

**135** RESEARCH DRIVE  
MILFORD, CT  
06460



**ANGEL**   
COMMERCIAL, LLC

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

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

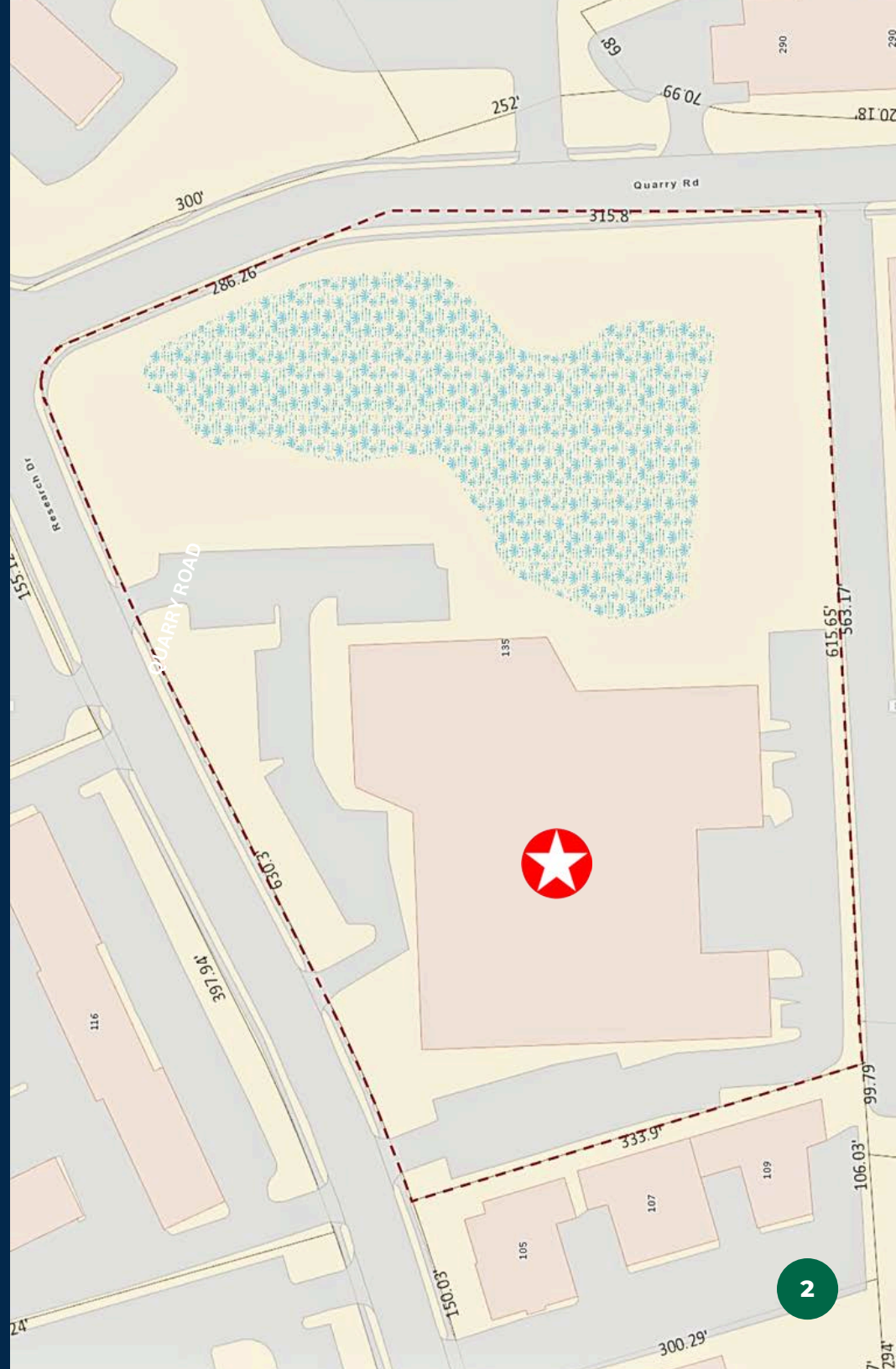
Angel Commercial, LLC, as the exclusive real estate broker, presents an exceptional leasing opportunity at **135 Research Drive, Milford, CT**. This freestanding two-story 76,039 SF modern office flex building offers two office spaces: approximately **4,400 SF on the first floor at \$12/SF Gross + Utilities**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







## Financial Information

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

## The Site

<b>Space Available:</b>	<b>1st Floor -</b>	Approx. 4,400 SF
	<b>2nd Floor -</b>	Approx. 4,400 SF

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

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

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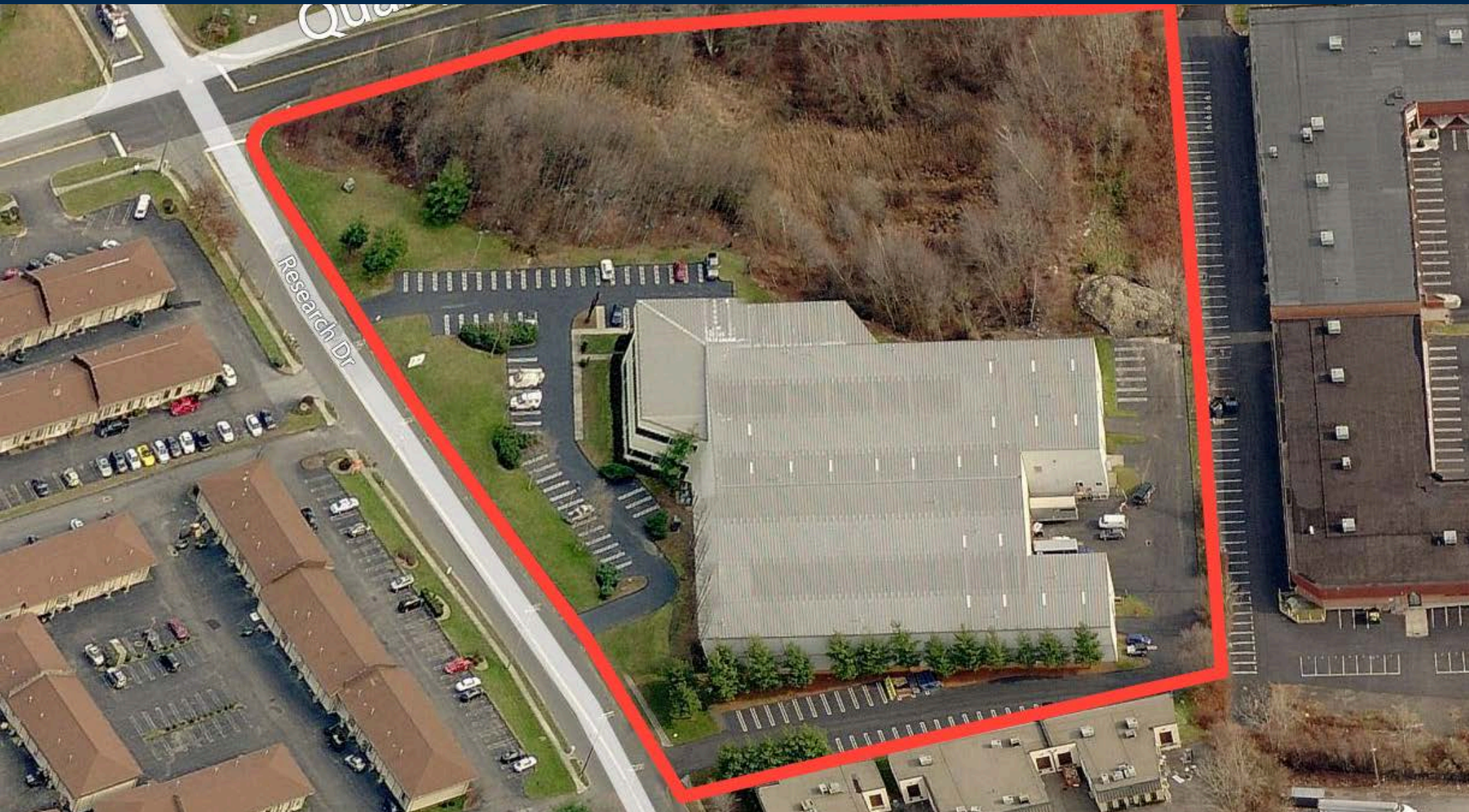
<b>A/C:</b>	Central Air-Conditioning
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<b>Heat:</b>	Gas
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## Demographics

	3 Miles	5 Miles
<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



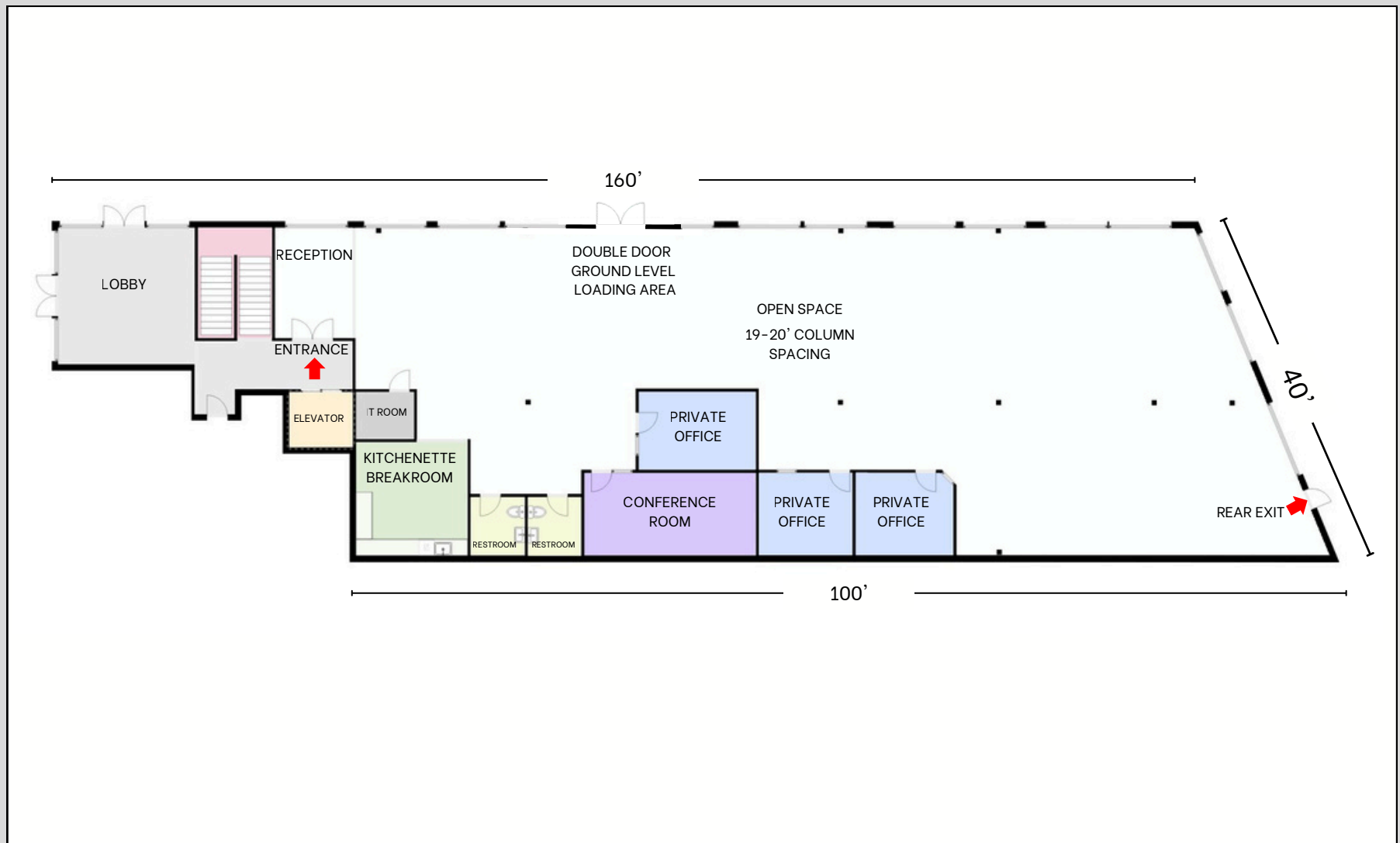






# FLOOR PLAN: FIRST FLOOR

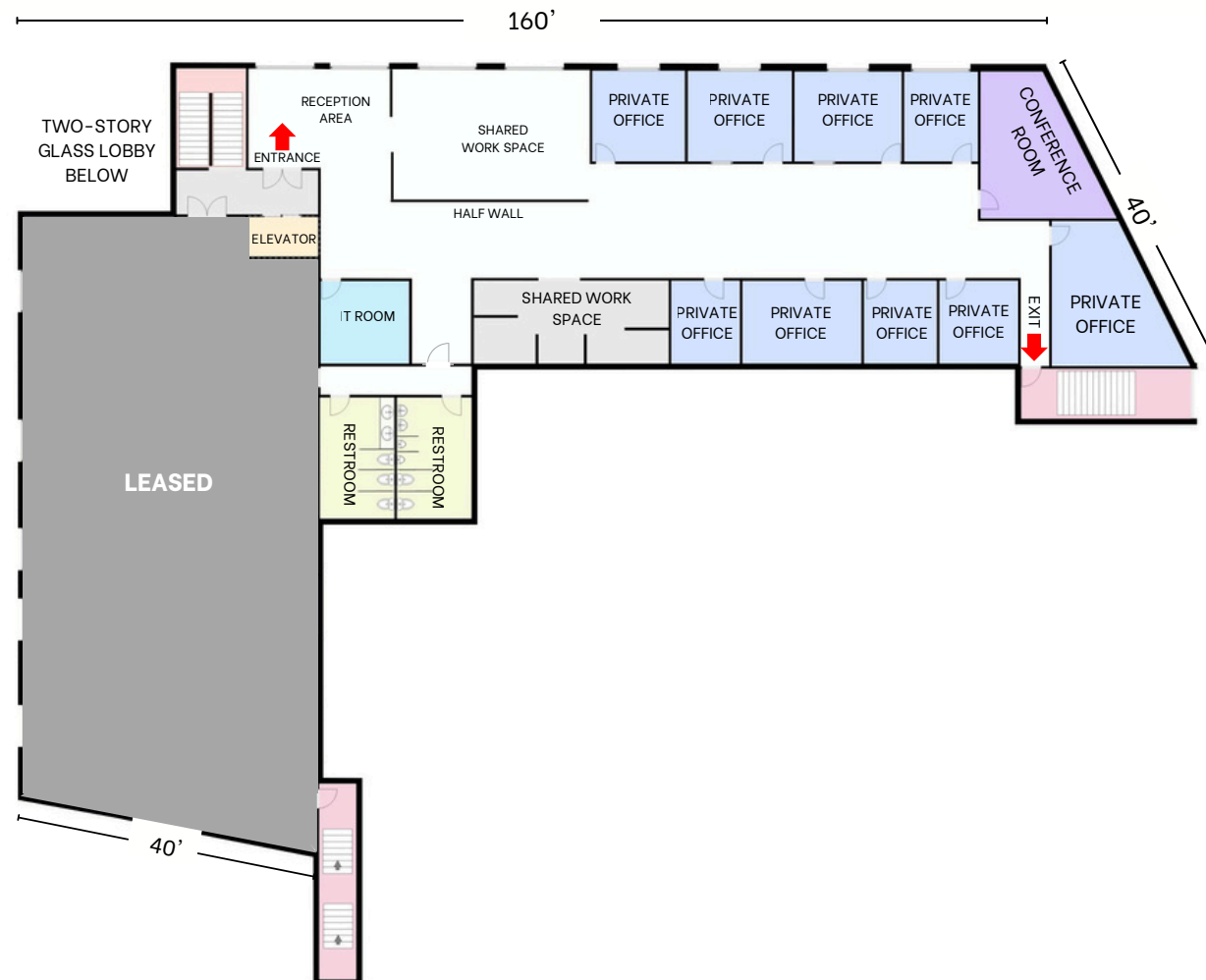
Approx. 4,400 SF



NOT TO SCALE

# FLOOR PLAN: SECOND FLOOR

Approx. 4,400 SF



NOT TO SCALE



ENTRANCE TO  
FIRST FLOOR SPACE



FIRST FLOOR  
OPEN SPACE



FIRST FLOOR PRIVATE OFFICE &  
CONFERENCE ROOM



FIRST FLOOR KITCHENETTE /  
BREAKROOM

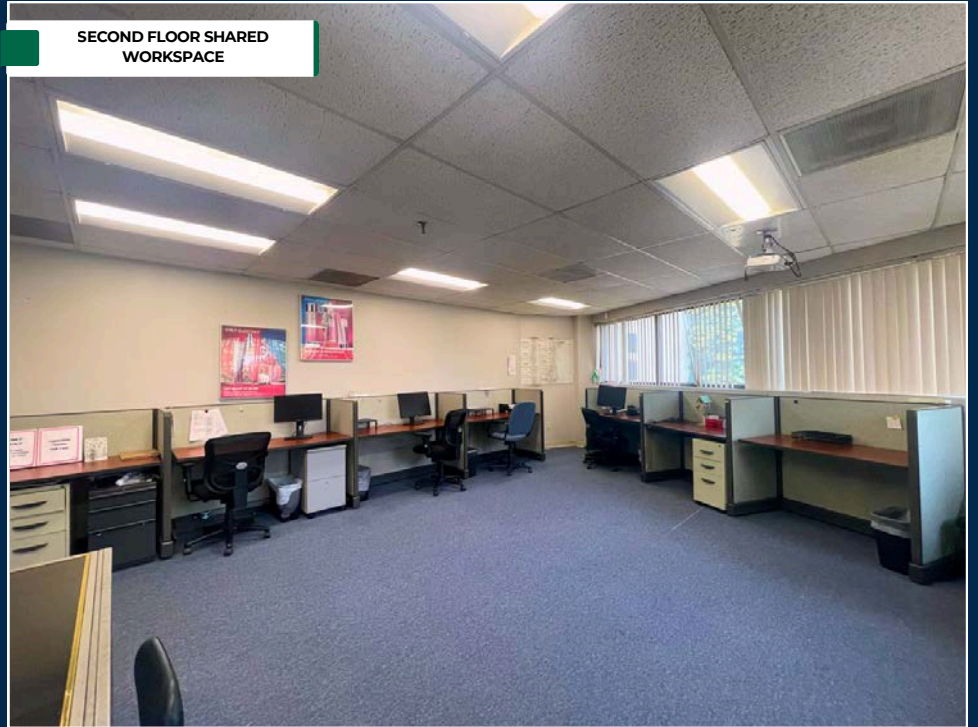




SECOND FLOOR WAITING ROOM  
AND RECEPTION



SECOND FLOOR SHARED  
WORKSPACE



SECOND FLOOR  
PRIVATE OFFICE



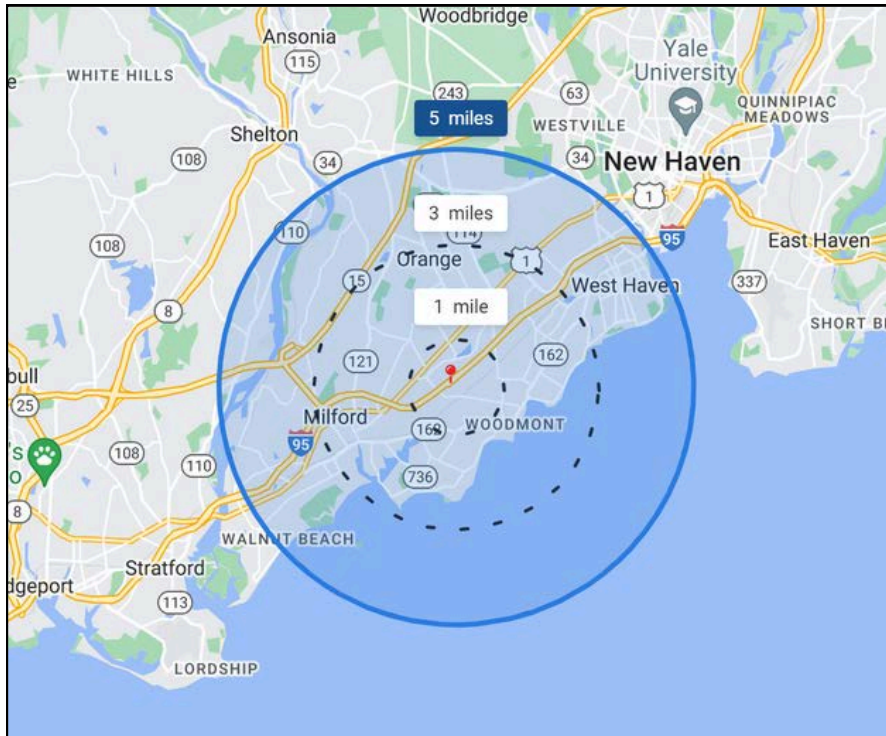
SECOND FLOOR  
CONFERENCE ROOM





# DEMOGRAPHICS

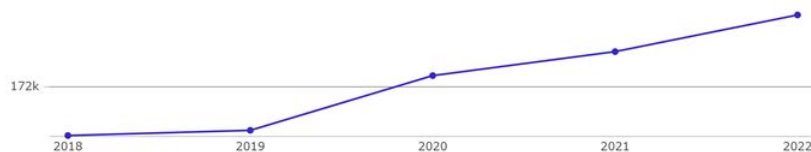
## FIVE MILES



### Population

173k

0% Compared to 172k in 2021  
↑ 1% Compared to 171k in 2018



### Household Income

\$90.6k

Median Income

\$110k

2028 Estimate

↑ 22%  
Growth Rate



### Age Demographics

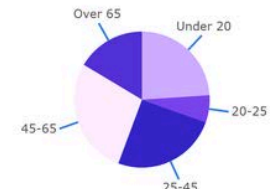
41

Median Age

44

2028 Estimate

↑ 7%  
Growth Rate



### Housing Occupancy Ratio

12:1

16:1 predicted by 2028

Occupied

Vacant

### Renter to Homeowner Ratio

1:2

1:2 predicted by 2028

Renters

Homeowner

### Number of Employees

143k

#### Top Employment Categories



## NEXT STEPS

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