



765 Straits Turnpike, Middlebury, CT 06762*

MEDICAL / PROFESSIONAL OFFICE BUILDING



- 32,708 SF building located off of I-84 Exit 17
- 2 Story Building with Elevator
- Located within multiple retail, medical and professional offices
- Traffic Count: 13,000 vehicles daily
- Lease Rate: \$19.95 Gross plus Utilities

EXCLUSIVELY LISTED BY:

MATTHEWS COMMERCIAL PROPERTIES

matthewscommercial.com

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FOR LEASE

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| MATTHEWS COMMERCIAL | PROPERTIES |
|---------------------|------------|

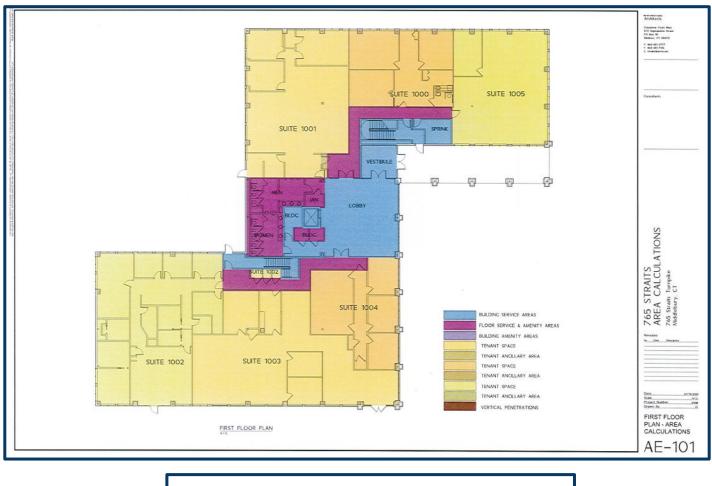
| BUILDING | | MECHANICALS | |
|-----------------------|------------------|-------------------|-------------------|
| Total SF | 27,739 SF+/- | Heat Source/ Type | Yes |
| Number of Floors | 2 | Air Conditioning | Yes |
| Available SF | 32,708 SF+/- | Sprinklered | Yes - Wet |
| Will Subdivide | Yes | Elevator | Yes - 2 Stops |
| Exterior Construction | Stucco /Drive-It | LAND | |
| Interior Construction | Sheetrock | Total Avai/acres | 10.46 |
| Ceiling Height | 10' Finished | Zoning | CA 40 |
| Roof | Rubber | Parking | 4 / 1000 (125) |
| Date Built | 2003 | Lease Rate | \$19.95 PSF Gross |
| UTILITIES | | | plus Utilities |
| Sewer | Town | | |
| Water | Town |] | |
| Gas | Eversource |] | |
| Electrical | Eversource |] | |

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1ST FLOOR



FIRST FLOOR:

| | SUITE # | SF+/- |
|---|------------------------------------|-------|
| • | Suite 1000 | 1,559 |
| • | Suite 1001 | 2,816 |
| • | Suite 1002 (inc storage by stairs) | 3,331 |
| • | Suite 1003 | 3,217 |
| • | Suite 1004 | 1,483 |
| • | Suite 1005 | 2,124 |
| | | |

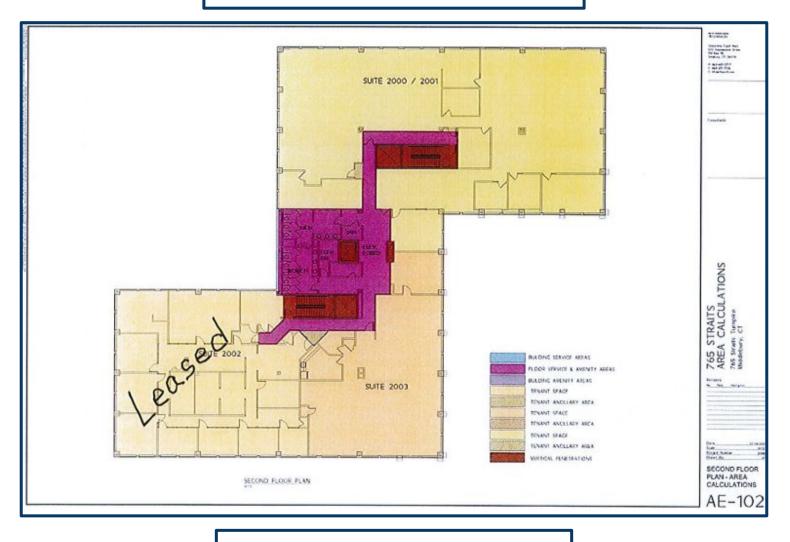
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2ND FLOOR



SECOND FLOOR

| | <u>SUITE #</u> | <u>SF+/-</u> |
|---|-------------------|--------------|
| • | Suite 2000 / 2001 | 8,474 |
| • | Suite 2003 | 3,569 |
| | | |

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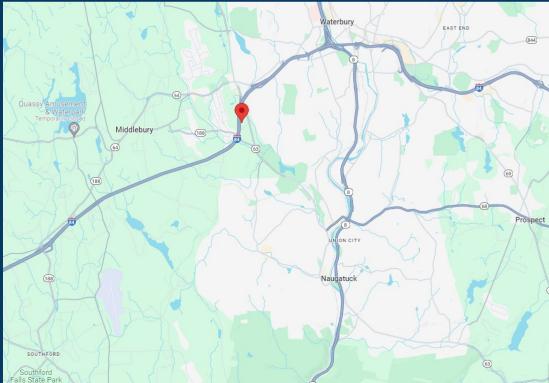


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