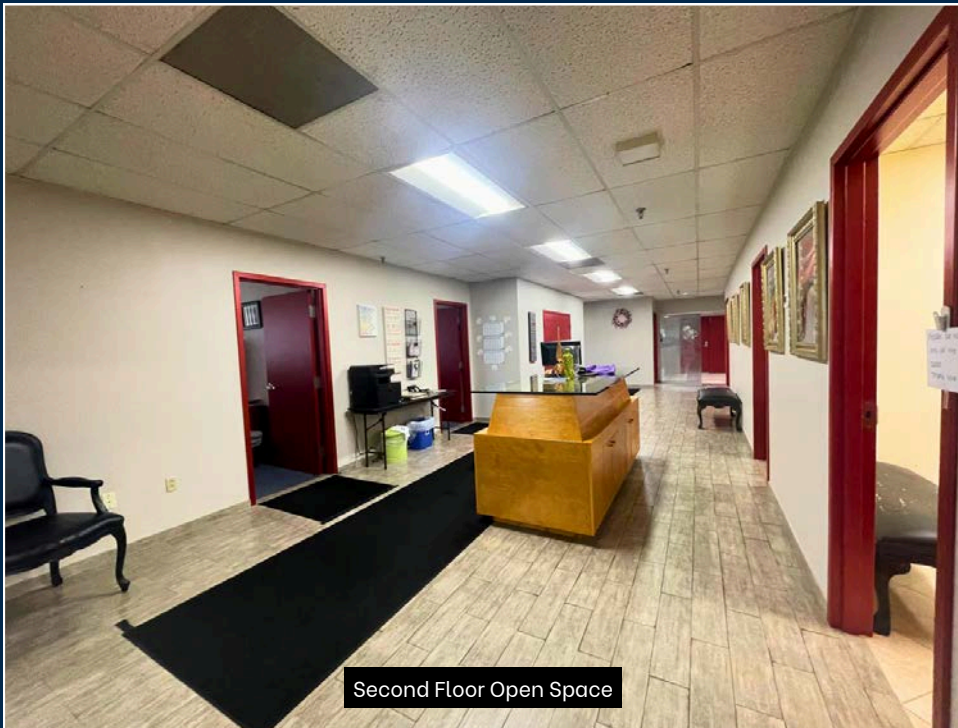
Second Floor Conference Room



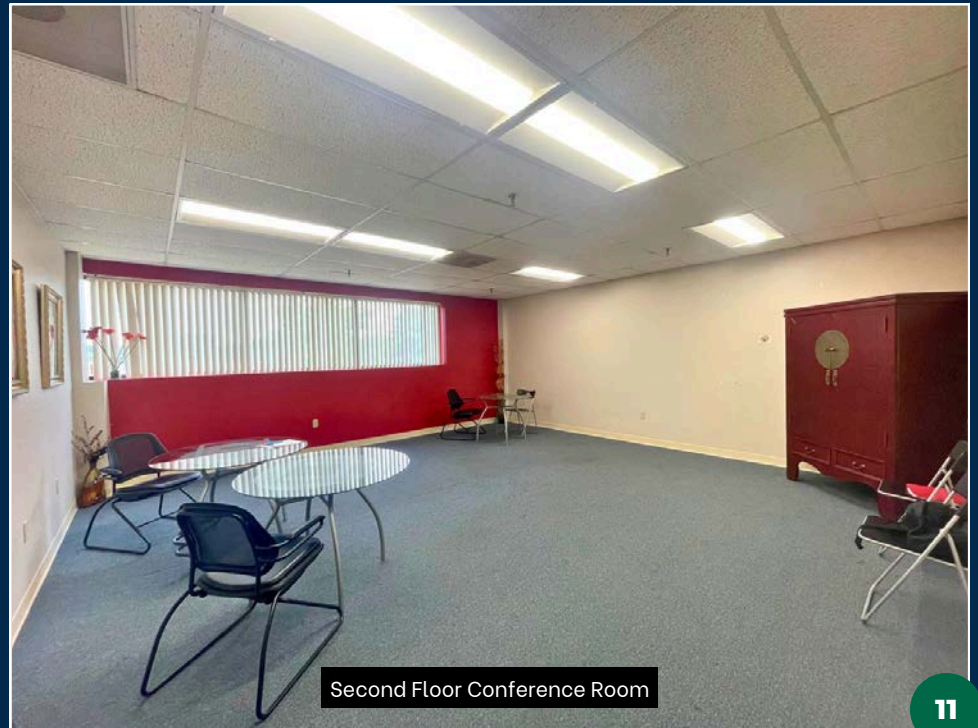
Second Floor Kitchenette / Breakroom



Second Floor Shared Workspace



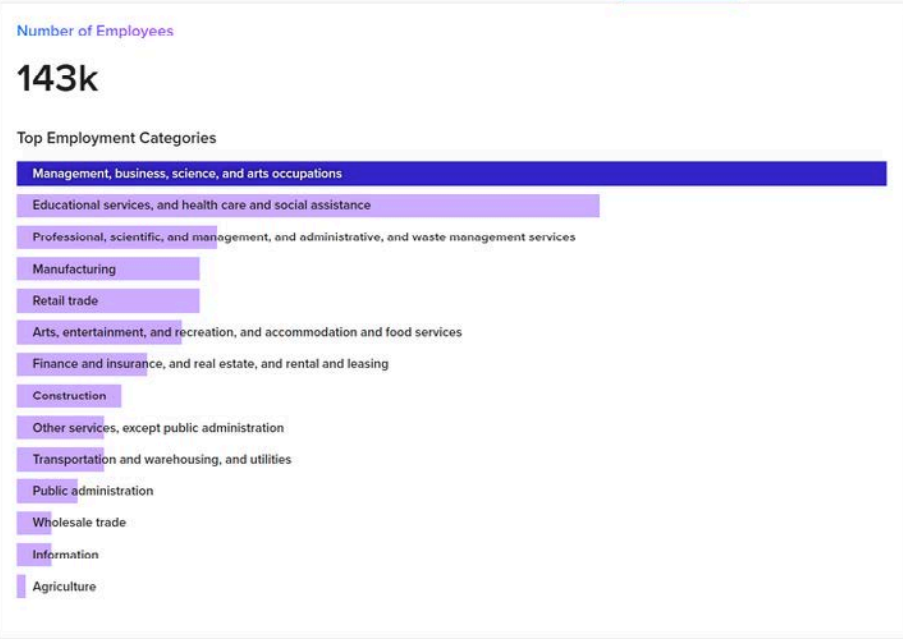
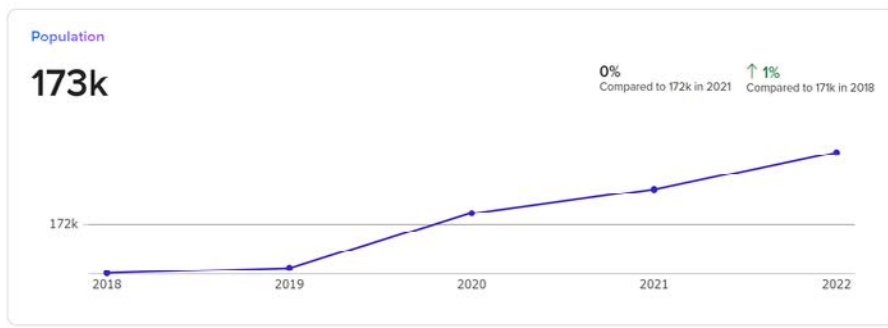
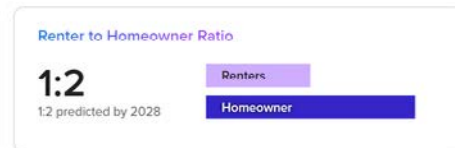
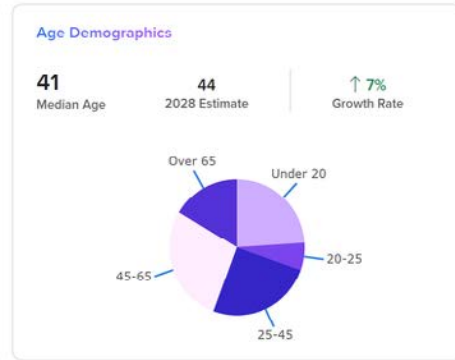
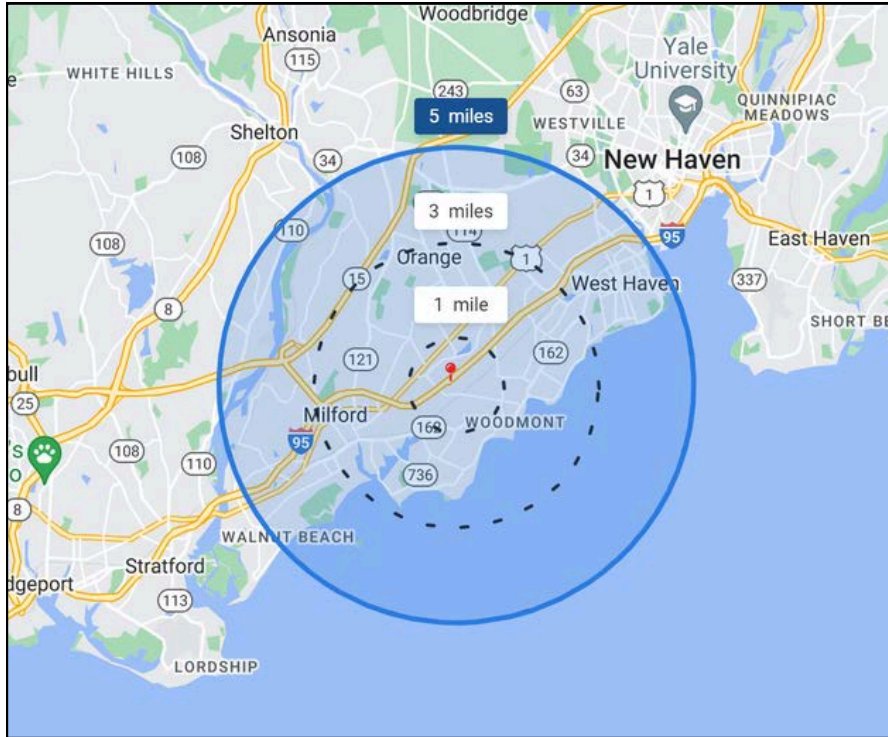
Second Floor Open Space



Second Floor Conference Room

# DEMOGRAPHICS

## FIVE MILES



## NEXT STEPS

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REVIEW ZONING  
REGULATIONS



VIEW ONLINE  
LISTING



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CALL BROKER



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