

FOR LEASE // OFFICE // MEDICAL - 2 OLD NEW MILFORD RD, BROOKFIELD CT


PROPERTY DESCRIPTION

Location! Location! Beautiful office spaces in secured building with lots of windows, 104 car parking in an excellent complex. Convenient to shopping, restaurants and easy access to I-84. Ideal for any professional office or medical use.

PROPERTY HIGHLIGHTS

- Private Offices
- Coffee Bars
- Large Bullpen Areas and Private Baths
- C-2 (Commercial)
- Built 1989
- Electric Heat Pump
- Central A/C
- Private Water; Sewer
- 104 Car Parking

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Suite 1F:	1,620 SF
Suite 2B:	1,250 SF
Suite 3B:	1,250 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	213	508	1,379
Total Population	481	1,144	3,328
Average HH Income	\$149,395	\$149,093	\$164,066



MICK CONSALVO

Broker

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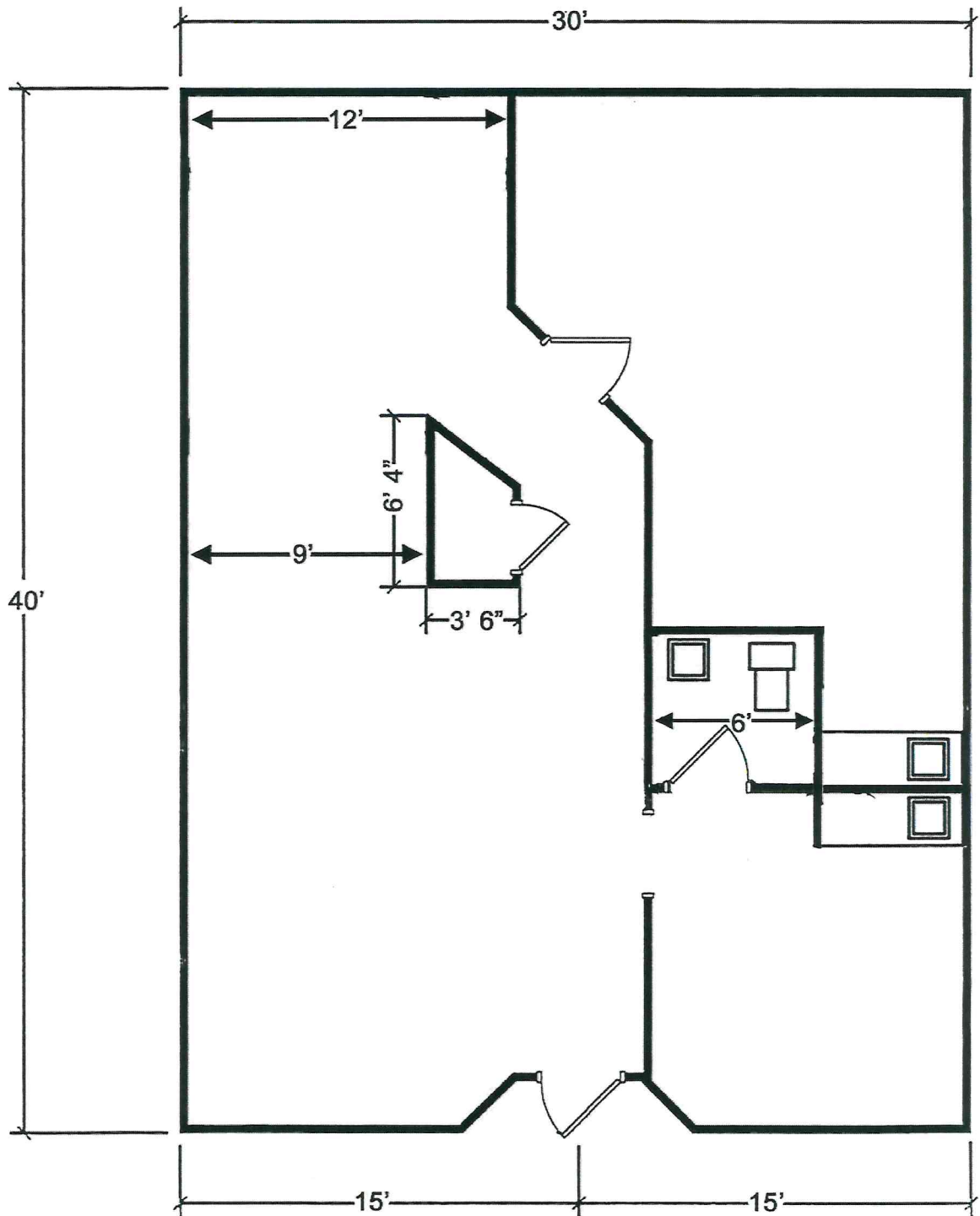


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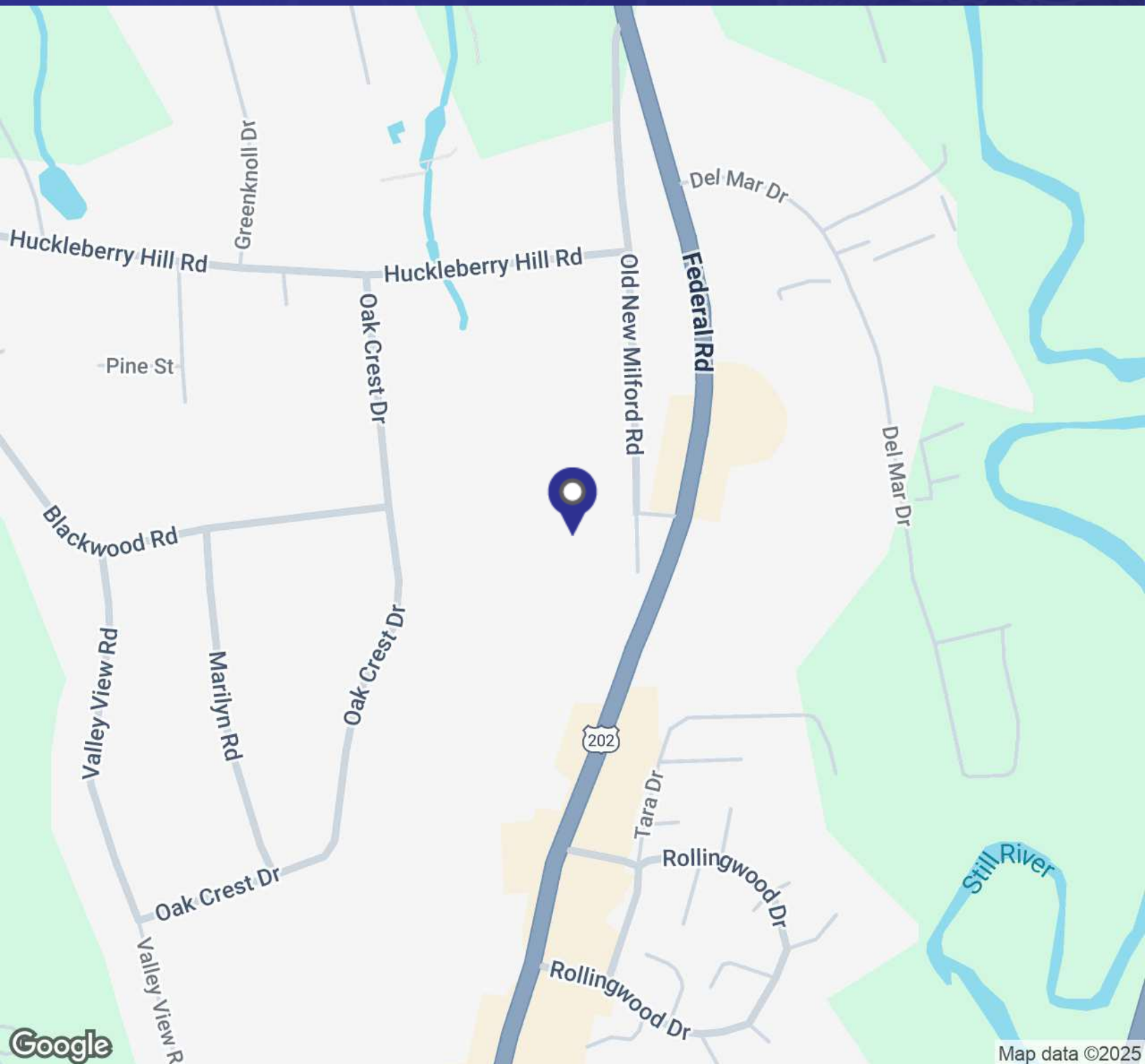
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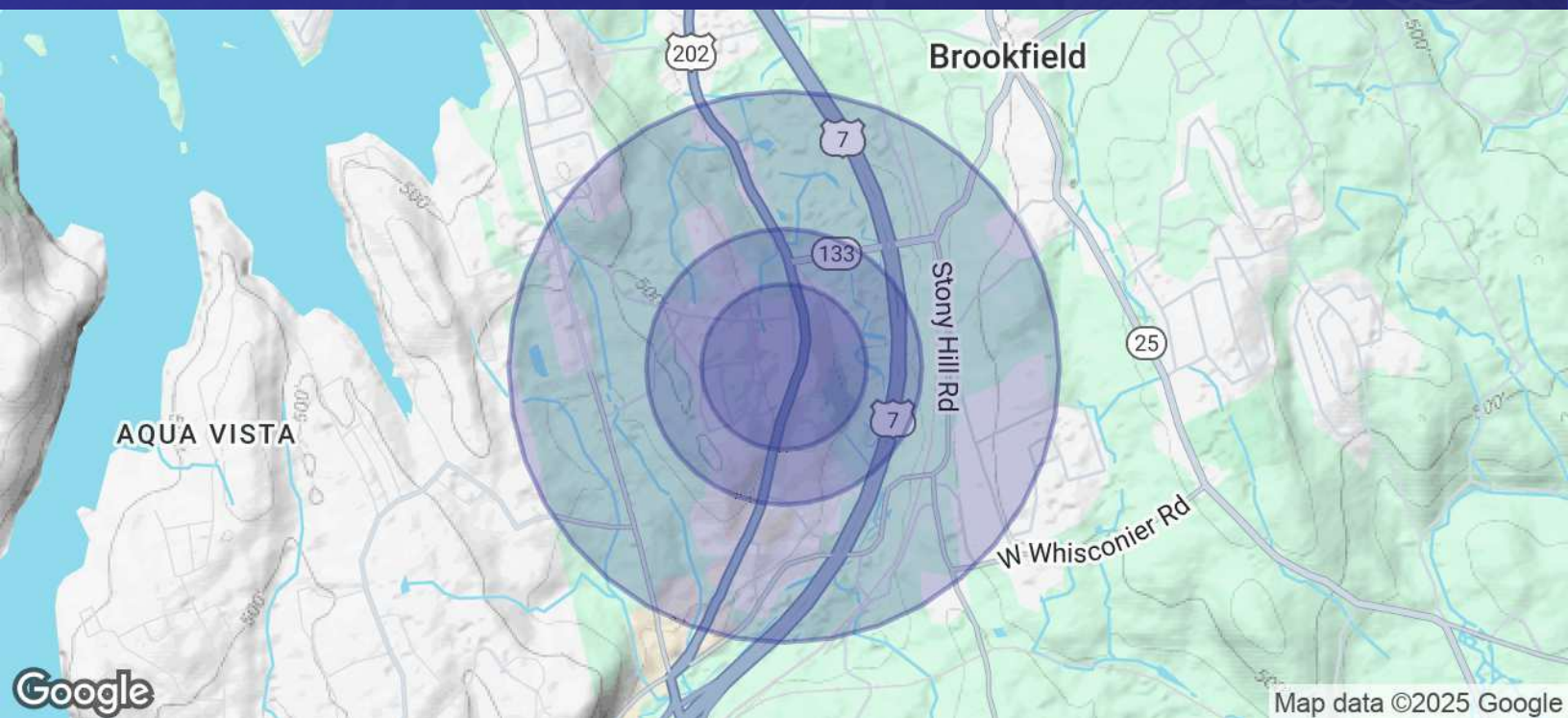


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	481	1,144	3,328
Average Age	45	45	44
Average Age (Male)	42	42	42
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	213	508	1,379
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$149,395	\$149,093	\$164,066
Average House Value	\$439,538	\$438,807	\$490,670

Demographics data derived from AlphaMap


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