

**FOR LEASE // PRIME VILLAGE CENTER OFFICE SUITES**

14 Elm St, New Milford, CT



**PROPERTY DESCRIPTION**

14 Elm St – First Floor Office Suites | New Milford, CT

Now leasing professional office suites at 14 Elm St, located in the heart of New Milford’s desirable Village Center. This well-maintained first-floor space offers a versatile layout with private offices, shared conference room, and kitchen/break area, ideal for a variety of professional or co-working users. The space features abundant natural light, an attractive and professional setting, and ample on-site parking for both tenants and visitors. Situated in a highly visible and accessible location, the property provides convenience while maintaining a quiet, business-friendly environment. Perfect for small businesses, entrepreneurs, or satellite office users looking to establish a presence in a prime downtown location.

**OFFERING SUMMARY**

<b>Lease Rate:</b>	1st Floor (Whole) - \$15 SF + Utilities
	Suite 1: \$950/month + Utilities
	Suite 2: \$875/month + Utilities
<b>Available SF:</b>	Suite 3: \$450/month + utilities
	1st Floor (Whole) - 1728 SF
	Suite 1: 425 SF
	Suite 2: 541 SF
	Suite 3: 178 SF

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	85	400	1,524
Total Population	216	990	3,792
Average HH Income	\$72,622	\$78,878	\$91,583



**TOMMY CONSALVO**

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**MICK CONSALVO**

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## PROPERTY HIGHLIGHTS

- Private office suites with flexible layouts
- Select suites feature private entrances
- Shared conference room
- Shared kitchenette and break area
- Ample on-site parking
- Prime Village Center location in downtown New Milford
- Excellent accessibility to local shops, services, and major routes
- Professional, well-maintained building with strong curb appeal
- Abundant natural light throughout
- Ideal for small businesses, professionals, and satellite offices



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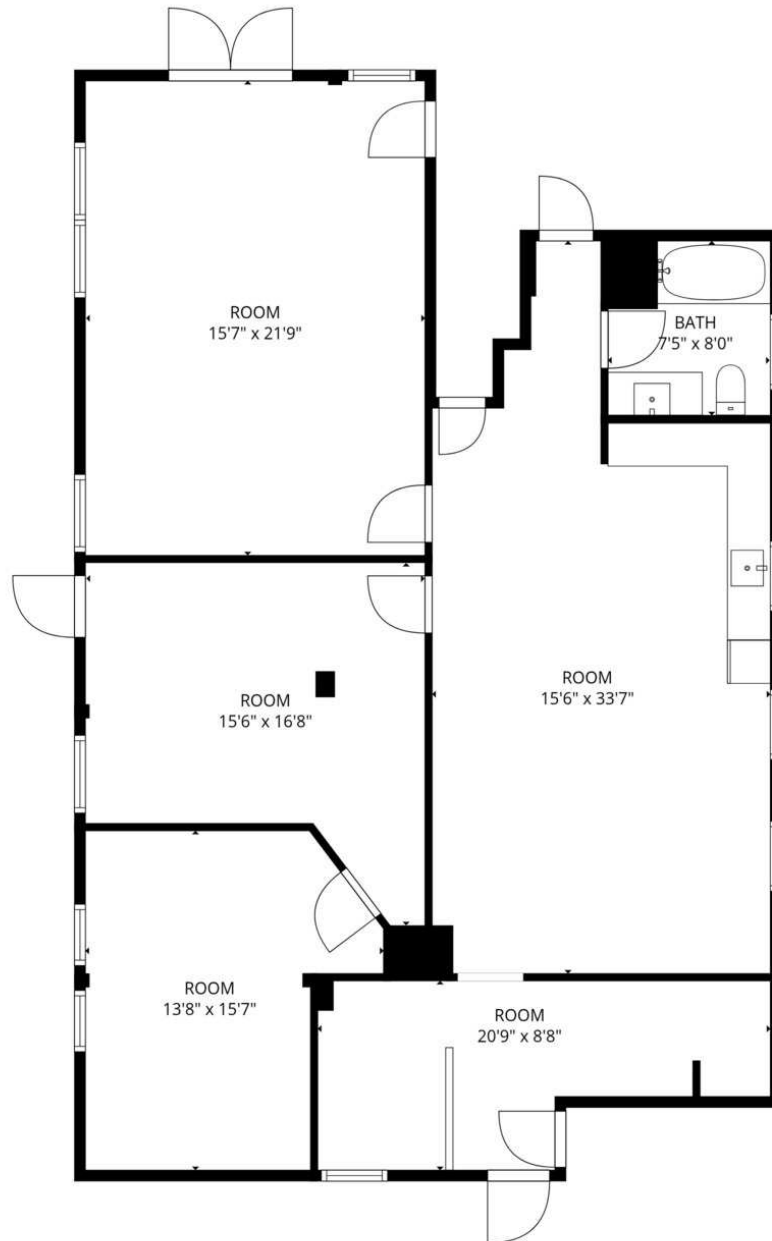
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**TOTAL: 1370 sq. ft**

1st floor: 1370 sq. ft

EXCLUDED AREAS: LOW CEILING: 17 sq. ft, WALLS: 90 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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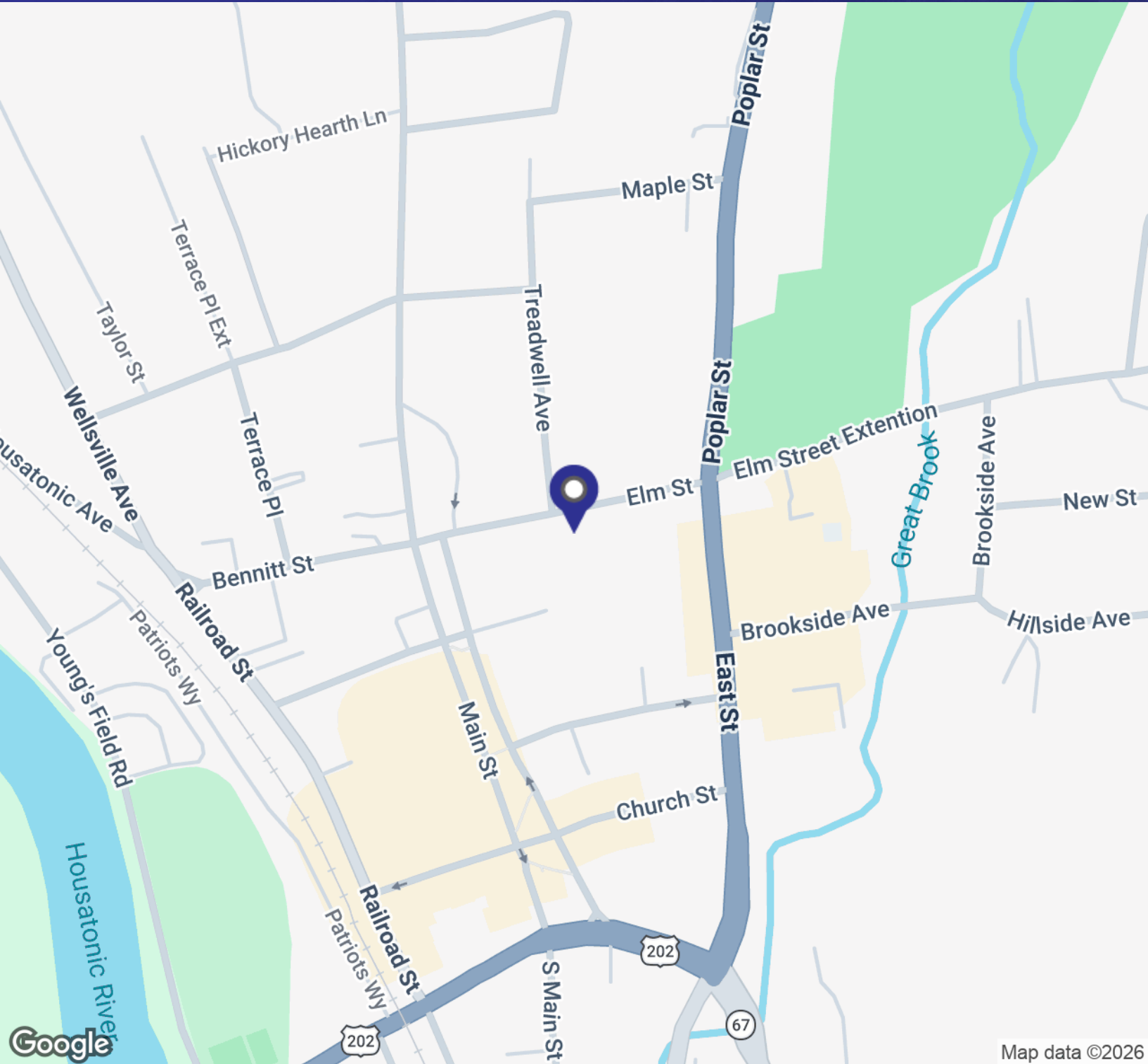
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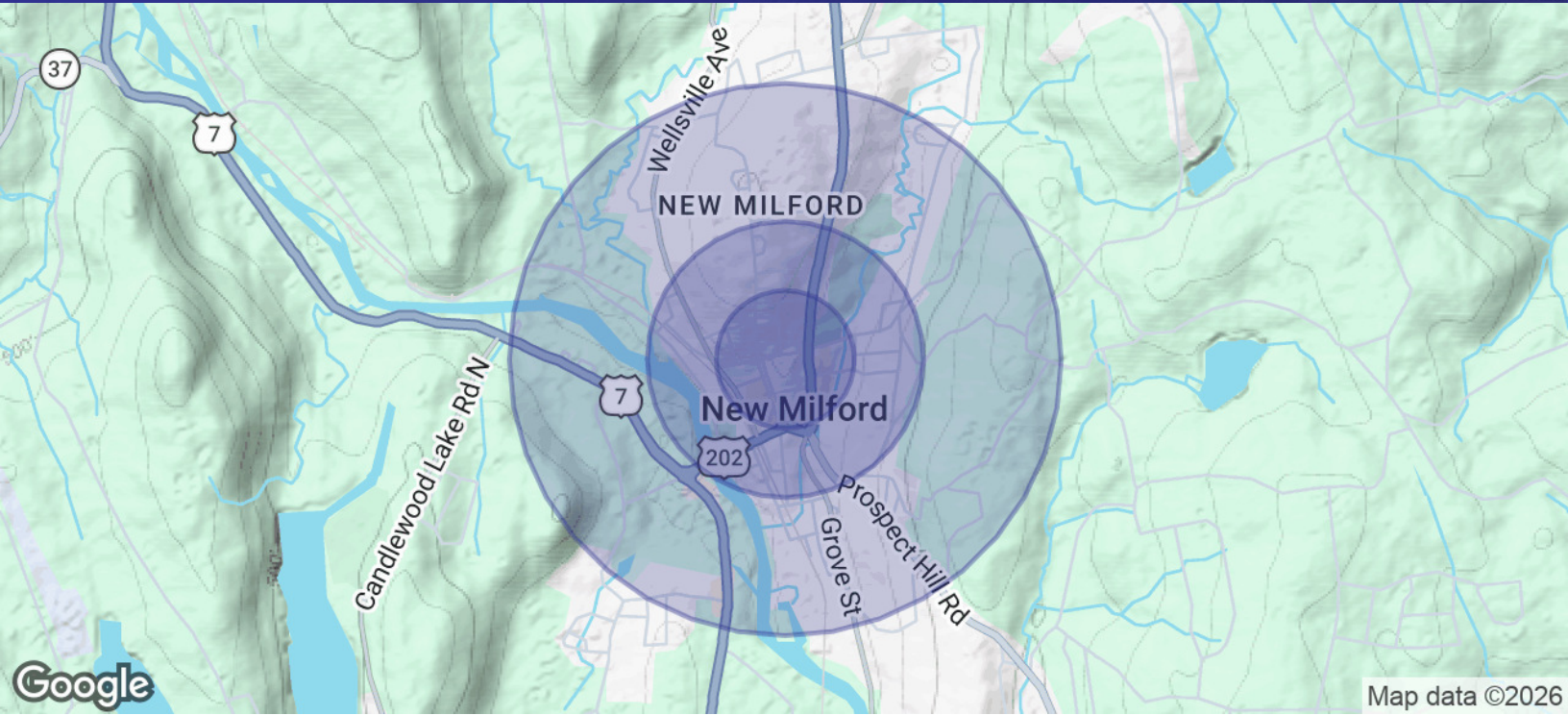
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	216	990	3,792
Average Age	40.7	41.9	43.0
Average Age (Male)	39.1	38.8	40.2
Average Age (Female)	43.1	44.1	44.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	85	400	1,524
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$72,622	\$78,878	\$91,583
Average House Value	\$302,933	\$309,285	\$324,892

2023 American Community Survey (ACS)



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