

## 38 Wellington Road, Milford, CT

Investment Opportunity: 100% Leased Single Tenant Office Building for Sale



**Investment opportunity to own a fully leased office condominium in Merritt 95 Office Park in Milford, CT.** The single tenant office building is 100% leased to the State of Connecticut Department of Children and Families. Located within a manicured four-building office park with abundant parking, the two-story 40,200 SF free-standing building includes a glass atrium and new roof in 2012. Less than 1/4 mile from I-95 and the Wilbur Cross Parkway/ Merritt Parkway, three miles from the Milford Metro-North Train Station and ten miles from Igor Sikorsky Memorial Airport. Neighbors within this office park include Yale New Haven Hospital, Yale Medical Group and Boy Scouts of America.

### The Site

<b>Space Available:</b>	40,200 SF
<b>Total Building Size:</b>	40,200 SF
<b>Real Estate Taxes:</b>	\$120,263.72 (2017)
<b>Zoning:</b>	DO10
<b>Year Built:</b>	1981
<b>Construction:</b>	Stucco/Masonry
<b>Stories:</b>	2

### Three Mile Demographics

<b>Population:</b>	37,851
<b>Median HH Income:</b>	\$86,109

### Features

<b>Traffic Count:</b>	57,900
<b>Parking:</b>	228 Spaces
<b>Amenities:</b>	Glass Atrium Elevator

### Utilities

<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Central
<b>Heating:</b>	Gas

### Five Mile Demographics

<b>Population:</b>	135,739
<b>Median HH Income:</b>	\$81,037

## Contact

**Jon Angel**  
**President**  
203.335.6600, Ext. 21  
jangel@angelcommercial.com

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Location



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## CONFIDENTIALITY AGREEMENT

**Re: 38 Wellington Road, Milford, CT (herein "Property")**

This will serve to confirm our agreement concerning certain material, data and information (herein "Evaluation Material") which the Owner will make available to us for study in connection with a possible purchase by us of the Property.

The Owner is prepared to furnish us with the Evaluation Material in connection with discussions and negotiations concerning a possible transaction involving the Property only on the conditions that we treat such Evaluation Material, discussions and negotiations, confidentially and confirm certain representations to you. Therefore as a prerequisite to The Owner furnishing the Evaluation Material to us, we hereby represent and agree as follows:

1. The Evaluation Material furnished to us will be used by us solely for evaluating a possible transaction exclusively for our own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, we agree to keep all Evaluation Material strictly confidential; provided, however, that any such Evaluation Material may be disclosed to our directors, officers or employees, as well as our counsel, accounting firms and financial institutions who need to know such information for the purpose of assisting us with our possible purchase of the Property. Such directors, officers, lawyers, financial institutions and accountants shall be informed by us to treat such information with strict confidence.

We agree not to copy or duplicate the Evaluation Material and to return the Evaluation Material to the Owner promptly if requested by owner. We agree that the Owner of the Property will have no adequate remedy at law if we violate any of the terms of this Agreement. In such event, the Owner will have the right in addition to any other right the Owner may have, to seek injunctive relief to restrain any breach or threatened breach by us or specific enforcement of such terms.

In addition, we agree that we will not disclose and we will direct our representatives who are given access to the Evaluation Material in accordance with the terms hereof, not to disclose to any person, the fact that the Evaluation Material in accordance with the terms hereof, not to disclose to any person, the fact that the Evaluation Material has been made available to us, that discussions or negotiations among us and the Owner are now taking place or will take place, or any of the terms, conditions or other facts with respect to the possible acquisition of the Property.

2. Although the Owner has endeavored to include in the Evaluation Material information which they believe to be relevant for the purpose of helping us in our evaluation of the Property for possible purchase, we understand and acknowledge that neither the Owner nor any of the respective affiliates or agents make any representation or warranty to us as to the accuracy or

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completeness of the Evaluation Material. We agree that the Owner, and their respective affiliates or agents shall not have any liability to us as a result of our use of the Evaluation Material and it is understood that we are expected to perform and are responsible for such due diligence investigations and inspections of the Property, including investigation of any environmental conditions, as we deem necessary or desirable and as permitted by agreement with the Owner of the Property.

3. We also represent that we have dealt with no other broker or agent other than Angel Commercial LLC in any discussions involving the Property.
4. We agree to indemnify, defend and hold, the Owner and their respective affiliates harmless from and against all claims, loss, damages expense or liability (including reasonable attorney's fees) arising from the breach of any of the terms of this Agreement by us or our Representatives.

Very truly yours,

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Dated: \_\_\_\_\_