

**FOR SALE OR LEASE // 60 OLD NEW MILFORD RD, SUITE 1E, BROOKFIELD**



**PROPERTY DESCRIPTION**

Join the prestigious Brookfield Professional Center with this versatile, wide-open office space, currently used as a YMCA children’s daycare. Perfect for any professional or medical use. The suite features its own private entrance on the first floor and abundant natural light from numerous windows, creating a bright and inviting environment. Ideally located in a well-maintained building, this office space is available for sale, lease, or lease with an option to purchase. A must-see opportunity for any professional looking for a flexible and convenient space.

**OFFERING SUMMARY**

Sale Price:	\$299,000
Lease Rate:	\$8.00 SF/yr (NNN) + utilities
Available SF:	1,933 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,425	11,000	35,336
Total Population	3,455	28,211	95,456
Average HH Income	\$164,827	\$171,078	\$141,625



**JOE DIMYAN**

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**PROPERTY HIGHLIGHTS**

- Layout: Wide Open Floorplan
- Zone: IRC 80/40 (Office/Medical)
- Year Built: 1988
- Heating: Electric Forced Air
- Cooling: Central A/C
- Plumbing: 2 Private Baths
- Utilities: City Water and Sewer
- Taxes: \$3,800 Yearly
- Common Charges: \$1,125 Monthly



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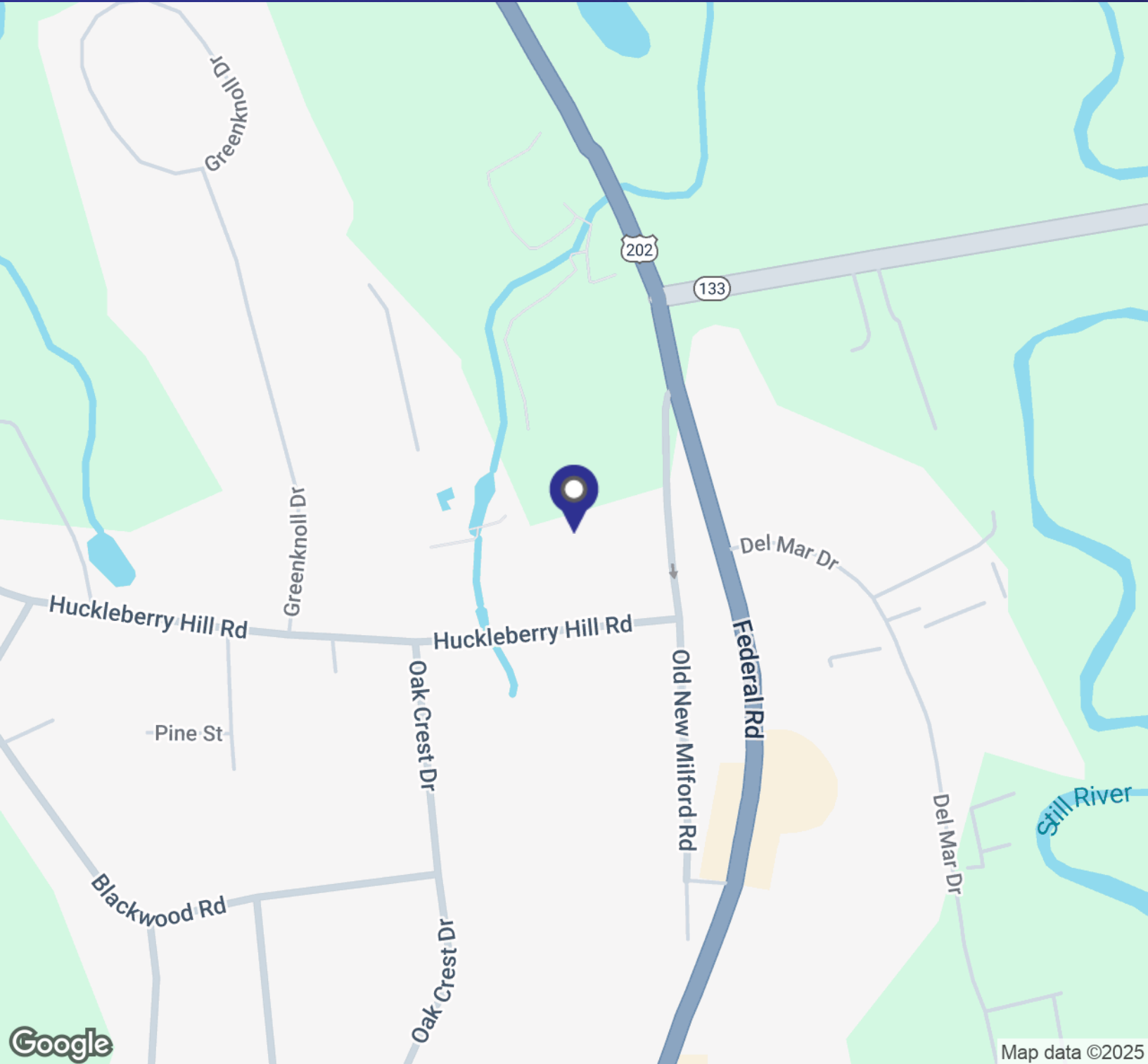


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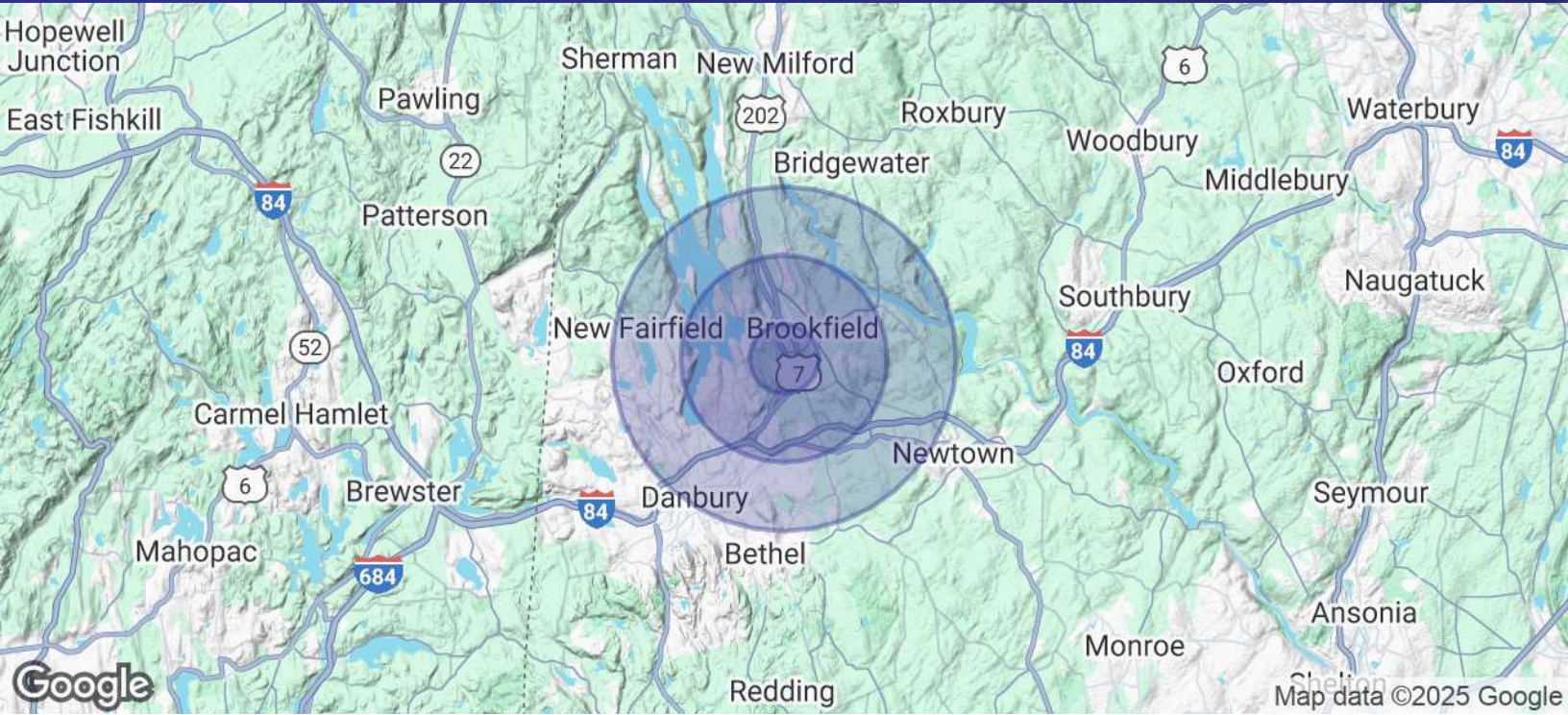


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,455	28,211	95,456
Average Age	44	45	42
Average Age (Male)	42	43	41
Average Age (Female)	46	46	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,425	11,000	35,336
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$164,827	\$171,078	\$141,625
Average House Value	\$492,755	\$518,005	\$446,872

Demographics data derived from AlphaMap



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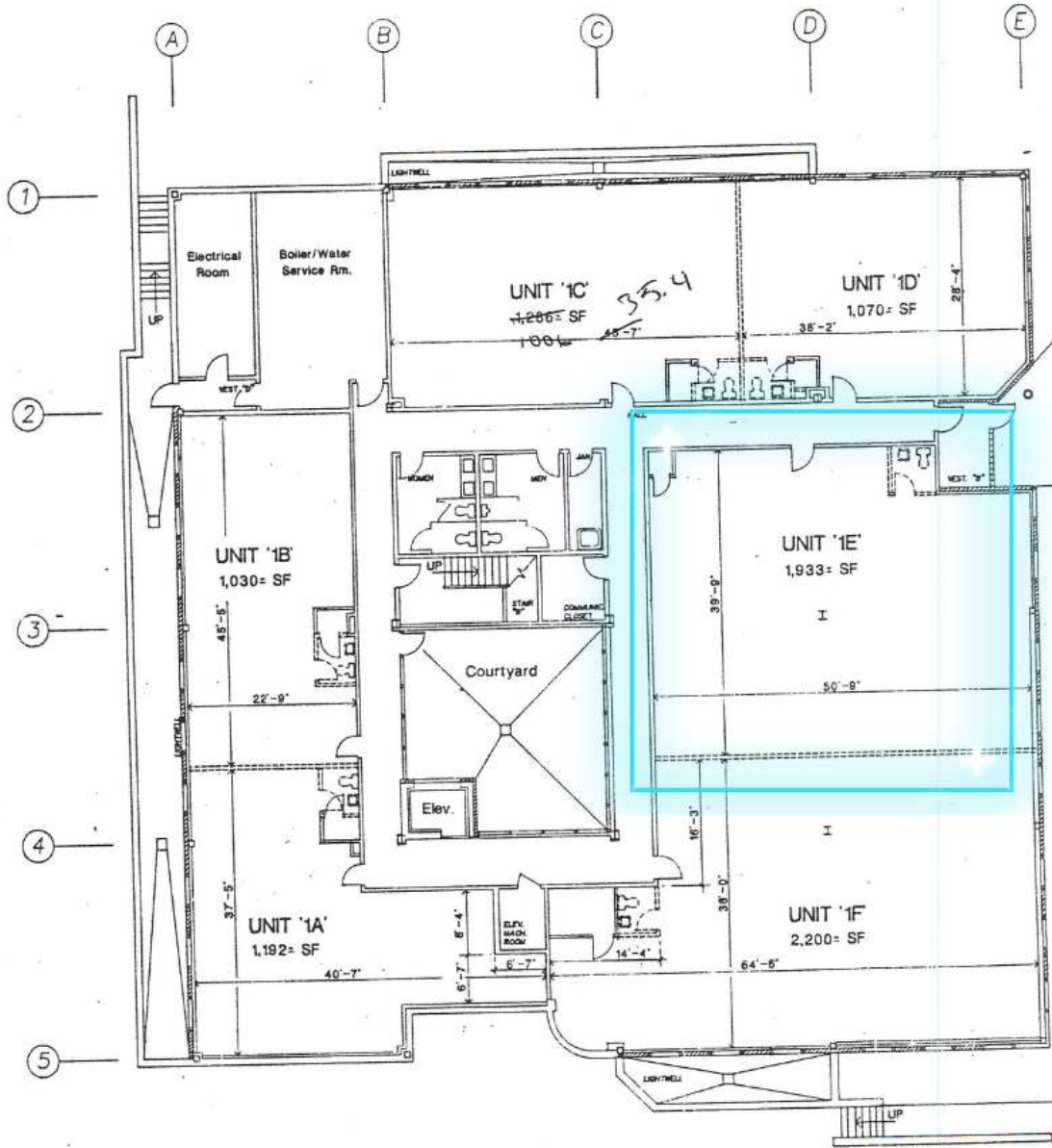
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LOWER LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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