

Elevate Your Business in Milford's Prime Commercial Hub



HOULIHAN LAWRENCE

WARECK D'OSTILIO

Commercial

New Ownership | Flexible Leasing | Strategic Accessibility | Thriving Ecosystem



670-680 Boston Post Road Milford, CT 06460

Work, Thrive, and Connect in Milford's Most Accessible Commercial Hub

Discover modern commercial spaces tailored to meet your business needs. With flexible layouts, a prime location, and a thriving business community, 670-680 Boston Post Road is your gateway to success.

KEY FEATURES

-  **Location**
-  **Space Options**
-  **Parking**
-  **Incentives**
-  **Thriving Ecosystem**



Secure Your Space Today
Scan the QR Code to Schedule a Tour



KEN GINSBERG | Broker  (203) 376-6266 |  ken@kngrealty.com
Houlihan Lawrence Wareck D'Ostilio
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Why Choose 670-680 Boston Post Road?



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ACCESSIBILITY

- ◆ **Unmatched Connectivity:** Conveniently located seconds from I-95 and just minutes from the Merritt Parkway.
- ◆ **High Traffic Location:** Positioned in Milford's bustling commercial corridor with excellent visibility.



PARKING & CONVENIENCE

- ◆ **Ample On-Site Parking:** 165 spaces, ensuring easy access for tenants and customers alike.
- ◆ **Eco-Friendly EV Charging:** Six electric vehicle charging stations to support modern needs.



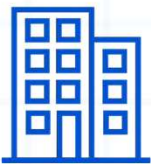
GREEN LEASING ADVANTAGE

- ◆ **Sustainable Solutions:** Solar panel installations to reduce energy costs and promote environmental stewardship.
- ◆ **Eco-Friendly Lighting:** Goose-neck lighting for signage, blending sustainability with modern aesthetics.



THRIVING ECOSYSTEM

- ◆ **Proximity to Premier Neighbors:** Located near Yale-New Haven Hospital, retail hubs, and vibrant residential communities.



SCHEDULED BUILDING ENHANCEMENTS

- ◆ **Modernized Exterior Façade:** Sleek, contemporary upgrades for maximum curb appeal.
- ◆ **Tenant-Focused Improvements:** Resurfaced parking lot, high-end landscaping, and premium fencing.
- ◆ **Enhanced Visibility:** New tenant signage for improved exposure and branding opportunities.

Contact Us Today to Tour These Suites and
Discuss Your Business Needs!



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Flexible Space Options to Fit Your Needs



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AVAILABLE SPACES OVERVIEW

Suite #	Square Footage	Potential Uses	Key Features
670B	3,800 SF	Healthcare, Professional, Special Purpose	Open layout, customizable
670F	2,085 SF	Medical, Professional, Office, Special Purpose Retail,	Former neurology office; turnkey ready
680B	3,300 SF	Collaborative, Healthcare, Special Purpose	Private rooms, large meeting spaces
680D	1,674 SF	Wellness, Special Purpose	Ideal for spa, private rooms included.



Spaces are filling fast
Contact Ken Ginsberg today at (203) 376-6266.

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Unbeatable Incentives for Growing Businesses



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INCENTIVES AND TENANT BENEFITS

-  **Customizable Spaces:** 10,889 SF available for flexible layouts tailored to your needs.
Contiguous Options: Up to 6,000 SF available for single-tenant lease
-  **Further Optionality:** Legacy tenant lease expirations in 2025 will be given priority to new tenants.
-  **Generous Incentives:** \$10/SF tenant improvement allowance for qualified tenants that sign ten-year leases.
(5+5 options on a case-by-case basis).
-  **Convenient Parking:** 165 on-site spaces with 6 EV charging stations.

Grow your business in a property designed to help you thrive. You'll have everything you need for success with a strategic location, a bustling community, and tenant-friendly perks.

Your Ideal Location Is Waiting
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Explore Our Flexible Layouts

SPACE 670 B | HEALTHCARE, RETAIL, PROFESSIONAL, SPECIAL PURPOSE

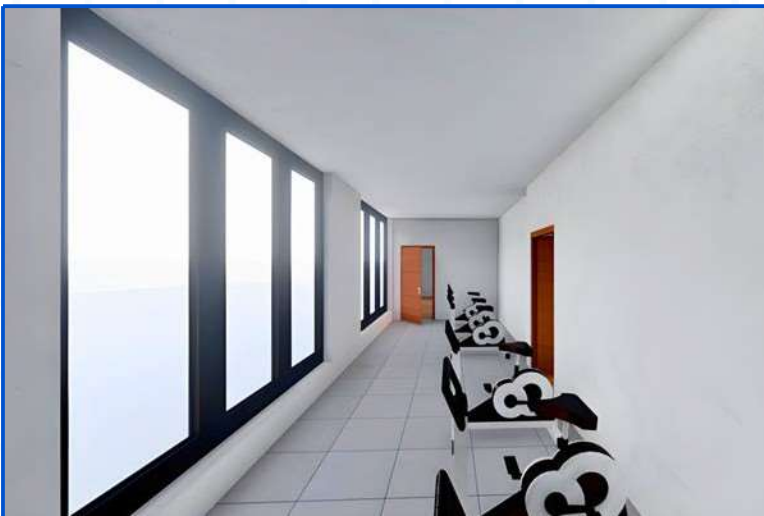
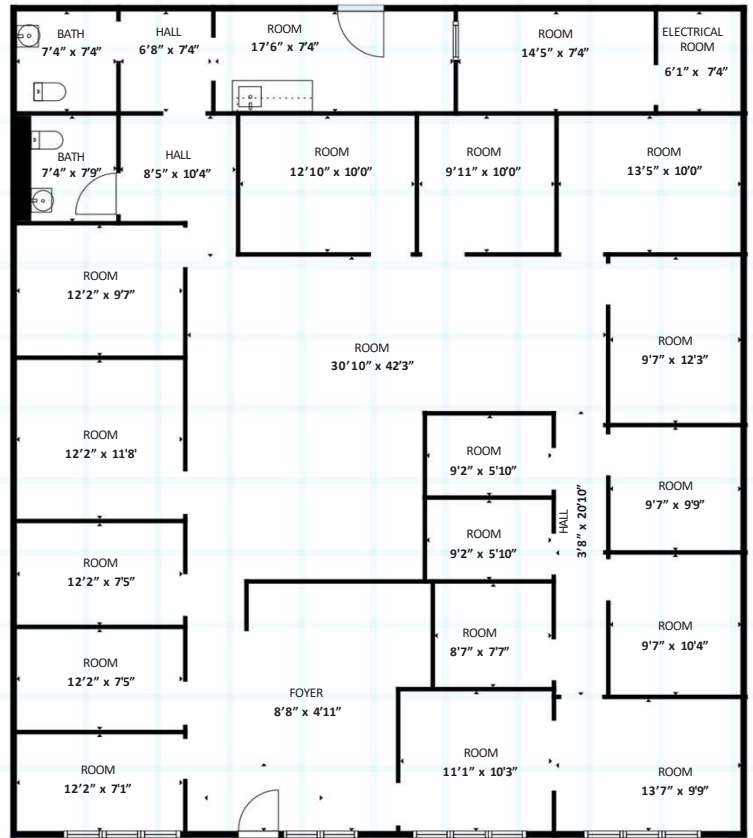
SIZE: 3,800 SF | FEATURES: OPEN LAYOUT, CUSTOMIZABLE



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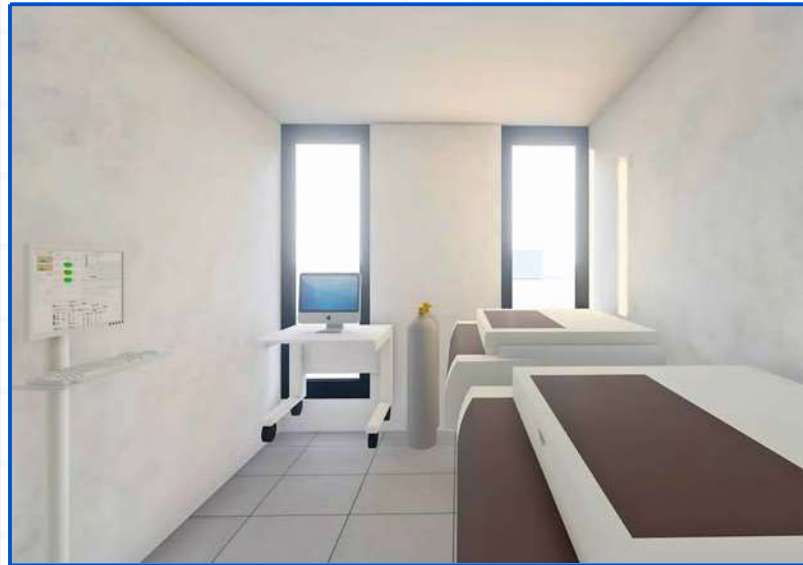
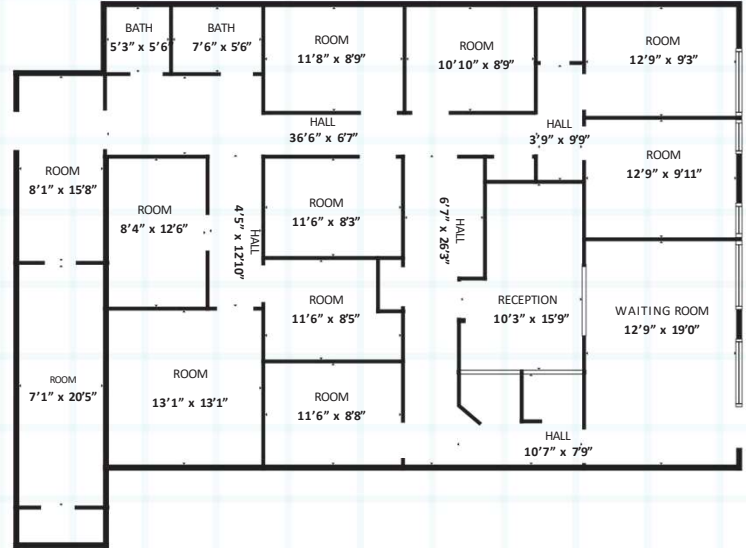
SPACE 670 F | HEALTHCARE, RETAIL, PROFESSIONAL, SPECIAL PURPOSE

SIZE: 2,085 SF | FEATURES: TURNKEY - MULTIPLE TREATMENT ROOMS



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SPACE 680 B | HEALTHCARE, RETAIL, PROFESSIONAL, SPECIAL PURPOSE

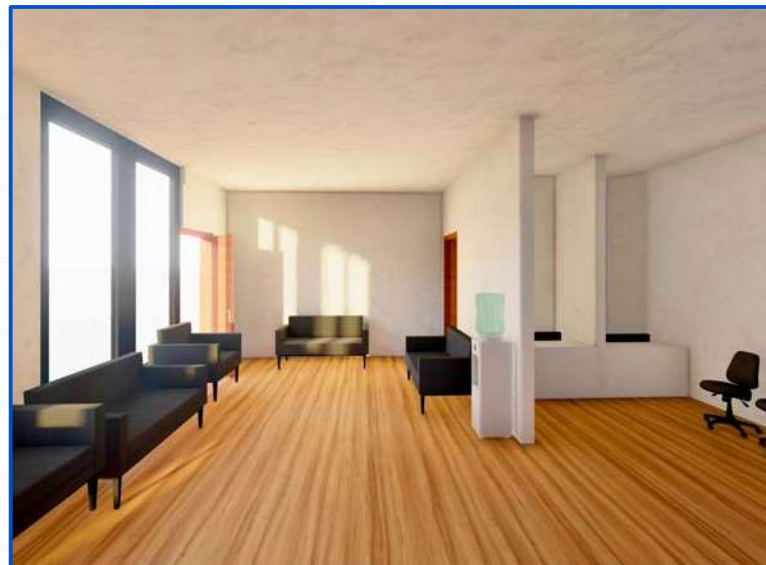
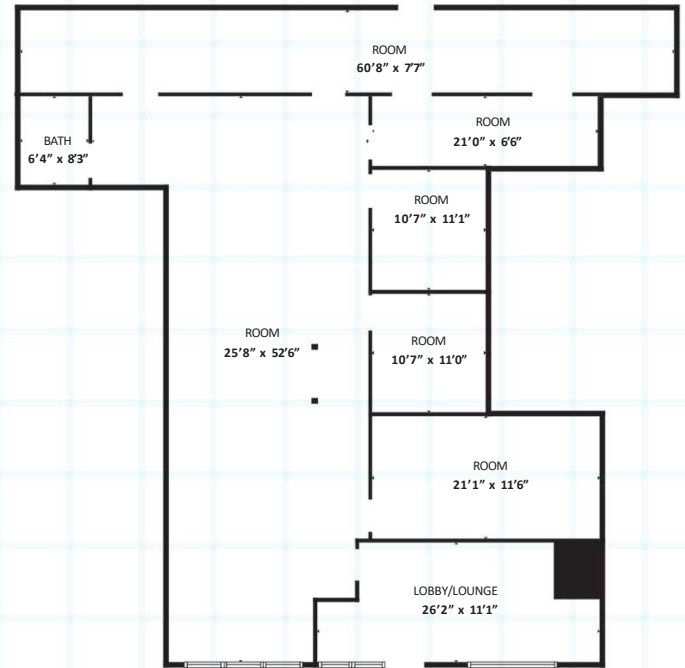
SIZE: 3,300 SF | FEATURES: PRIVATE ROOMS - LARGE MEETING SPACES



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Explore Our Flexible Layouts

SPACE 680 D | HEALTHCARE, RETAIL, WELLNESS, SPECIAL PURPOSE

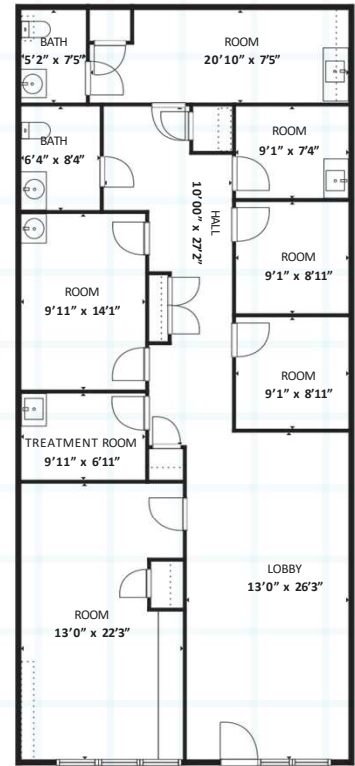
SIZE: 1,674 SF | FEATURES: TURNKEY SPA - PRIVATE ROOMS



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Position Your Business in a Thriving Community



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Surrounded by over 3,000 residential units and bustling retail hubs, 670-680 Boston Post Road connects you to a thriving audience.

Key residential and business neighbors include:



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Current Commercial Lease Comparables

Why Choose 670-680 Boston Post Road?

256 Seaside Avenue: \$30/SF (Gross)

Smaller space, higher price per square foot.

1496 Boston Post Road: \$19.50/SF (NNN) | \$27/SF Gross Equivalent

Limited space, less visibility.

295 Boston Post Road: \$35/SF (NNN) | \$43/SF Gross Equivalent

High cost, limited size.

1602 Boston Post Road: \$22/SF (NNN) | \$29.50/SF Gross Equivalent

Competitive pricing, smaller max size.

Advantages of 670-680 Boston Post Road:

- ✓ Size: 10,000 SF accommodates larger tenants.
- ✓ Pricing: \$24/SF offers a balance of affordability and value.
- ✓ Location: High visibility on Boston Post Road.
- ✓ Flexibility: Suitable for various business types.
- ✓ Parking: Ample on-site parking with EV charging stations.
- ✓ Incentives: \$10/SF tenant improvement allowance for long-term leases.

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Your Business Deserves the BestDiscover Milford's Premier Commercial Hub



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With flexible layouts, modern amenities, and prime location, 670-680 Boston Post Road is the ultimate space for your growing business.

Don't wait –spaces are filling fast!



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BROKER

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📍 174 Cherry Street Milford CT 06460

Scan the QR Code or
Call Us Today to Schedule
Your Private Tour



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**Thank You for Considering
670-680 Boston Post Road**



Thank You!

We're excited to help you find the perfect space for your business.

Contact us today and let us show you how we can elevate your business with our premium leasing solutions.

Your ideal business location awaits
call us now!

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