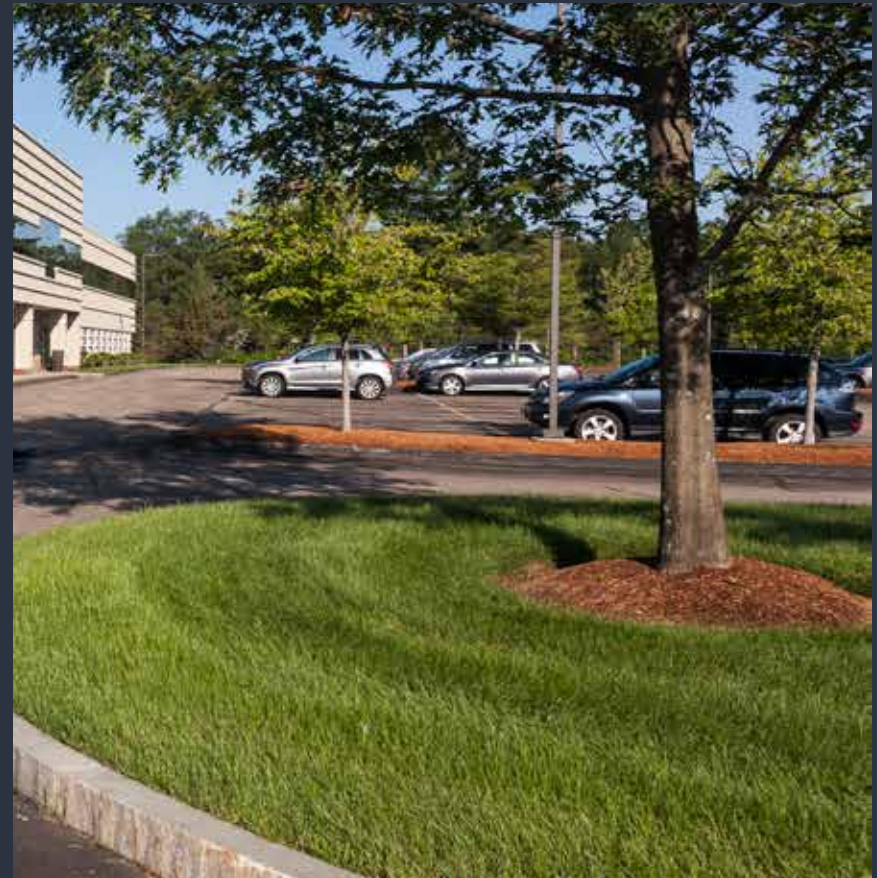




VP

VANTAGE PLACE

9 INDUSTRIAL ROAD, MILFORD



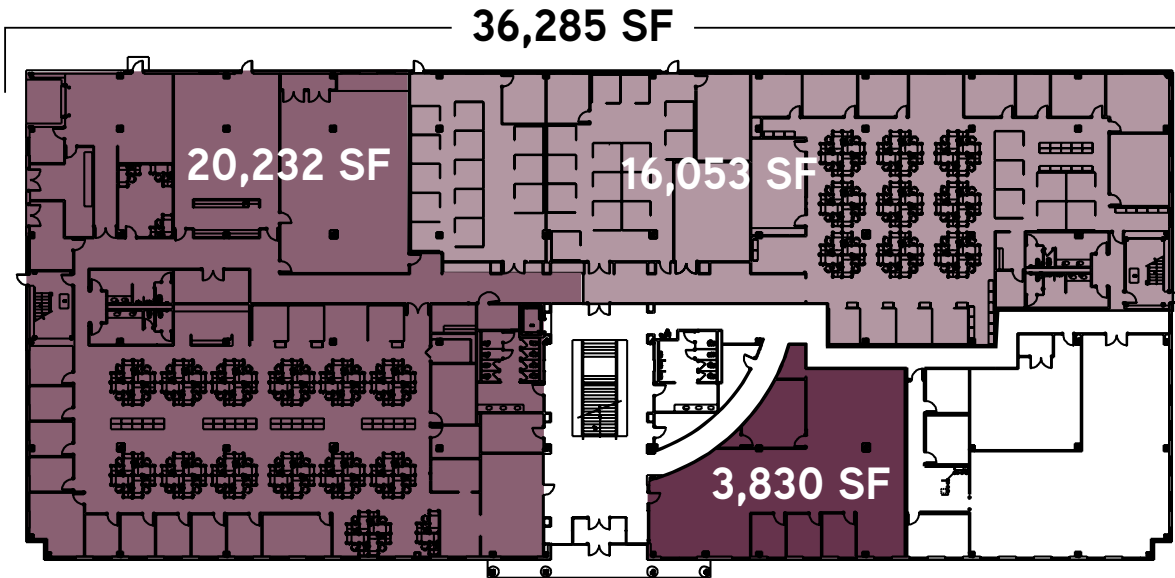


HIGH QUALITY OFFICE SPACE

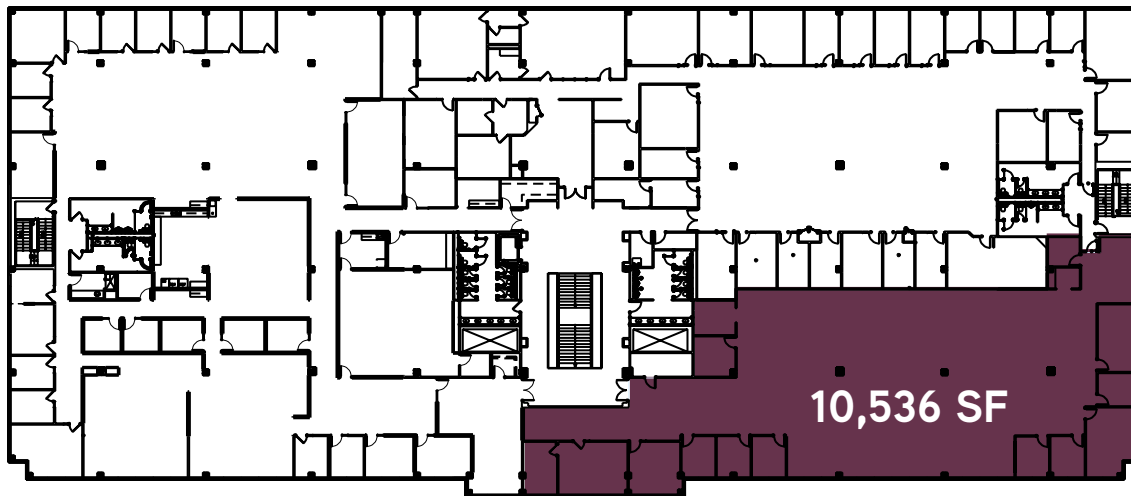
Vantage Place is a 90,000 square foot Class A office building located at 9 Industrial Road in Milford, Massachusetts. Built in 2000, this contemporary building sits on 9.5 acres of landscaped grounds and features a two-story atrium and ample parking. Surrounded by a variety of restaurants, hotels, banks, and health clubs, Vantage Place is situated in an impeccable location, just off I-495 at Exit 19, providing ease of access to all of Greater Boston.



FLOOR 1



FLOOR 2



BUILDING SPECIFICATIONS

BUILDING SIZE:	90,000 SF
AVAILABILITY:	Floor 1: 3,830 SF Floor 1: 16,053 SF Floor 1: 20,232 SF Floor 1: 36,285 SF Floor 2: 10,536 SF
SITE AREA:	9.558 acres
YEAR BUILT:	2000
PARKING:	3.38 spaces per 1,000 RSF (ability to expand to 3.7/1,000)
UTILITIES:	Water and sewer: Town of Milford Gas: NStar Electric: National Grid
ROOF:	Fully adhered EPDM roof
STRUCTURE:	Steel frame, exterior insulation and EIFS exterior façade with concrete on steel deck. Aluminum non-operable strip window units.
LOADING:	One tailboard loading dock
HVAC:	100% air-conditioned four Carrier package VAV rooftop units. Two 45-ton and two 48.5-ton units
ELECTRIC:	1600 amp service, 480-277 volt/ 3 phase 4 wire
LIFE SAFETY:	Full wet sprinkler and fire suppression system



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