

FOR LEASE

765 Straits Turnpike, Middlebury, CT 06762

MATTHEWS COMMERCIAL PROPERTIES

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

GERRY D. MATTHEWS

203.753.5800 / matthewscre@gmail.com

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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 Avail/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 plus Utilities
UTILITIES			
Sewer	Town		
Water	Town		
Gas	Eversource		
Electrical	Eversource		

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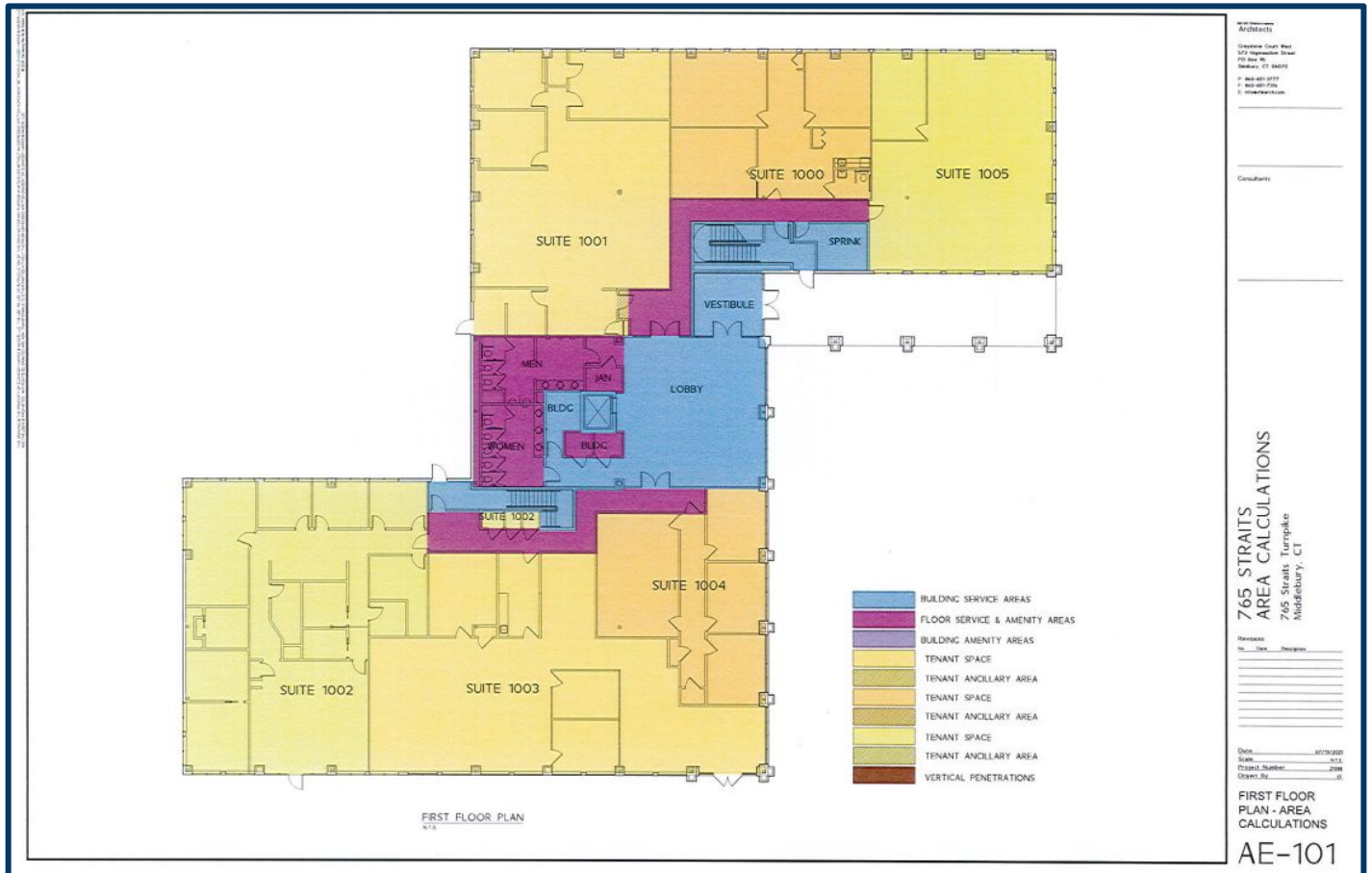
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1ST FLOOR



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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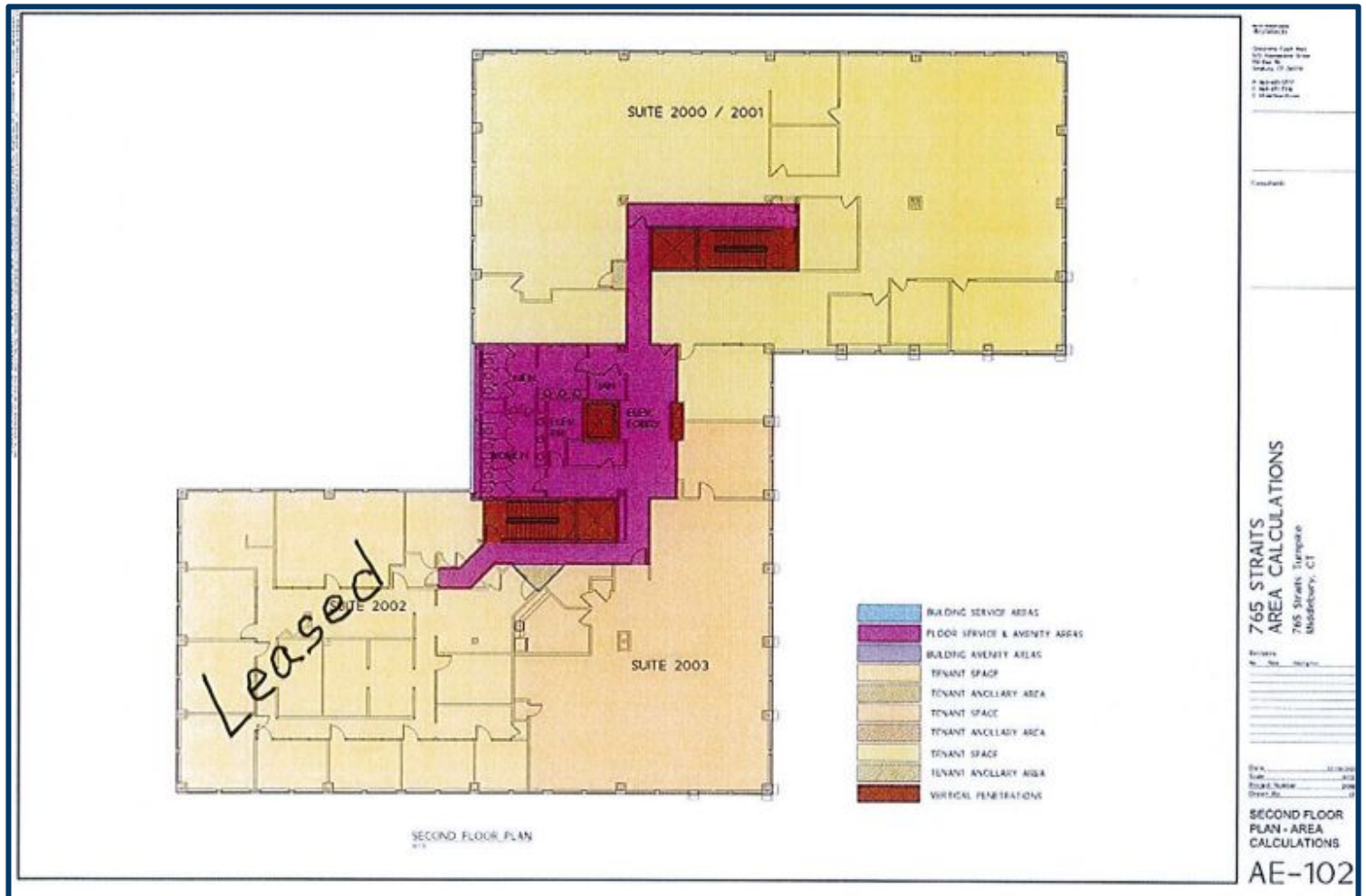
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2ND FLOOR



SECOND FLOOR

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

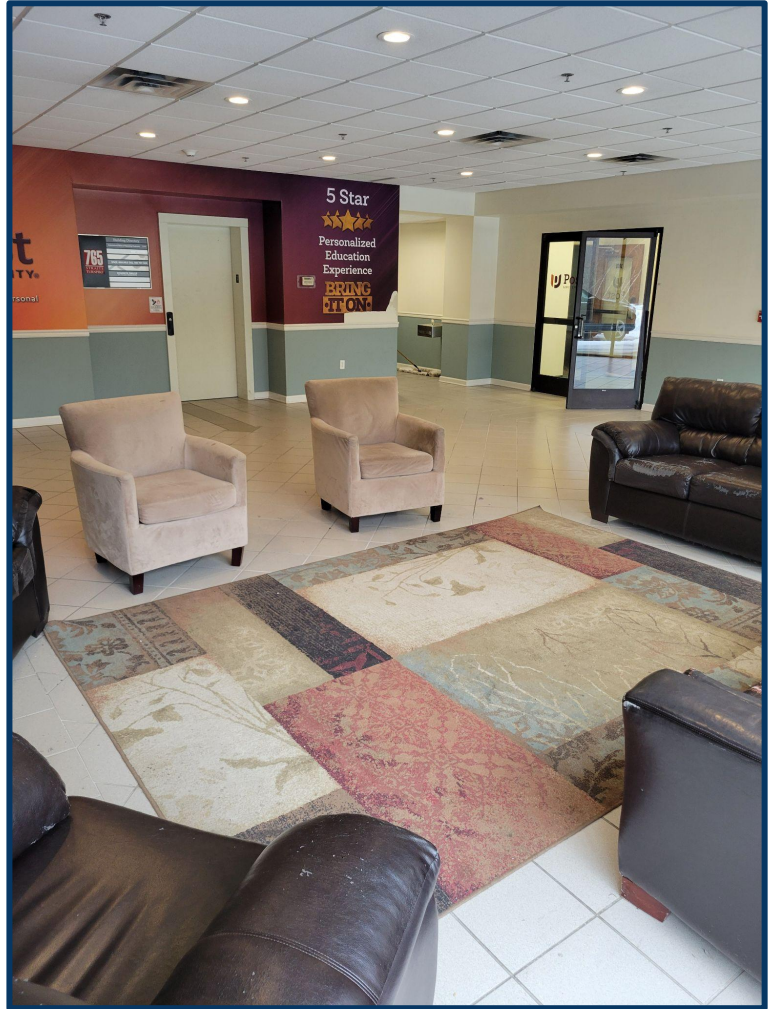
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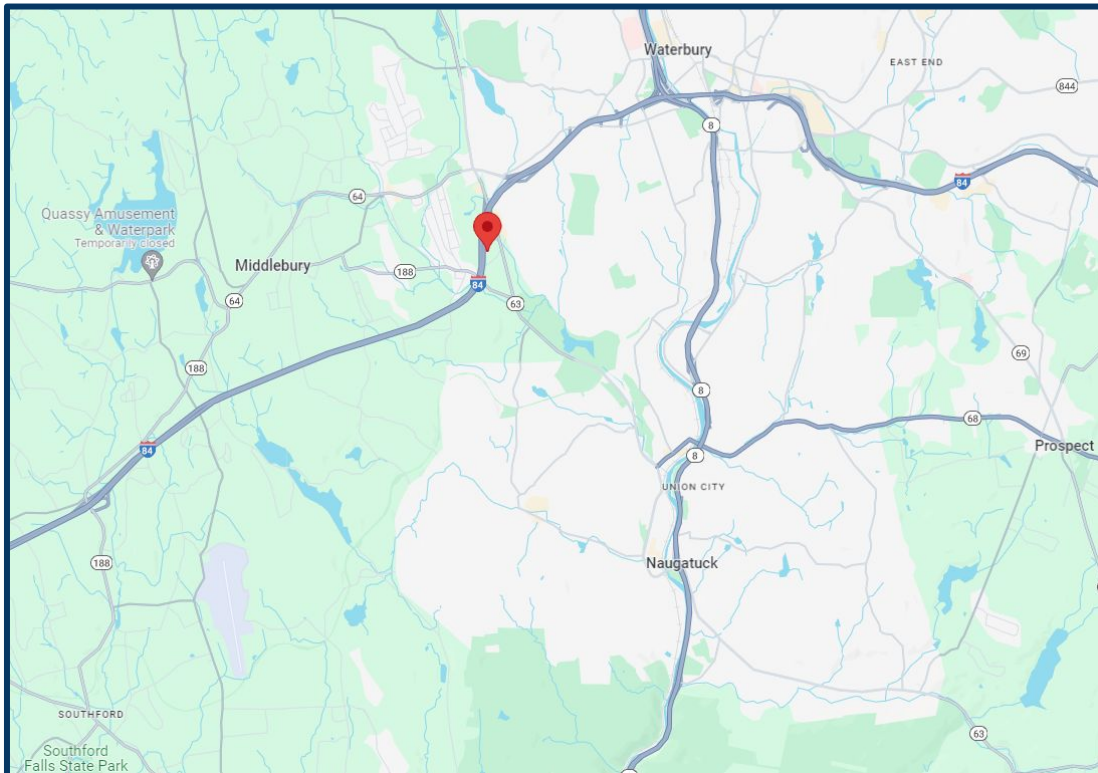
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