

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

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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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



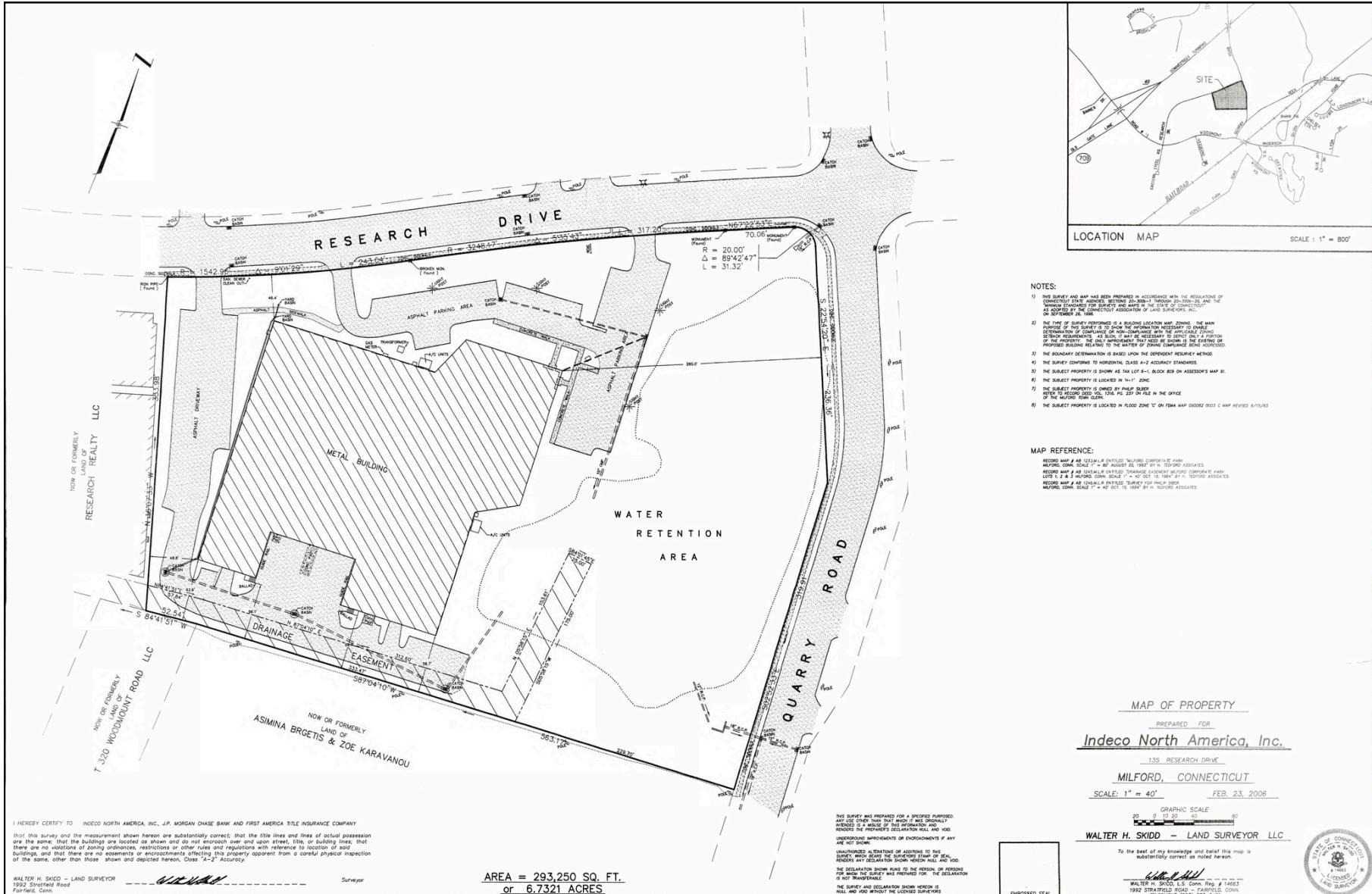
Amenities include restaurants, retail stores, banks, fitness gyms, and hotels.



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

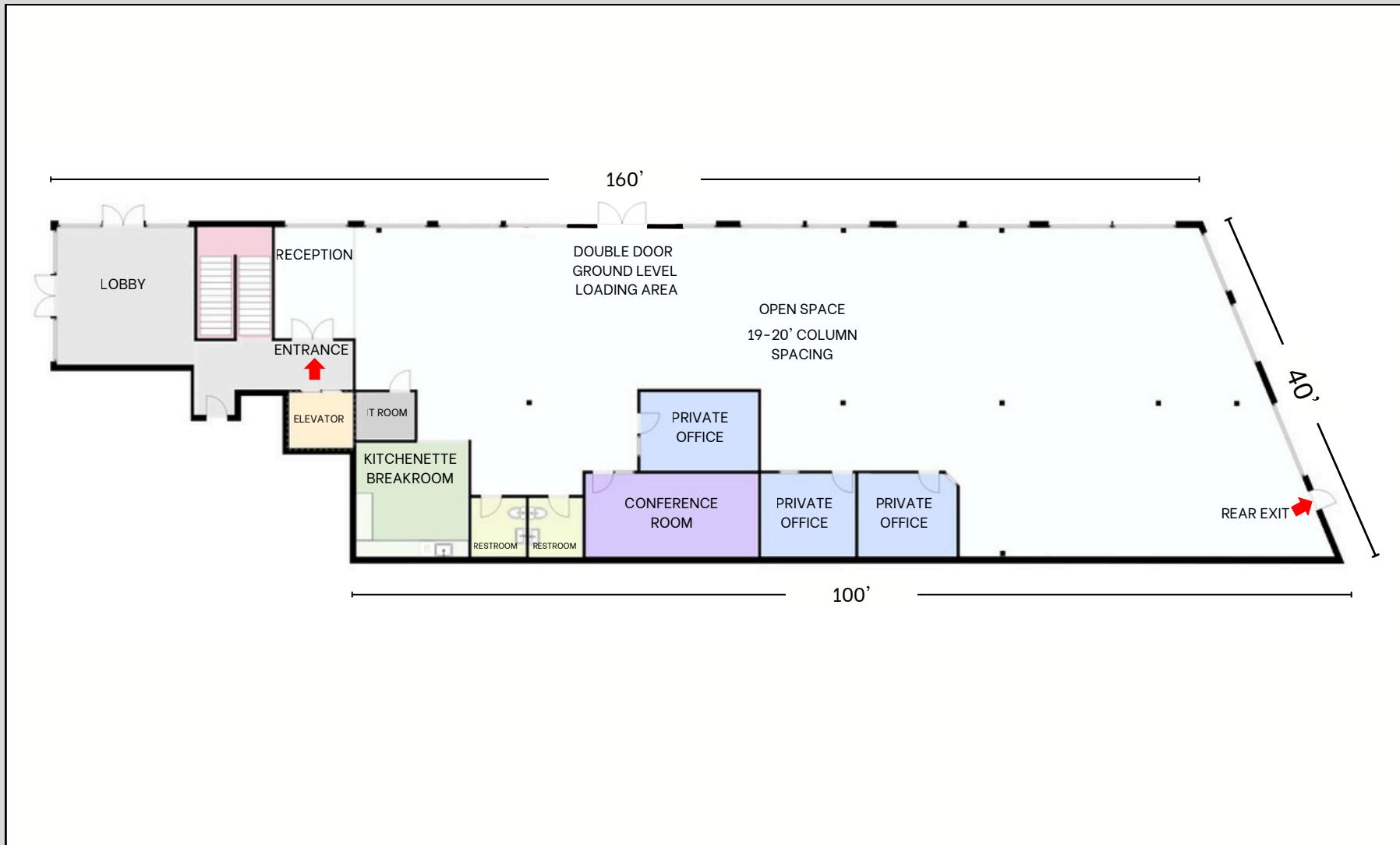
SITE PLAN

3.54 Acres



FLOOR PLAN: FIRST FLOOR

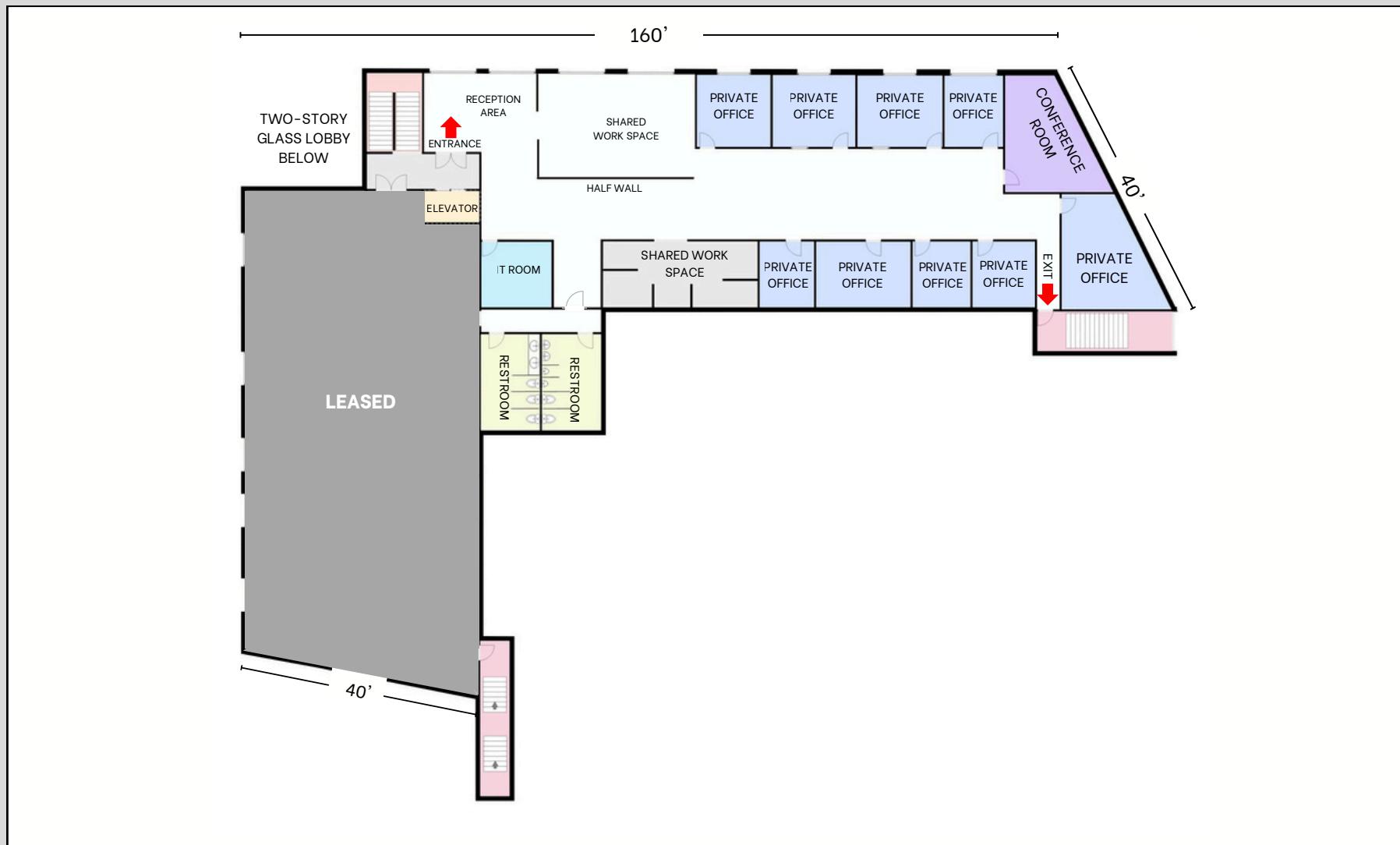
Approx. 4,400 SF



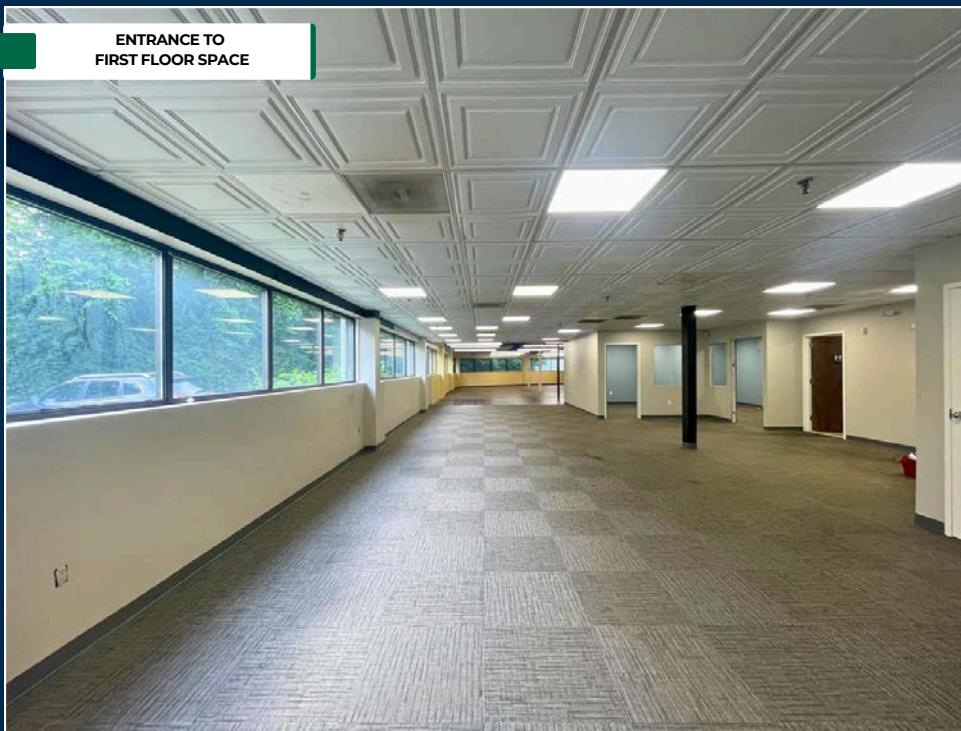
NOT TO SCALE

FLOOR PLAN: SECOND FLOOR

Approx. 4,400 SF



NOT TO SCALE



SECOND FLOOR WAITING ROOM
AND RECEPTION



SECOND FLOOR SHARED
WORKSPACE



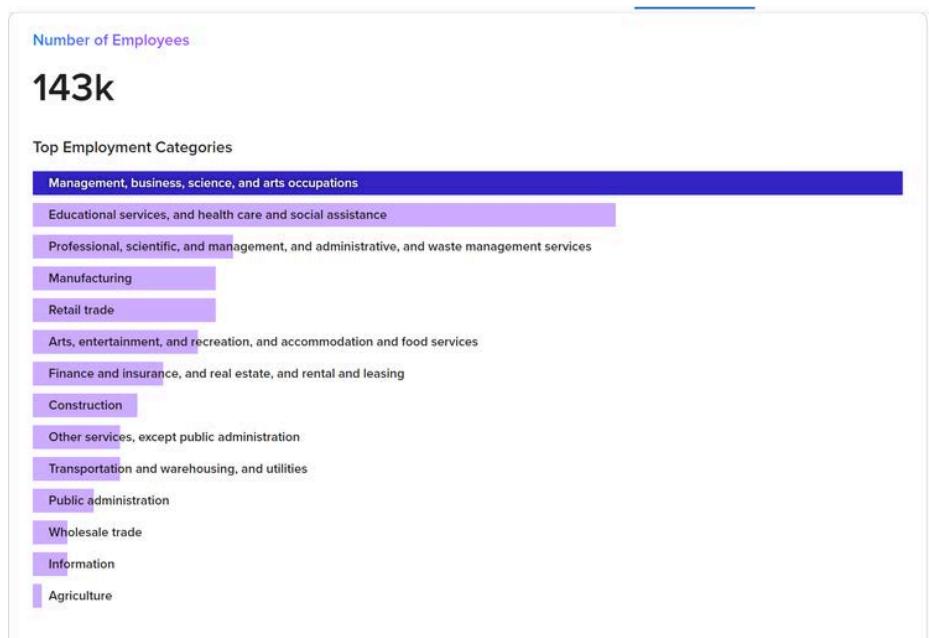
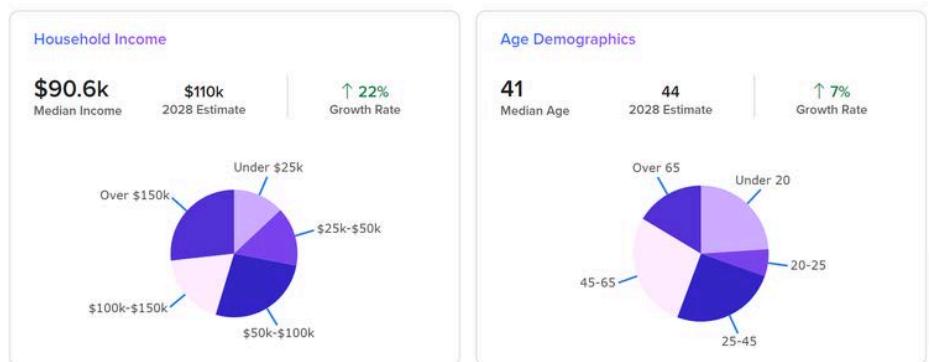
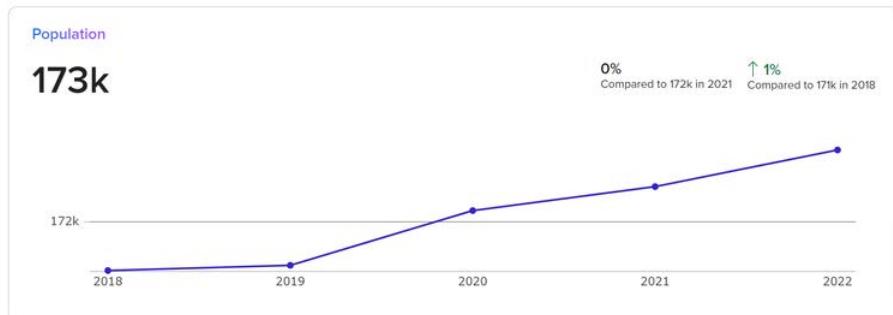
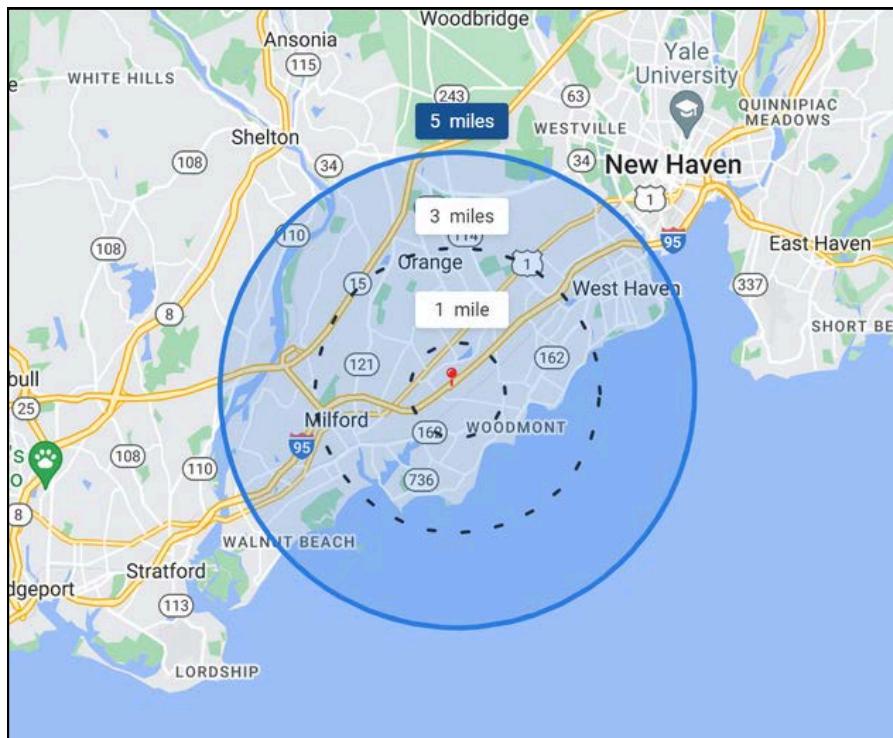
SECOND FLOOR
PRIVATE OFFICE



SECOND FLOOR
CONFERENCE ROOM



DEMOGRAPHICS FIVE MILES



NEXT STEPS

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REVIEW ZONING
REGULATIONS



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LISTING



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CALL BROKER

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