

**FOR LEASE -2,262 SF +/-  
MEDICAL OFFICE UNIT  
233 Broad Street, Unit 2, Milford, CT**

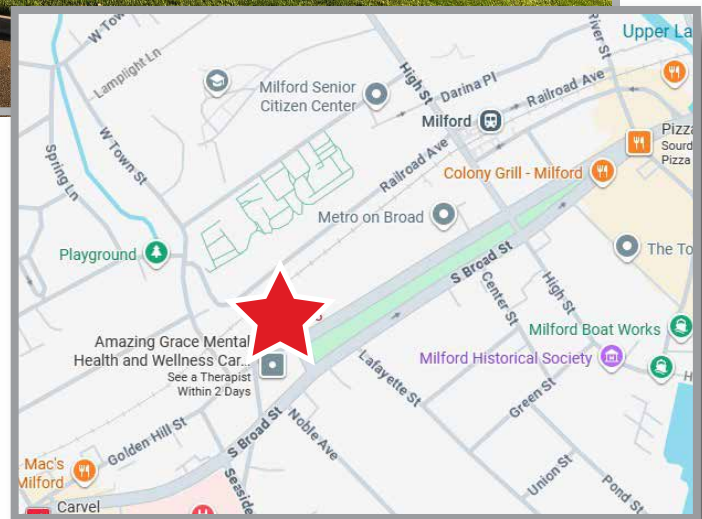


**COLONIAL PROPERTIES**



### PROPERTY HIGHLIGHTS

- Lease Price:** **\$30/SF NNN (\$12/SF +/-)**
- Occupancy:** January 2026
- Unit Size:** 2,262 SF +/-
- Parking:** 53 total (48 + 5 Handicap)
- Traffic:** 8,300 cars/day



### PROPERTY DESCRIPTION

This well-maintained space offers multiple exam rooms, private offices, reception/waiting area, and in-unit restroom. Ideal for medical, dental, or wellness practices. Located in one of Milford's most desirable commercial corridors, the building offers excellent visibility, ample nearby parking, and unbeatable walkability. The Milford Green, restaurants, retail, and the train station are all in close proximity, providing convenience for both patients and staff. A rare opportunity to position your practice in a thriving, centrally located community.



200 Boston Post Road, Orange, CT 06477

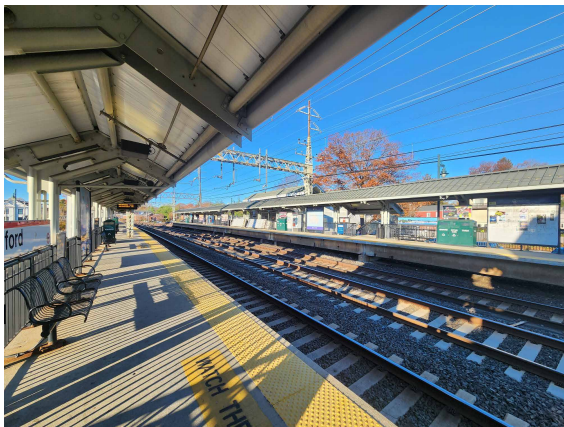
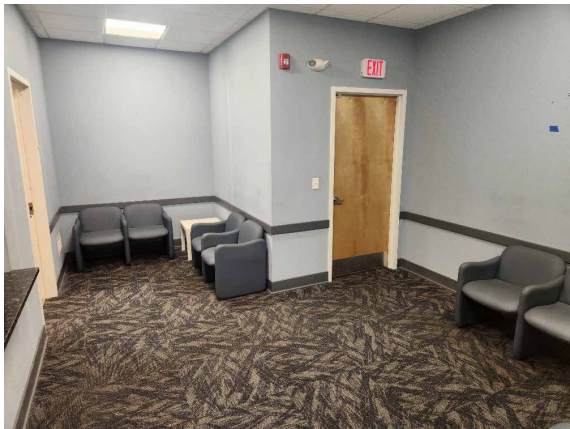
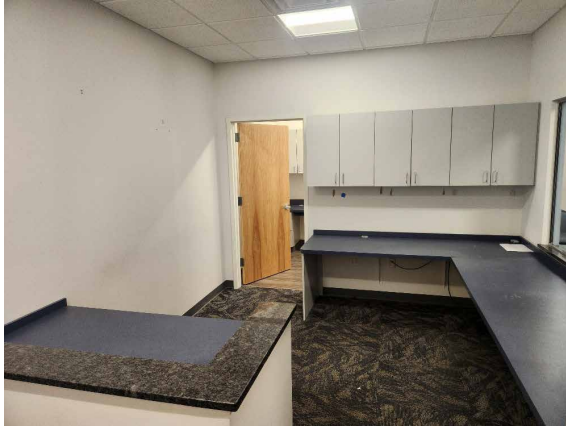
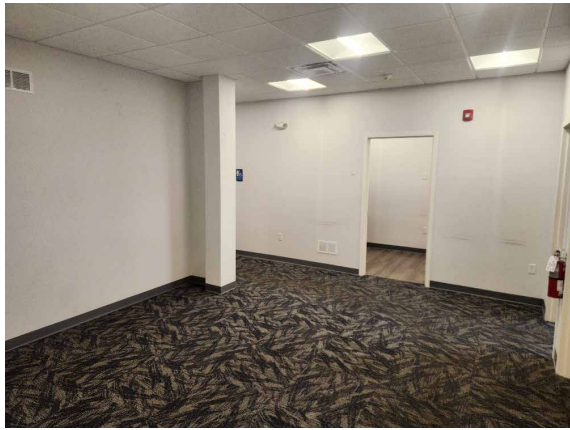
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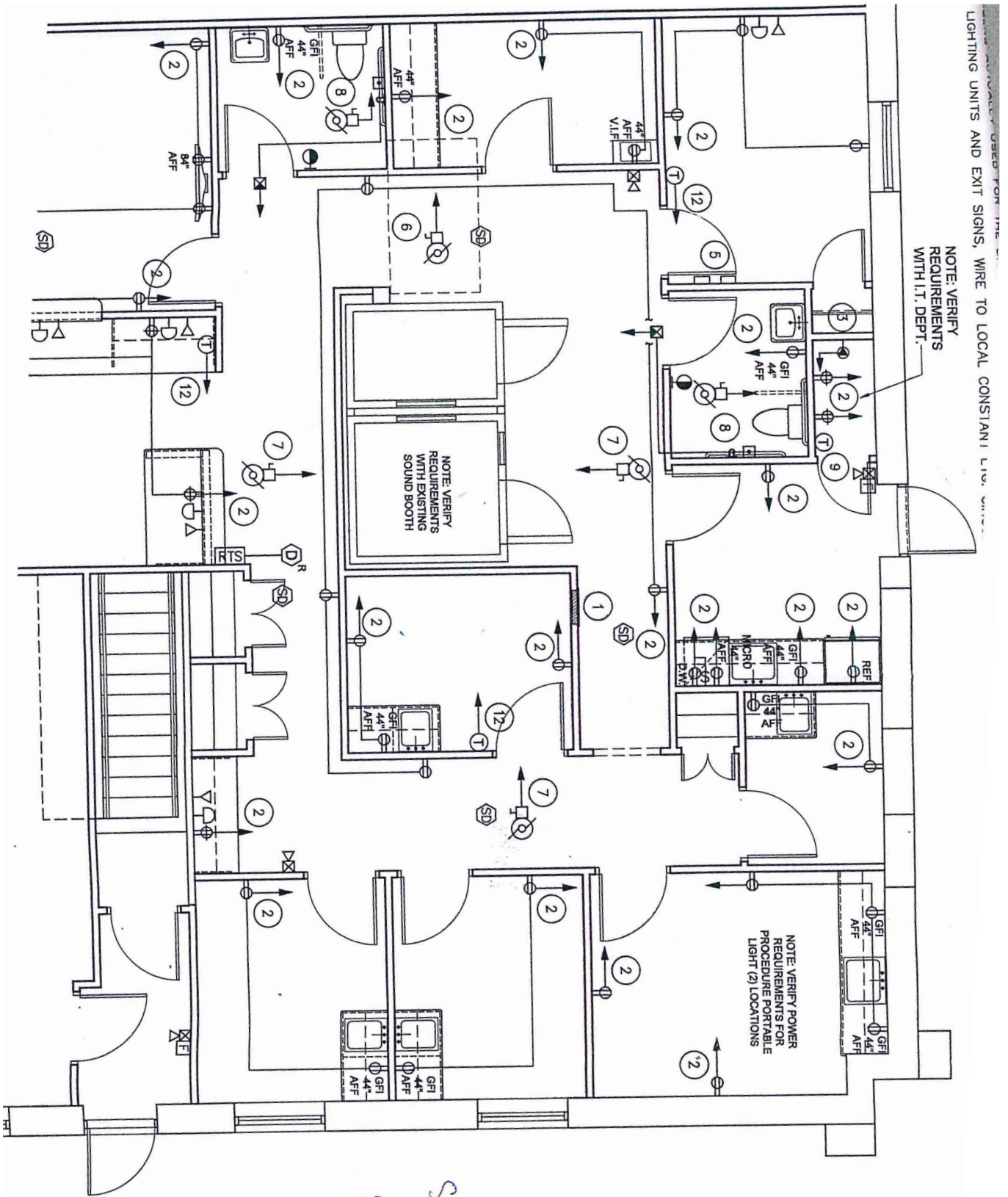
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