

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



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

Total 1,105 SF



1st floor
127 Broad Street



SIOR Individual Members
Society of Industrial & Office Realtors

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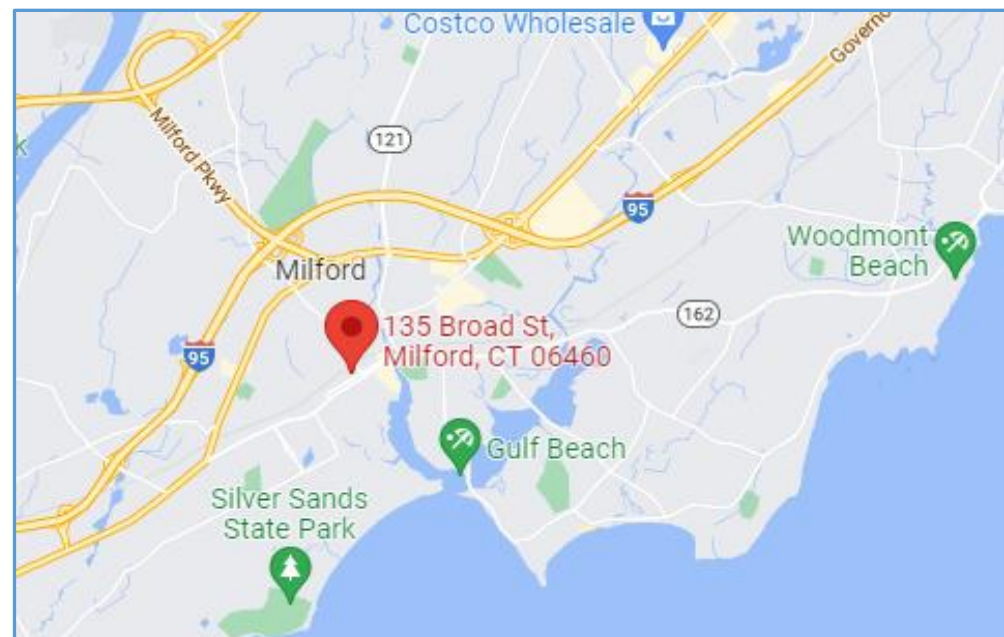
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UNIQUE OPPORTUNITY ON MILFORD GREEN

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

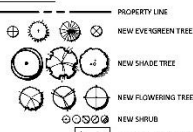


Location: Convenient to exit 1 B of Milford Parkway, Boston Post Road.

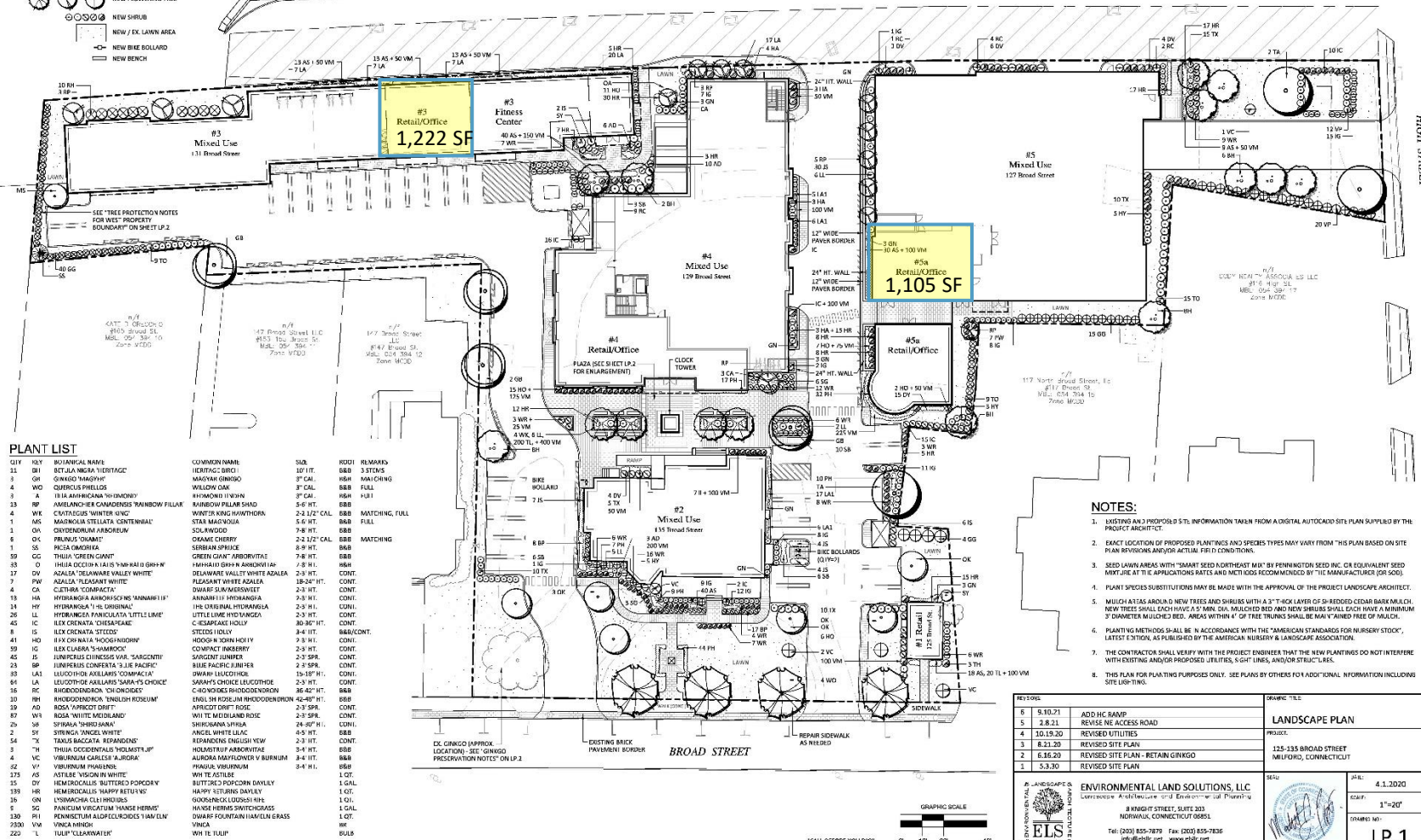
125-135 Broad Street, Milford, CT



LEGEND



STATE OF CONNECTICUT
(RAILROAD)
Zero VOLT



PLANT LIST

Q17	NET	BIOTANICAL NAME
Q18	NET	BLACK NAGIA "VIRGATE"
Q19	NET	ONCELY NAME
Q20	NET	QUERUS PHILLOS
Q21	NET	AMERICAN "TOMONY"
Q22	NET	AMERICAN "TOMONY" "MORROW FLOW"
Q23	NET	QUERUS "WINTERING"
Q24	NET	QUERUS "TANALIA CENTRAL"
Q25	NET	QUERUS "TANALIA CENTRAL"
Q26	NET	QUERUS "TANALIA"
Q27	NET	QUERUS "TANALIA"
Q28	NET	QUERUS "TANALIA"
Q29	NET	QUERUS "TANALIA"
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Architectural site plan of the 'BROAD' area. The plan shows a street layout with 'BROAD' at the bottom. A 'Bike Boulevard' is marked on the left. A 'Mixed Use' area is labeled with '1 M Thread Street'. Various lot dimensions are provided: 4 DV, 5 TX, 50 VM, 8 WOT, 1 PM, 8-11, 2 AD, 200 VM, 15 WB, 15-10. Other features include a 'Bicycle' symbol, a 'VC' (vertical curve) symbol, and a 'Bicycle' symbol. A 'Bicycle' symbol is also shown near the 'BROAD' street. The plan includes a north arrow and a scale bar.

11 RS

6 RS

4 GG

15 HR

3 GN

OK

#1 Retail
125 (Retail N)

SEMIWALL

6 WR

3 TH

19 AL 20 TL x 100 VM

VC

GRAPHIC SCALE

REVISIONS	
6	5.10.17
5	2.8.21
4	10.12.19
3	8.21.20
2	6.16.20
1	5.3.20

2. LANDSCAPE

ENVIRONMENTAL

ELS

NOTES:

1. EXISTING AN APPROVED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCAD SITE PLAN SUPPLIED BY THE PLANNING DEPARTMENT OF THE ACTING CITY ENGINEER.
2. EXIST LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON AN ON-SITE VISUAL SURVEY OF THE ACTUAL SITE CONDITIONS.
3. EXIST LAWN AREAS WITH "SMART SEED NORTHEAST MAP" BY PENNINGTON INC. OR EQUIVALENT SEED MIXTURE AS IT APPLICABLES RATES AND MATCHED RECOMMENDED BY THE MANUFACTURERS (OR SOCS).
4. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT.
5. MULCH AREAS AROUND N-DRIVE TREES AND SHRUBS WITH A 2-3" THICK LAYER OF S-PREMIUM COATED BARK MULCH. MULCH AREAS AROUND S-DRIVE TREES AND SHRUBS WITH A 2-3" THICK LAYER OF S-PREMIUM COATED BARK MULCH. MULCH AREAS AROUND W-DRIVE TREES AND SHRUBS WITH A 2-3" THICK LAYER OF S-PREMIUM COATED BARK MULCH.
6. PLANTING MATERIALS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR HURSEY STOCK" (2006 EDITION) PUBLISHED BY THE NATIONAL NURSERY ASSOCIATION.
7. THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, S-GRI LINES, AND/OR STRUCTURES.
8. THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION INCLUDING SITE LAYOUT.

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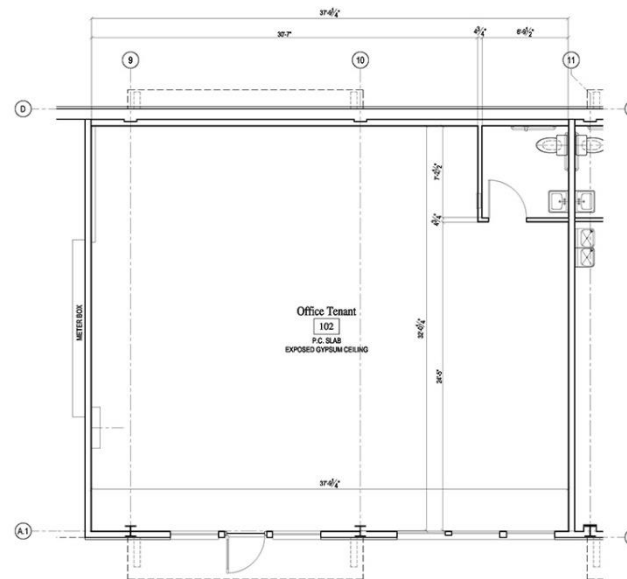
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2 FIRST FLOOR PARTIAL PLAN
A1.2 SCALE: 1/8" = 1'-0"

#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 Owned by: 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	

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Potential as-built

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1st floor
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