

OFFERING MEMORANDUM

Office For Lease

256 Seaside Avenue, Milford, CT 06460

FC FEBBRAIO
COMMERCIAL

**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES



COMMERCIAL DIVISION

PROPERTY SPECIFICATIONS



This 2,500 square foot ground level office/medical space offers exceptional functionality and convenience. This prime location is ideal for offices and/or practices looking to relocate or expand. Ample parking is available both in the front and rear of the office, ensuring hassle-free visits. Previously occupied by a medical office, the space is grandfathered for office/medical uses.

*Depending on client needs the landlord is willing to deliver the space move-in ready.



Property: For Lease

Square Feet: 2,500

Land: .42 acres

Gross Rent: \$30/SF/Year + Utilities

HIGHLIGHTS

- 2 Entrances: Convenience for staff and clients (ADA compliant)
- Reception Area: Welcoming space for clients and guests
- 2 Waiting Rooms: Comfortable seating areas
- 10 Exam Rooms/Offices: Versatile spaces for various needs
- Kitchenette: Convenient area for staff breaks
- 2 Bathrooms: Separate for employees and guest



Virtually Staged

This could be your waiting room

256 Seaside Avenue, Milford, CT 06460



Christopher Lara
M: 203.522.2635 | O: 203.254.2061
cjl@bhhsne.com



Virtually Staged

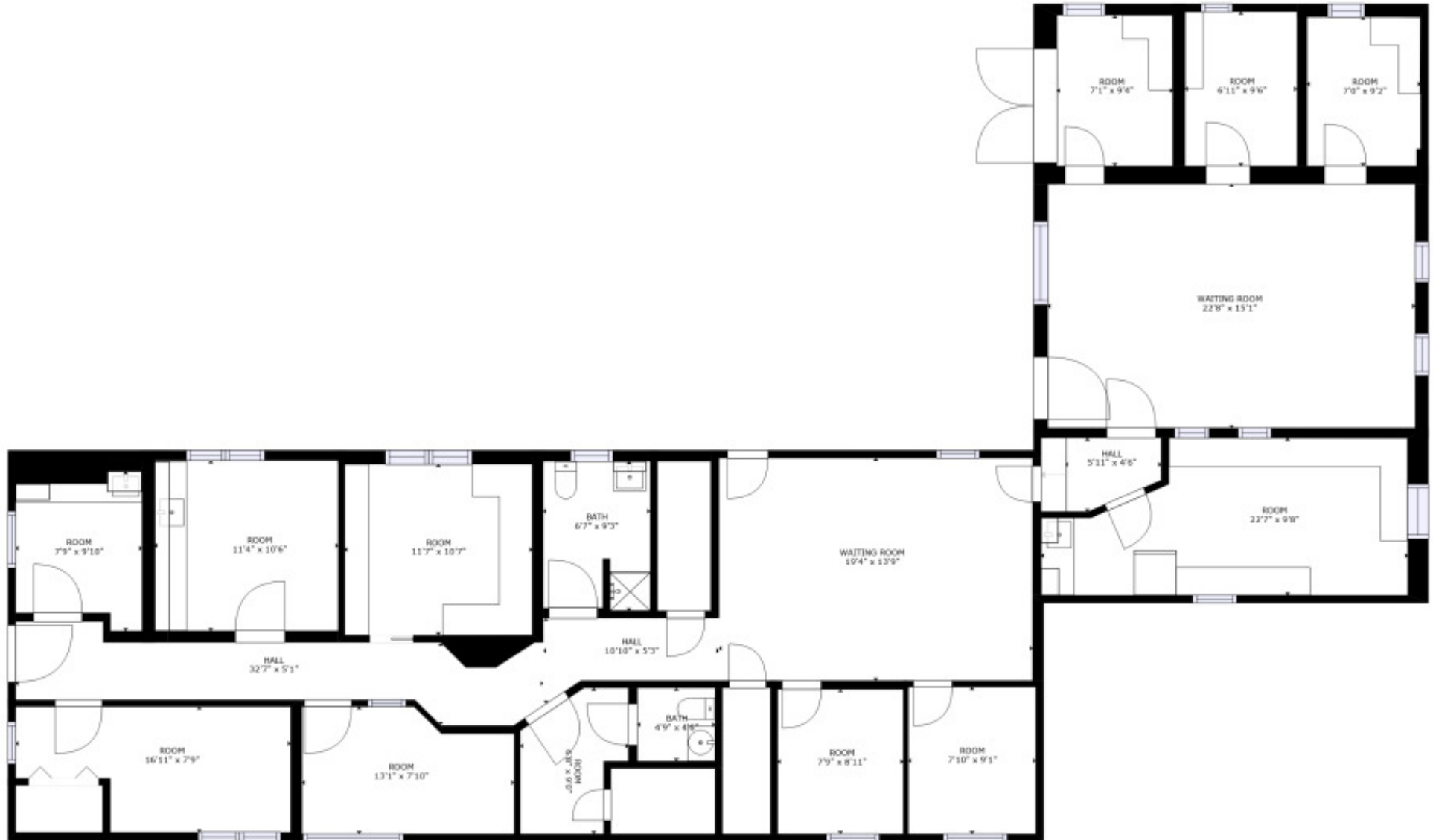
This could be your office

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FLOOR PLAN



LOCATION OVERVIEW



Strategically located just 5 minutes from I-95 and the Merritt Parkway connector, this office is conveniently positioned near Yale New Haven Health - Bridgeport Hospital Milford Campus (as shown above). Enjoy the prime location, with Fort Trumbull Beach, the Metro North Station, and Milford's downtown green—all within walking distance. Explore the vibrant surroundings, featuring an array of restaurants, shops, and more.

DEMOGRAPHICS (2023)	1-Mile	3-Mile	5-Mile
Population	9,386	45,695	118,398
Median Age	44.4	46.3	45.7
Median Household Income	\$101,624	\$114,601	\$105,821
Average Household Income	140,867	\$153,401	\$141,184



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ABOUT CHRISTOPHER

Christopher Lara (also known as Chris or CJ) is a seasoned professional in Commercial Real Estate, boasting over a decade of experience. He started his career specializing in industrial buildings, then shifted into hospitality and retail leasing drawing from his background working in restaurants since the age of 17. He is now a valuable resource and a "go-to broker" in the restaurant and hospitality sectors, continuously shaping his successful journey.

Originally from New York, Chris has been a resident of Connecticut for over 20 years. As a member of the Febbraio Commercial Team at Berkshire Hathaway for the past 2 years, he now focuses on investment sales and restaurant development / ownership.

Currently, Chris represents the largest privately owned Mexican restaurant group in Connecticut, a testament to his industry knowledge and understanding of local market dynamics. With a passion for real estate and a strong background in the restaurant industry, Chris continues to make significant strides in his career.

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- Retail Leasing & Sales
- Investment Properties
- Industrial Real Estate
- Landlord Representation
- Commercial Properties
- Tenant Representation