



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.

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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Financial Information

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

The Site

Space Available: 1st Floor - 4,400 SF
2nd Floor - 7,500 SF

Building Size: 76,039 SF

Land: 3.45 Acres

Zoning: Light Industrial (ID)

Year Built: 1985

Construction: Steel

Stories: Two

Floor: 1st & 2nd

Tenancy: Single

Features

Parking: 132 Shared Spaces

Amenities: Security System, Street Signage,
Wet Sprinkler System

Utilities

Water/Sewer: City/City

A/C: Central Air-Conditioning

Heat: Gas

Demographics

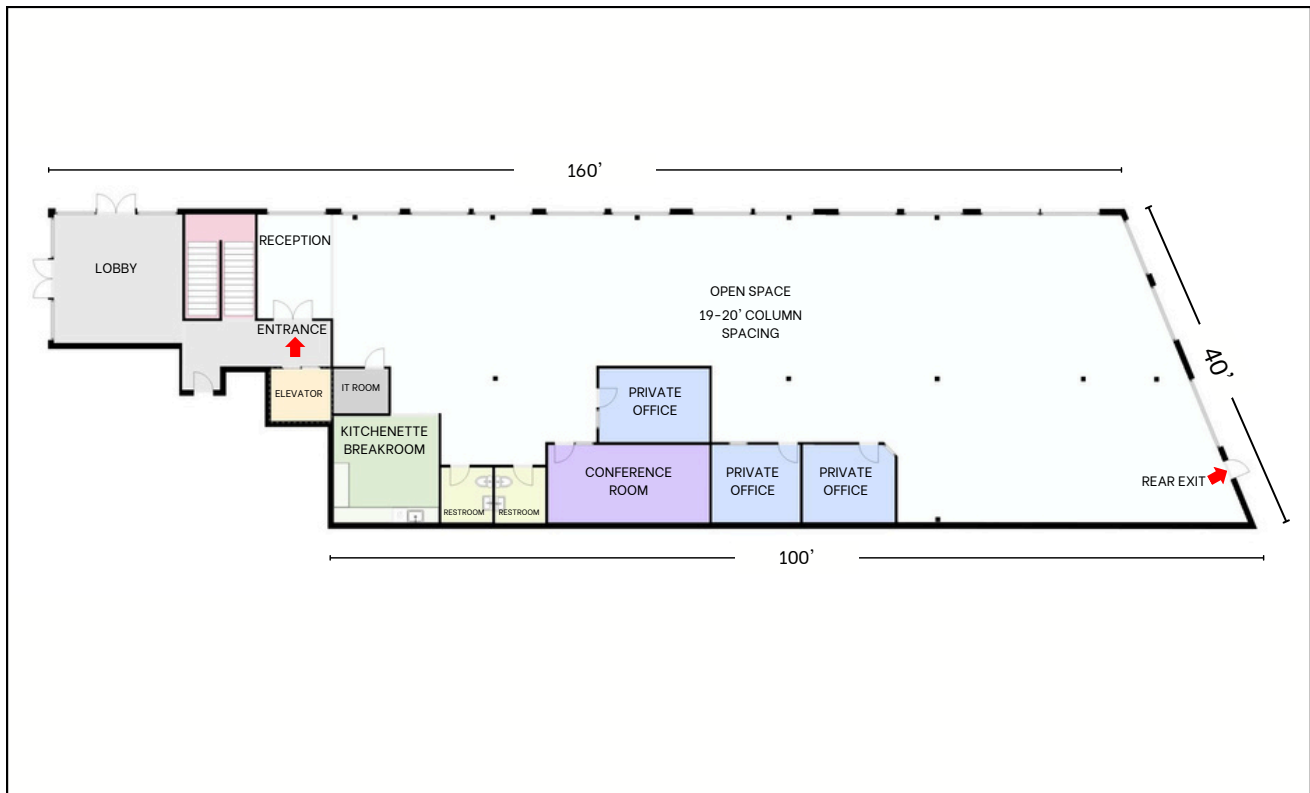
	3 Miles	5 Miles
Population:	74.3k	173k
Median HH Income:	\$101k	\$90.6k



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FLOOR PLAN: FIRST FLOOR
4,400 SF

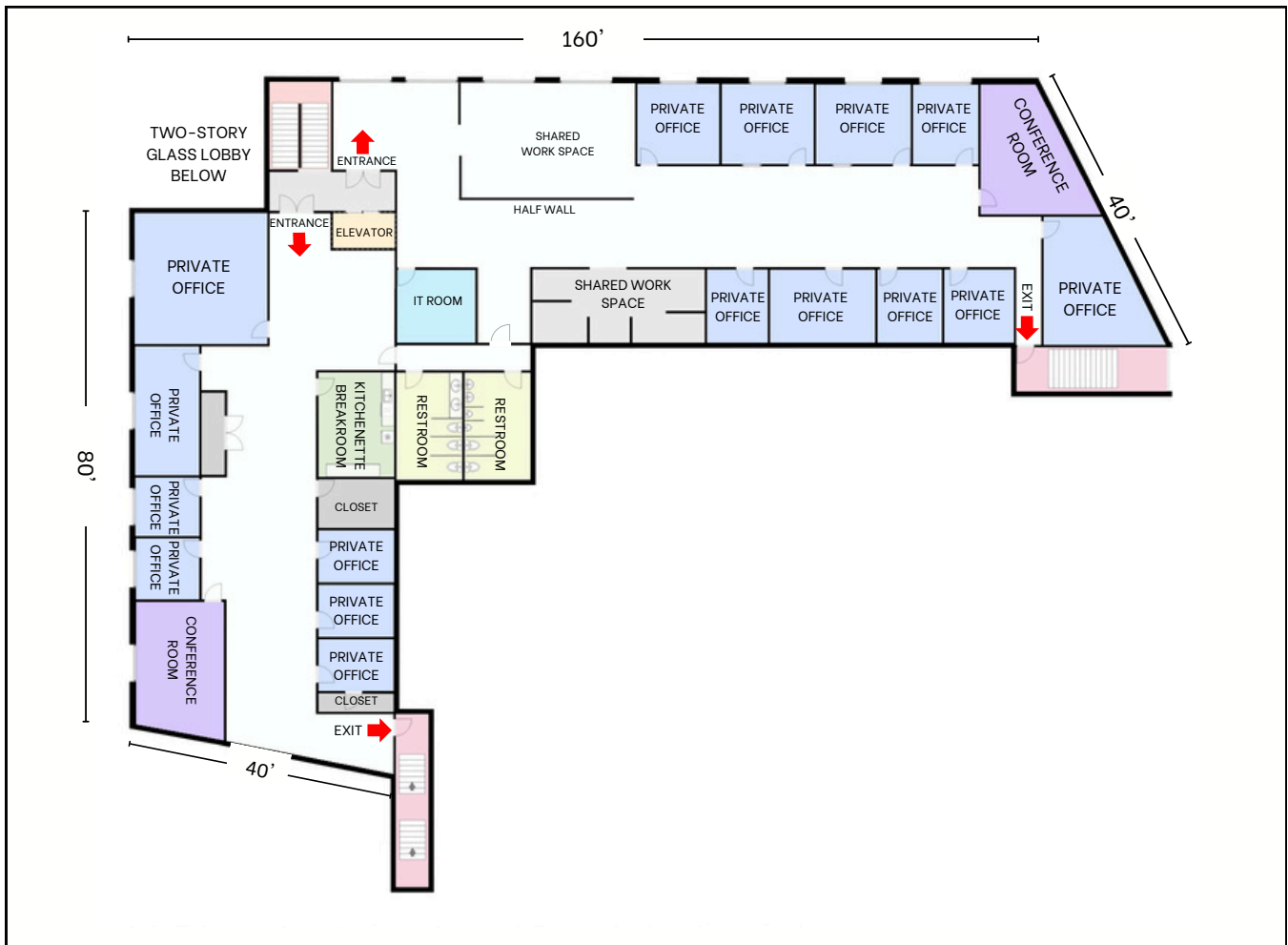


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FLOOR PLAN: SECOND FLOOR 7,500 SF



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