



New Haven * Milford * Woodbridge * Branford * Old Saybrook

HOULIHAN LAWRENCE

WARECK D'OSTILIO

**3,800 SF, 2,085 SF,
3,300 SF, 1,674 SF RENTAL UNITS
670 Boston Post Road**



\$24/SF + Utilities

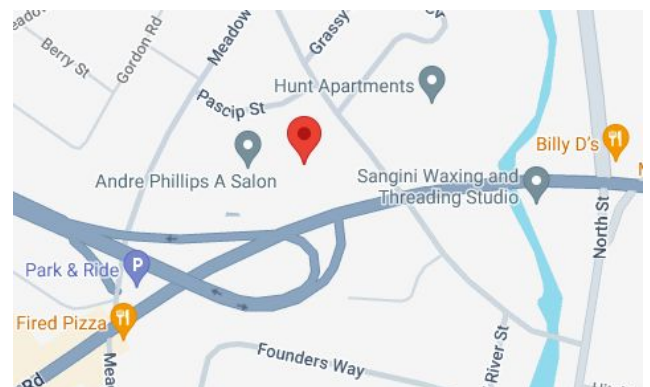
SUITE 670C – 3,800 SF

SUITE 670F – 2,085 SF

SUITE 680B – 3,300 SF

SUITE 680D – 1,674 SF

- **Mixed-use center with 10 first floor commercial suites and 32 residential apt. located directly on Route 1.**
- **Ample parking; minutes to I-95 (Exit 40) and the Milford Parkway Connector to the Merritt Parkway (Route 15).**
- **Co-tenants include André Phillips, Kumon, IHSC, Rehabilitation Associates and Yale New Haven Hospital**



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Property Information

| | |
|-------------------|--------------------------------------|
| Total Building SF | 27,025 +/- SF |
| Available SF | 3,800, 2,085, 3,307 and 1,635 +/- SF |
| Year Built | 2000 |
| Ceiling Height | N/A |
| City Water/Well | City water |
| City Sewer/Septic | City Sewer |
| Loading Dock | N/A |
| Overhead Door | N/A |
| Construction | Wood Frame |
| HVAC | Central |
| Electric | 200 Amp |
| Column Spacing | N/A |
| # of Floors | 2.5 |
| Roof | Shingle |
| Parking | On site |
| Zoning | CDD-1 |
| Environmental | NA |
| Assessment | \$4,9908,00 |
| Taxes | Incl in rent |
| Taxes / SF | N/A |

670 Boston Post RD, Milford, CT 06460

New Owners to Renovate the Property with new exterior, renovation to parking area. Owners also offering a \$10/SF tenant improvement allowance to qualified tenants.

Four spaces available for medical, professional or retail. Some spaces laid out for medical with minimal improvement necessary.

Close to Route 15 and I-95. Nearby restaurants and shopping..

Ken Ginsberg
Broker
(203) 376-6266
ken@kngrealty.com



174 Cherry Street
Milford CT 06460
(203) 701-4848

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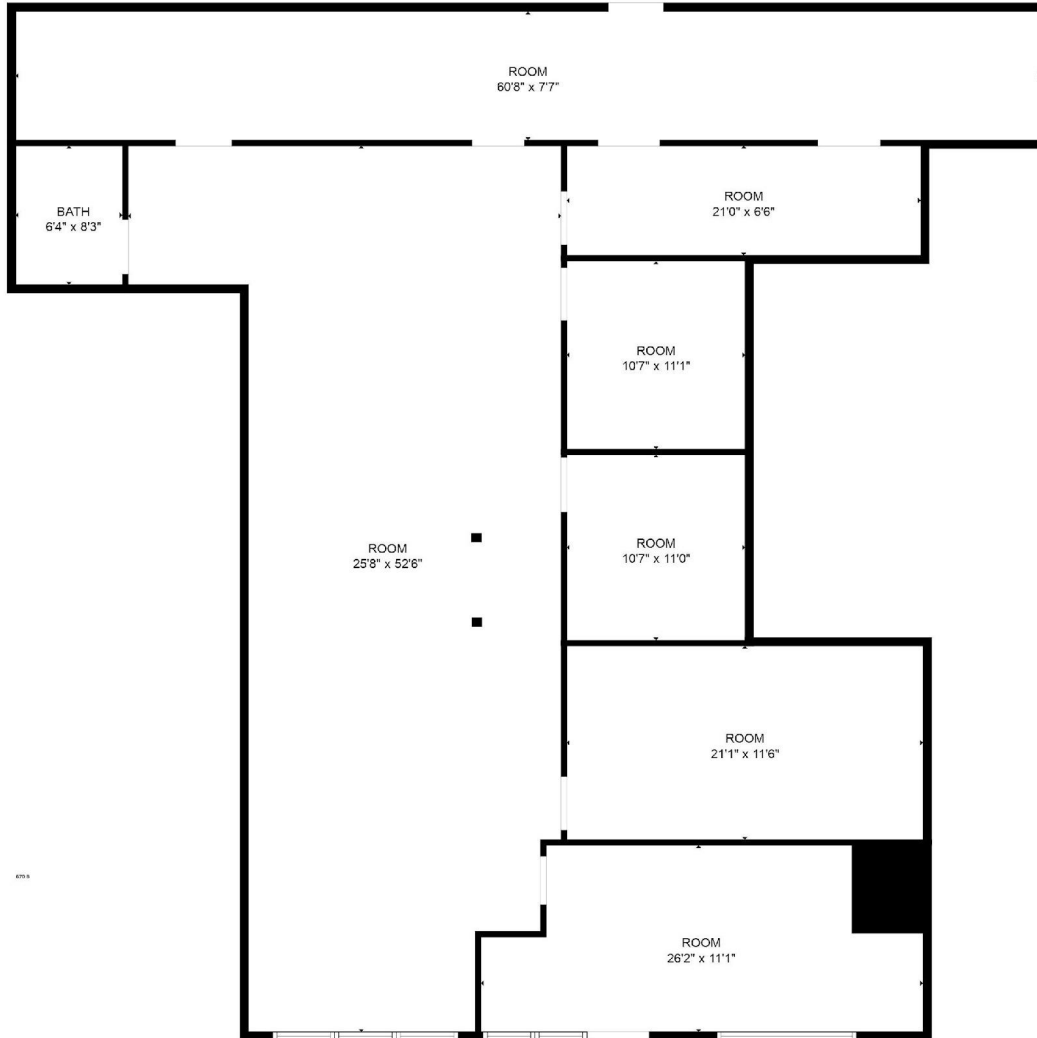
SUITE 670B

3,800 SF



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670-B OFFICE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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SUITE 670F

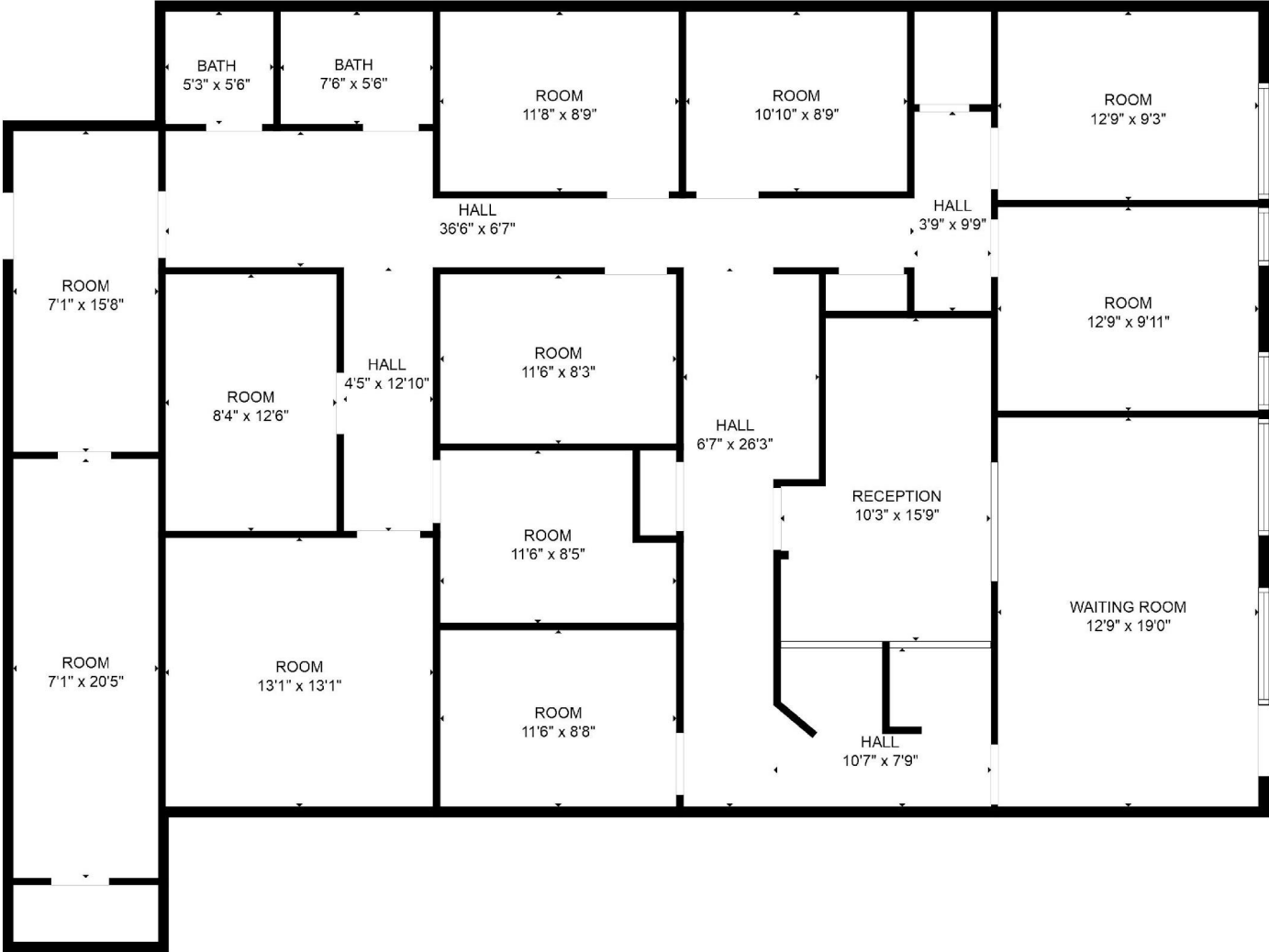
2,085 SF

Laid out for medical



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670-D FORMER NEUROLOGY MEDICAL



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WARECK D'OSTILIO

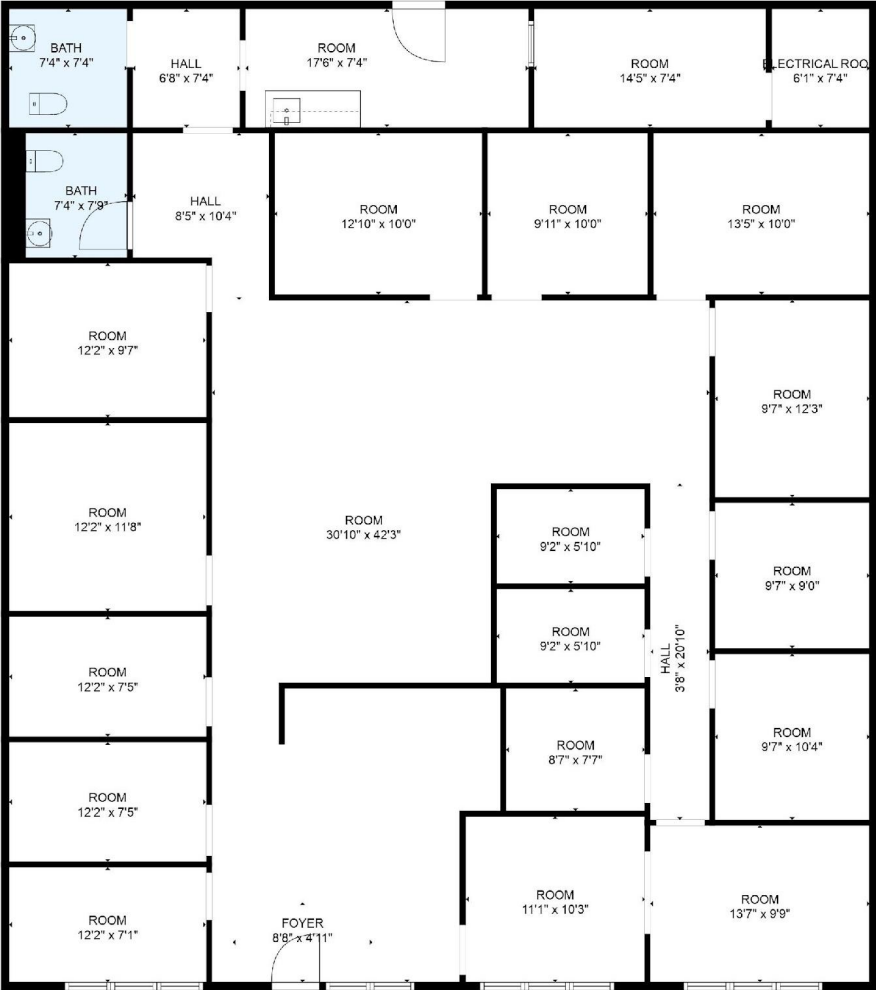
SUITE 680B

3,300 SF



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680-B FORMER ARNOLD PECK OFFICE



TOTAL: 3169 sq. ft
 FLOOR 1: 3169 sq. ft
 EXCLUDED AREAS: ELECTRICAL ROOM: 45 sq. ft

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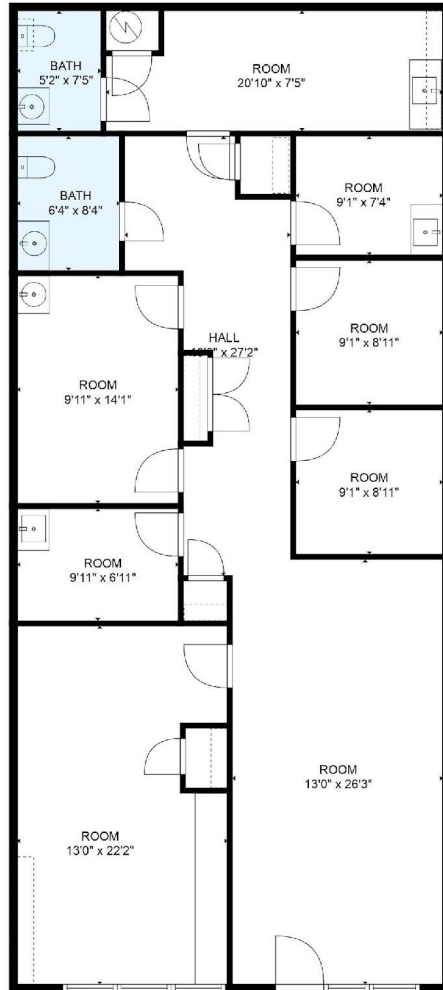
SUITE 680D

1,674 SF
former BB Day spa



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680-F FORMER DAY SPA



RISE
VISUAL MEDIA

TOTAL: 1583 sq. ft
FLOOR 1: 1583 sq. ft

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