

OFFICE SPACE FOR LEASE

125-135 Broad Street, Milford, CT



To arrange a tour contact:
Scott Zakos | 203-226-7101 Ext 4
scott@vidalwettenstein.com



Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

125-135 Broad Street, Milford, CT



← Total 6,091 SF
3,870 SF 1st floor
with up to
2,221 SF 2nd level
walk up



SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

125-135 Broad Street, Milford, CT

Total 1,222 SF



1st floor
131 Broad Street



SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

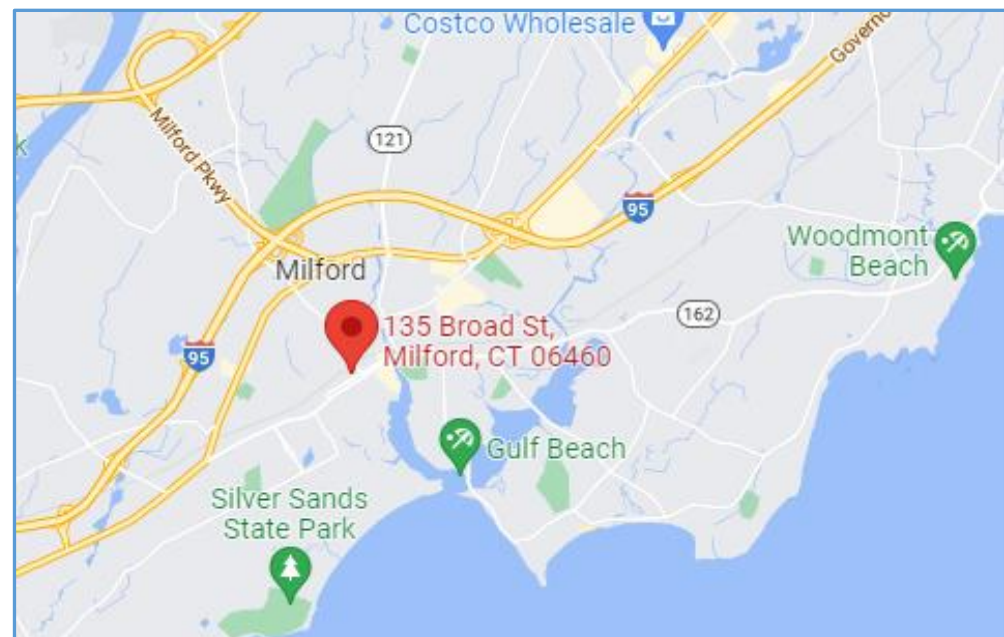
All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

125-135 Broad Street, Milford, CT

UNIQUE OPPORTUNITY ON MILFORD GREEN

PROPERTY DETAILS

- Great visibility and signage
- Immediate occupancy
- Turnkey opportunity
- Ample parking
- Access to fitness center
- Historic building downtown Milford, walking distance to banks, shops, boutiques, restaurants and train station.
- General office including; law, accountant, technology, medical, spa/cosmetic
- Lease rate: \$28. PSF gross + utilities

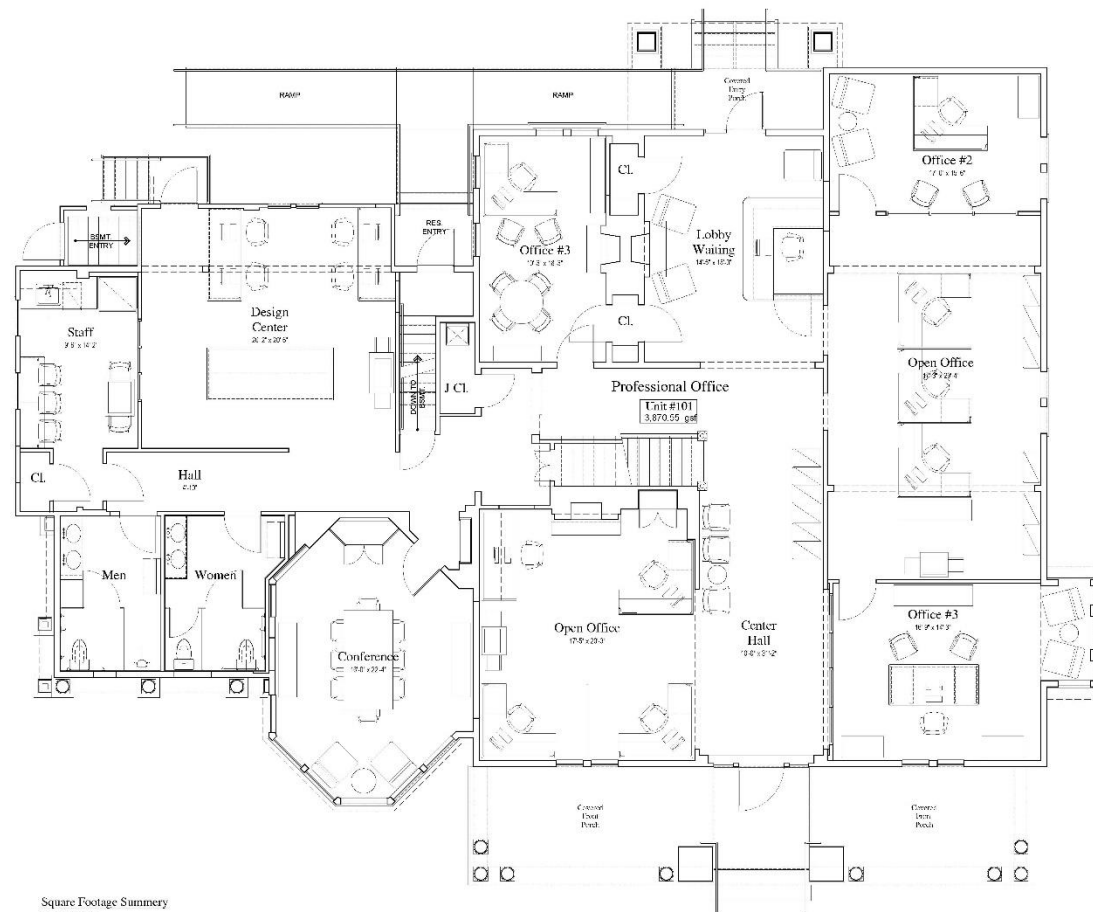


Location: Convenient to exit 1 B of Milford Parkway, Boston Post Road.

125-135 Broad Street, Milford, CT



125-135 Broad Street, Milford, CT



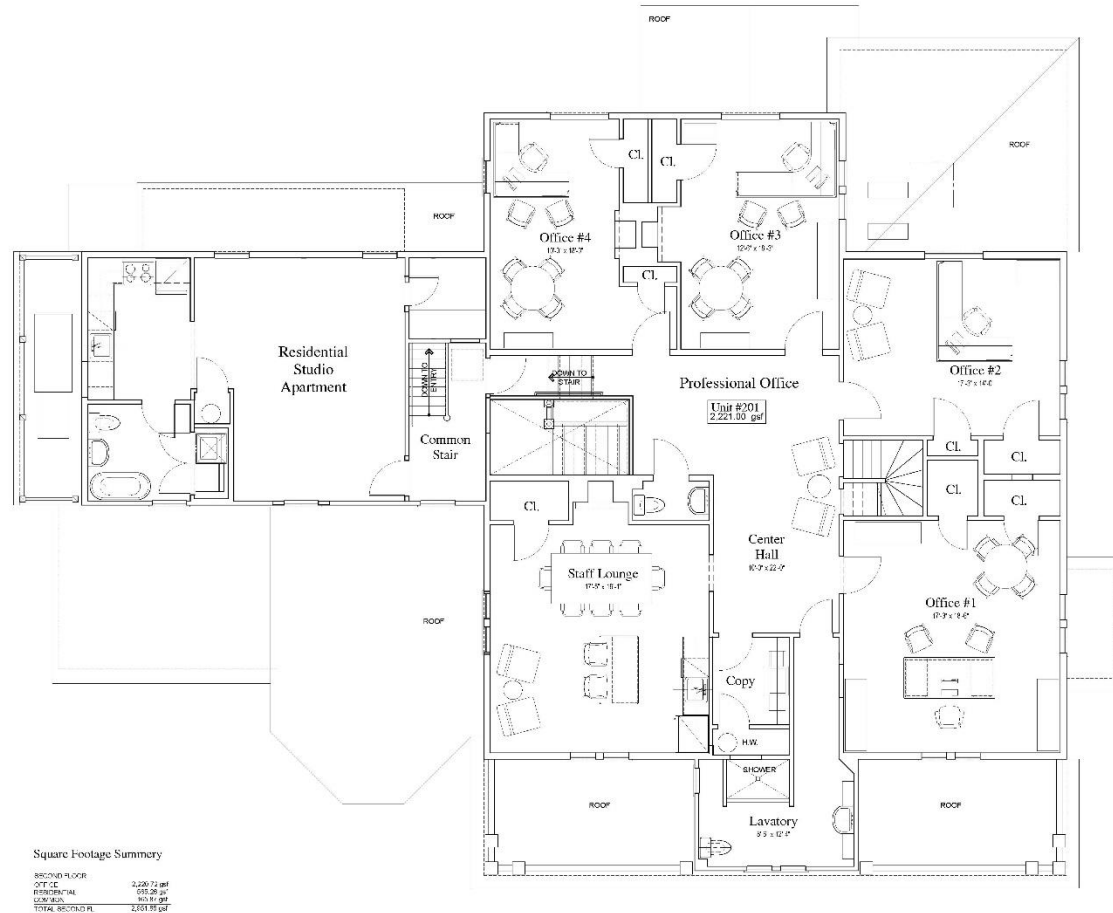
Square Footage Summary

UNFLOOED AREA	5,972.55 sqf
FINISHED AREA	58,527 sqf
TOTAL AREA	64,500 sqf
OVERLAP/REVISIONS	513.52 sqf

1
A1
SCALE: 1/8" = 1'-0"

REVISED	
No.	DATE
1	
WALL TYPES LEGEND	
---	Existing to remain
- - -	Existing to be removed
---	New Construction
SUBMITTED	
No.	DATE
<p>All reports, plans, specifications, and other documents prepared by the Consultant shall remain the property of the Consultant. The Consultant shall retain all rights in the design and other documents. The Consultant shall not be held responsible for any errors or omissions in the design or other documents.</p>	
Building	#2
<p>Metro on Broad 135 Broad Street, Milford, CT 06460 Provided by: 41 Cherry Street, Milford, CT 06460</p>	
FIRST FLOOR PLAN	
A1	

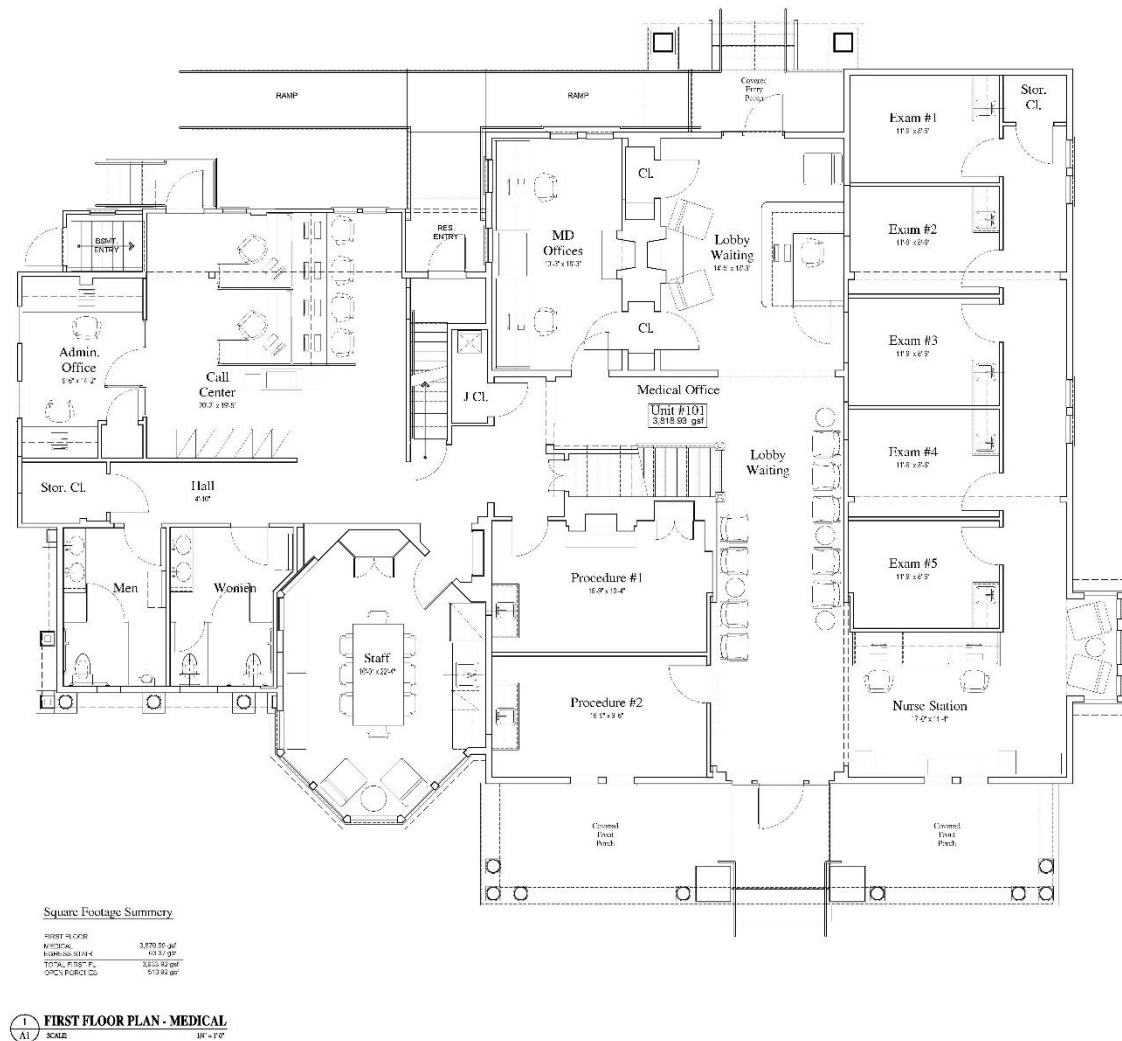
125-135 Broad Street, Milford, CT



1 SECOND FLOOR PLAN - BUSINESS
A2 SCALE: 1/8" = 1'-0"

REVISED	
No.	DATE
1	
WALL TYPES LEGEND	
---	Existing to remain
---	Existing to be removed
---	New Construction
SUBMITTED	
No.	DATE
All reports, plans, specifications, computer files, field data, notes, and other documents prepared by the firm shall remain the property of the firm. The Consultant shall retain all common law, statutory and other rights in the work product created without limitation the copyright therein.	
Building	#2
Project	125-135 Broad Street, Milford, CT
Client	Metro on Broad, LLC
Architect	VIDAL/WETTENSTEIN, LLC
Project Manager	Michael J. Wettenstein
Project Engineer	Michael J. Wettenstein
Project Designer	Michael J. Wettenstein
Project Checker	Michael J. Wettenstein
Project Approver	Michael J. Wettenstein
Project Date	11/11/2019
Project Location	125-135 Broad Street, Milford, CT
Project Description	SECOND FLOOR PLAN
A2	

125-135 Broad Street, Milford, CT



REVISED	
No.	DATE
1	

WALL TYPES LEGEND	
Existing to remain	
Existing to be removed	
New Construction	

SUBMITTED	
No.	DATE

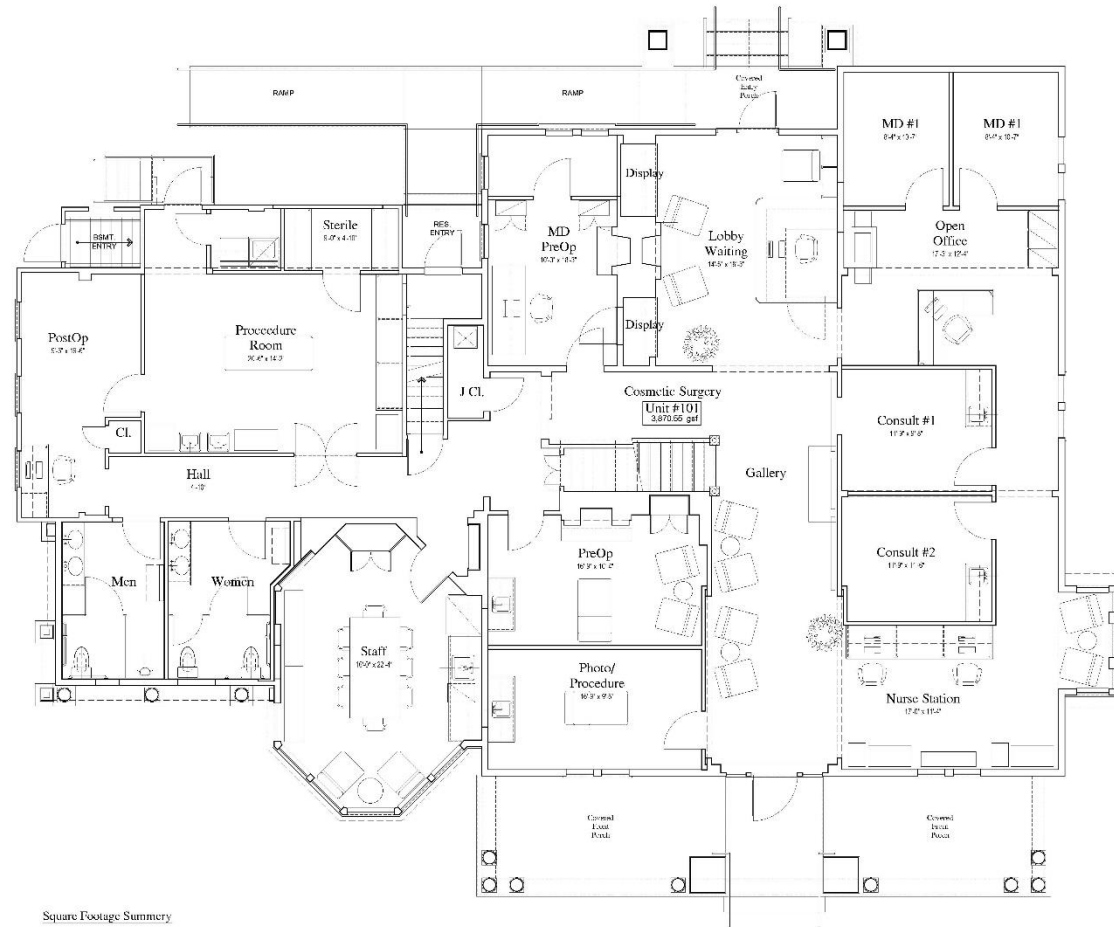
All reports, plans, specifications, computer files, field data, notes, and other documents prepared by the architect are the property of the architect and shall remain the property of the architect. The architect shall retain all copyright law, statutory and other rights in the documents and shall not be bound by any limitation on the copyright.

Building #2

Metro on Broad
411 Cherry Street, Milford, CT 06460
Project: Metro 125, LLC
FIRST FLOOR PLAN

A1

125-135 Broad Street, Milford, CT



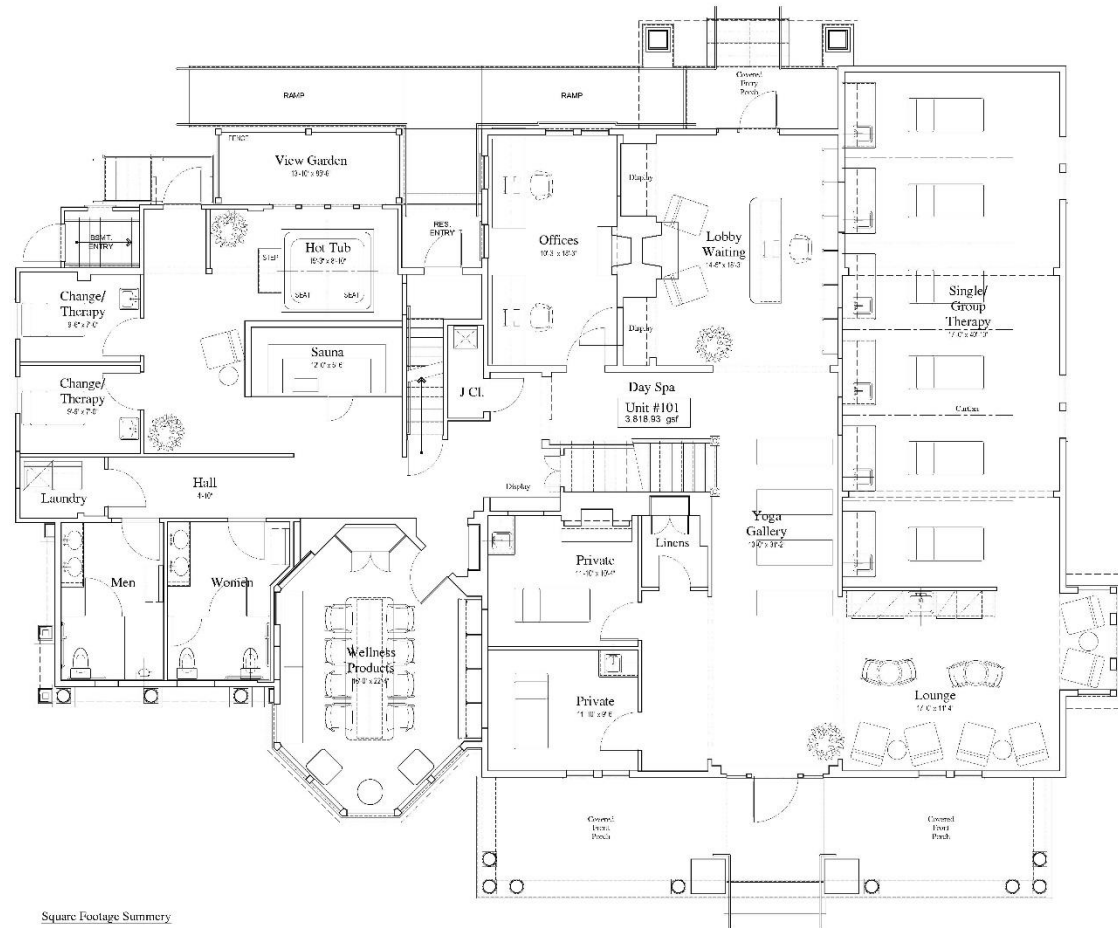
Square Footage Summary

FHS - 1100M	3,070.66 sq ft
COMMON - 1100M	50.31 sq ft
TOTAL FHS F	3,070.66 sq ft
OTHER - 1100M	51.00 sq ft

1 FIRST FLOOR PLAN - COSMETIC
SCALE: 1/8" = 1'-0"

REVISED	
No.	DATE
1	
WALL TYPES LEGEND	
---	Existing to remain
---	Existing to be removed
---	New Construction
SUBMITTED	
No.	DATE
All reports, plans, specifications, and other documents prepared by the architect shall remain the property of the architect. The Consultant shall retain all common law, statutory and other rights without limitation the copyright therein.	
Building #2	Sheet 1 of 1
Metro on Broad 135 Broad Street, Milford, CT Prepared by: 111 Cherry Street, Milford, CT 06460	FIRST FLOOR PLAN
A1	

125-135 Broad Street, Milford, CT



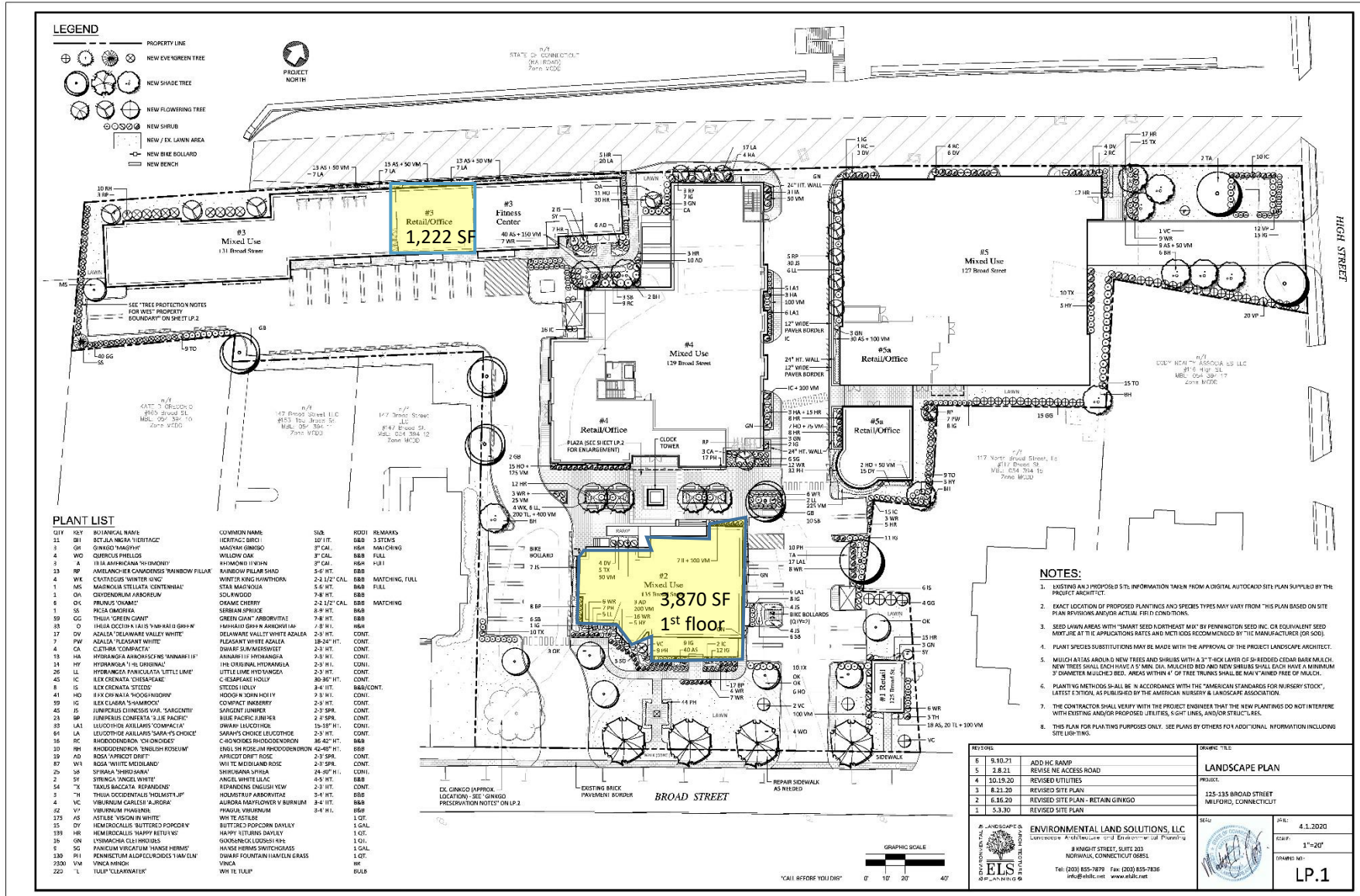
Square Footage Summary

HOUSE	5,872.55 sq ft
CARPORT	15.33 sq ft
TOTAL	5,887.88 sq ft

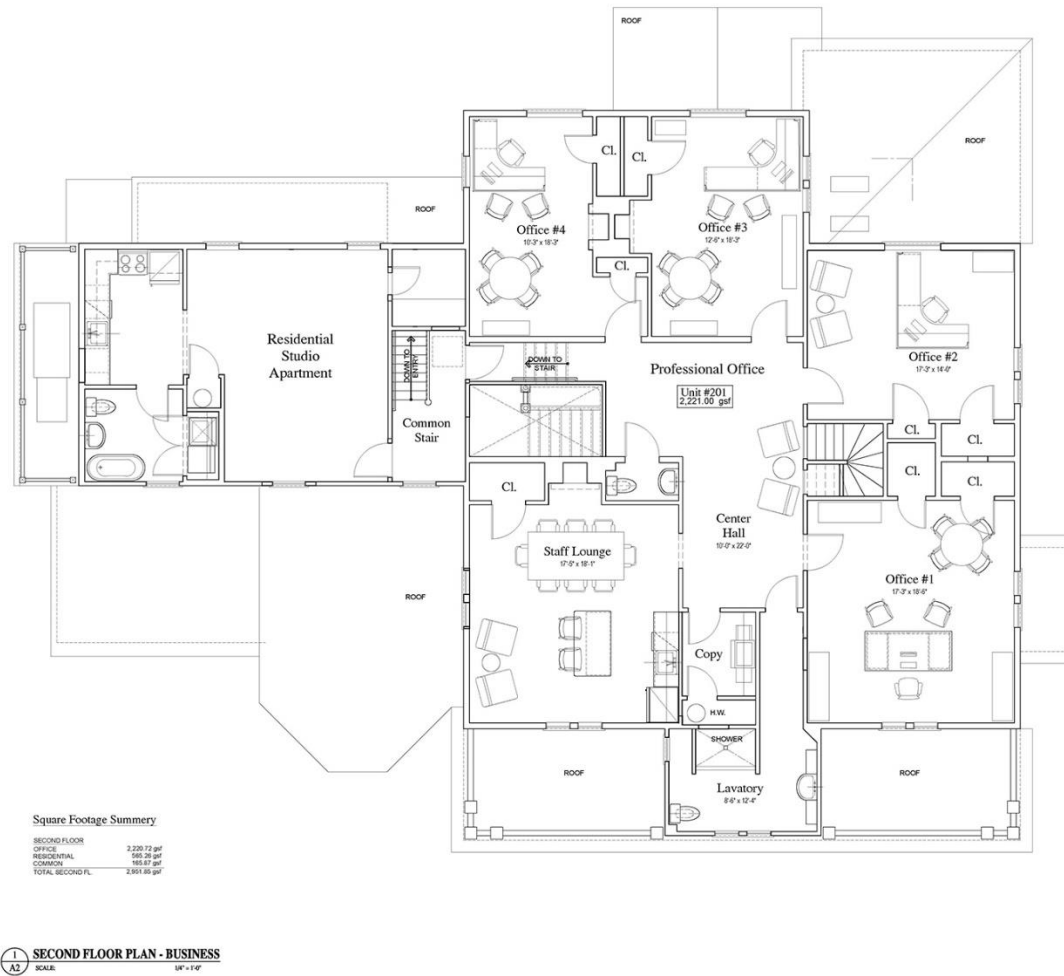
FIRST FLOOR PLAN - SPA
SCALE: 1/8" = 1'-0"

REVISED													
No.	DATE												
WALL TYPES LEGEND													
---	Existing to remain												
- - -	Existing to be removed												
---	New Construction												
SUBMITTED													
No.	DATE												
<small>All reports, plans, specifications, drawings, and other documents and information shall remain the property of the Consultant and shall not be used for any other purpose without the written consent of the Consultant. The Consultant shall retain all rights in and to the design and drawings, and shall not be bound by any limitation on the copyright.</small>													
Building #2	<table> <tr> <td>DATE</td><td>2-13</td></tr> <tr> <td>DATE</td><td>2-13</td></tr> <tr> <td>DATE</td><td>2-13</td></tr> <tr> <td>DATE</td><td>2-13</td></tr> <tr> <td>DATE</td><td>2-13</td></tr> <tr> <td>DATE</td><td>2-13</td></tr> </table>	DATE	2-13	DATE	2-13	DATE	2-13	DATE	2-13	DATE	2-13	DATE	2-13
DATE	2-13												
DATE	2-13												
DATE	2-13												
DATE	2-13												
DATE	2-13												
DATE	2-13												
Metro on Broad 135 Broad Street, Milford, CT Property of Metro on Broad, LLC 135 Broad Street, Milford, CT 06460	FIRST FLOOR PLAN												
A1													

125-135 Broad Street, Milford, CT

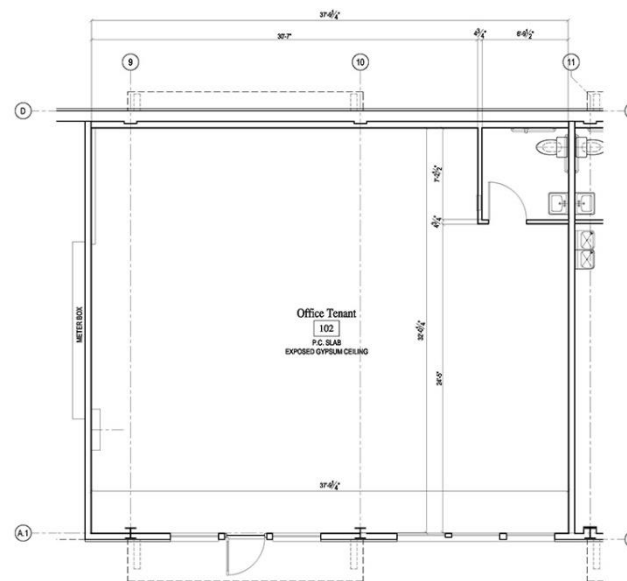


125-135 Broad Street, Milford, CT



REVISED	
No.	DATE
1	
WALL TYPES LEGEND	
---	Existing to remain
---	Existing to be removed
---	New Construction
SUBMITTED	
No.	DATE
<p>All reports, plans, specifications, and other documents prepared by the Consultant shall remain the property of the Consultant. The Consultant shall retain all rights in and to the reports, plans, specifications, and other documents, including the right to reuse the same in other projects without limitation of the copyright notice.</p>	
Building	#2
<p>Metro on Broad 125-135 Broad Street, Milford, CT Project No. 411 Cherry Street, Milford, CT 06460</p>	
SECOND FLOOR PLAN	
A2	

125-135 Broad Street, Milford, CT



2 FIRST FLOOR PARTIAL PLAN
A1.2 SCALE: 1/8" = 1'-0"

#102 Usable Area - 1,222.17 sf.

REVISED	
No.	DATE
1.	9-20-2022 Dimensions
SUBMITTED	
No.	DATE
<p>All reports, plans, specifications, drawings, and other documents and information submitted by the Consultant shall remain the property of the Client. The Consultant shall retain all rights in the design and other reserved rights, including, but not limited to, the right to reuse the design for other projects without limitation of the copyright shown.</p>	
<p>Building #3</p> <p>Metro on Broad 131 Broad Street, Milford, CT 06460 Project for: Metro on Broad, LLC 131 Broad Street, Milford, CT 06460</p> <p>PARTIAL FIRST FLOOR PLANS</p> <p>JOHN A. WICKO ARCHITECT LLC</p> <p>30 HUNTERS TRAIL, WESTPORT, CT 06880 (203) 341-0000</p>	
A1.2	