

LEASE

61 CHERRY ST STE 2 | MILFORD CT
1264 SF 5-OFFICE SUITE | HARMONY PLACE



PROPERTY DESCRIPTION

Elevate your professional presence at Harmony Place. This 1,264 SF second-floor office suite offers a strategic downtown Milford location with high-visibility frontage on Cherry Street. The layout is optimized for high-performance teams, featuring four spacious private offices (convertible to five) and a dedicated conference room. Key Features: Unmatched Visibility: Front-building placement with prominent signage at the driveway entrance. Strategic Proximity: Less than 0.6 miles from Milford Superior Court, City Hall, and the Metro-North station, ideal for legal or administrative firms. Seamless Logistics: Professionally maintained complex with a rare downtown luxury: ample on-site parking for staff and clientele. This well-appointed suite combines a functional, flexible floor plan with the convenience of a walk-able downtown setting. This space is fully furnished with immediate availability.

OFFERING SUMMARY

Lease Rate:	\$2,450 per month (Gross)
Number of Units:	1
Available SF:	1,264 SF
Building Size:	1,264 SF
NOI:	\$0.00
Cap Rate:	0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	207	878	3,541
Total Population	495	2,023	8,016

Nick Mastrangelo
(203) 641-2100



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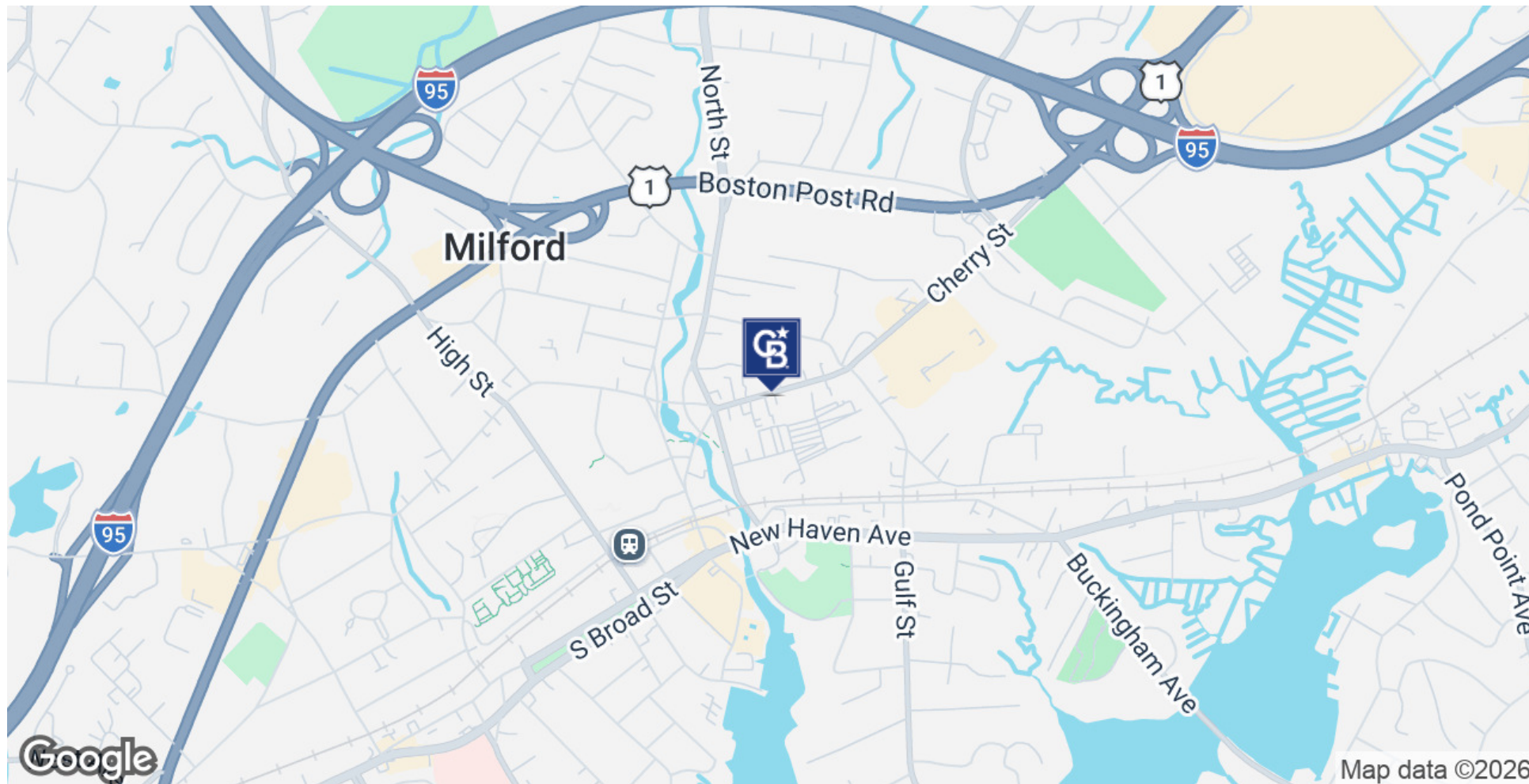
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.6 MILE TO MILFORD SUPERIOR COURT, CITY HALL & METRO NORTH TRAIN STATION



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COLDWELL BANKER
COMMERCIAL
REALTY

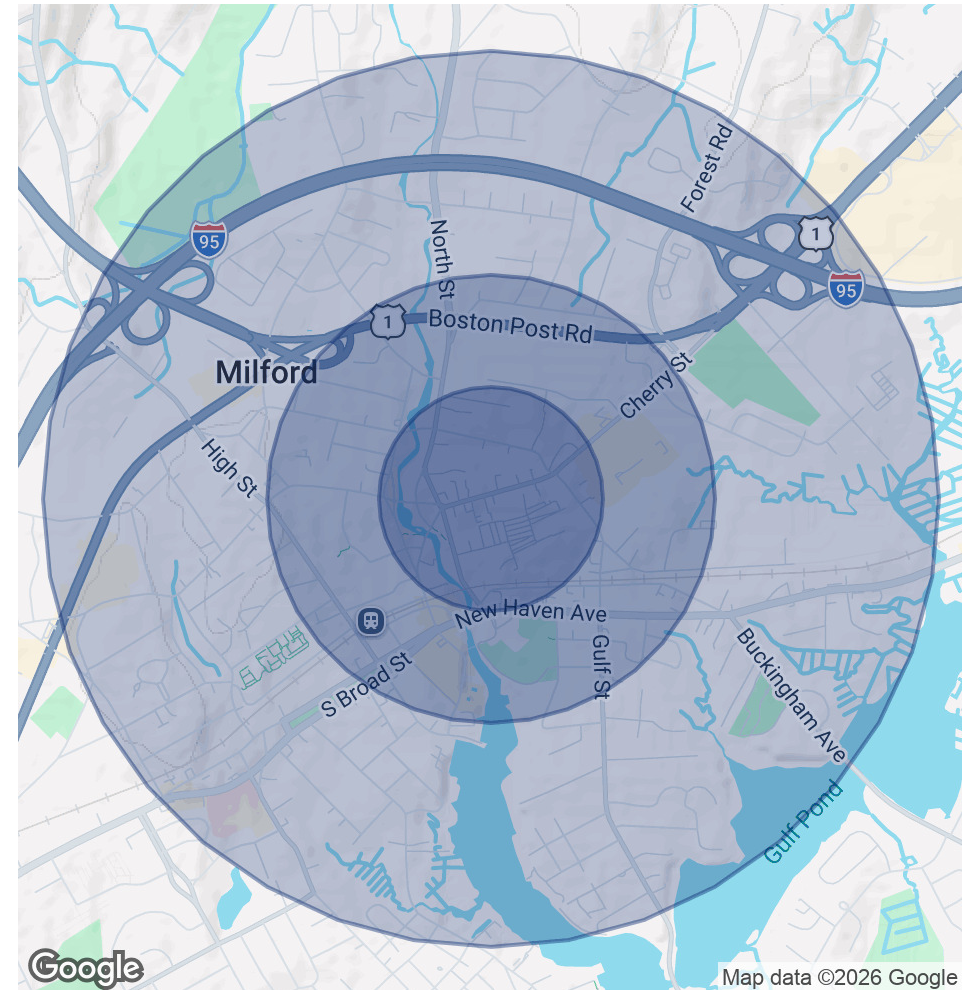
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61 CHERRY ST STE 2 | MILFORD CT PRIME PROFESSIONAL OFFICE LOCATION

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	495	2,023	8,016
Average Age	39.5	41.8	45.2
Average Age (Male)	39.2	41.1	43.8
Average Age (Female)	40.1	42.8	46.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	207	878	3,541
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$125,161	\$132,628	\$138,156
Average House Value	\$424,657	\$434,649	\$439,210

2023 American Community Survey (ACS)



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