

FOR LEASE

687 Straits Tpke., Middlebury, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present a variety of office suites available for lease at 687 Straits Turnpike, Middlebury. This is an excellent opportunity to relocate or expand into a premier medical office building that is easily accessible to I-84 and RT-8.

PROPERTY FEATURES

- Suite 1B- 1,200 SF +/- Asking \$14 PSF Gross / \$1,400 Per Month + Utilities
 - Two large offices, 1 Kitchen
- Suite 3- 6,000 SF +/- Asking \$20 PSF Gross / \$10,000 Per Month + Utilities + \$327 Monthly Sewer Cost
 - 4 Private Dr. Offices, 9 Exam Rooms, 5 Restrooms, 1 Ultrasound Room, 1 Large Waiting Area, 1 Large Receptionist Area, 1 Nurse's Office, 2 Staff Offices, Multiple Storage Closets
- Excellent Visibility with a Large Pylon Sign
- Accessibility to I-84 and RT-8
- Professionally Managed Property
- Great on-site Parking

GERRY D. MATTHEWS 203-753-5800
NOAH D. MATTHEWS 203-721-3337
matthewscre@gmail.com
matthewsnoah@gmail.com

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BUILDING

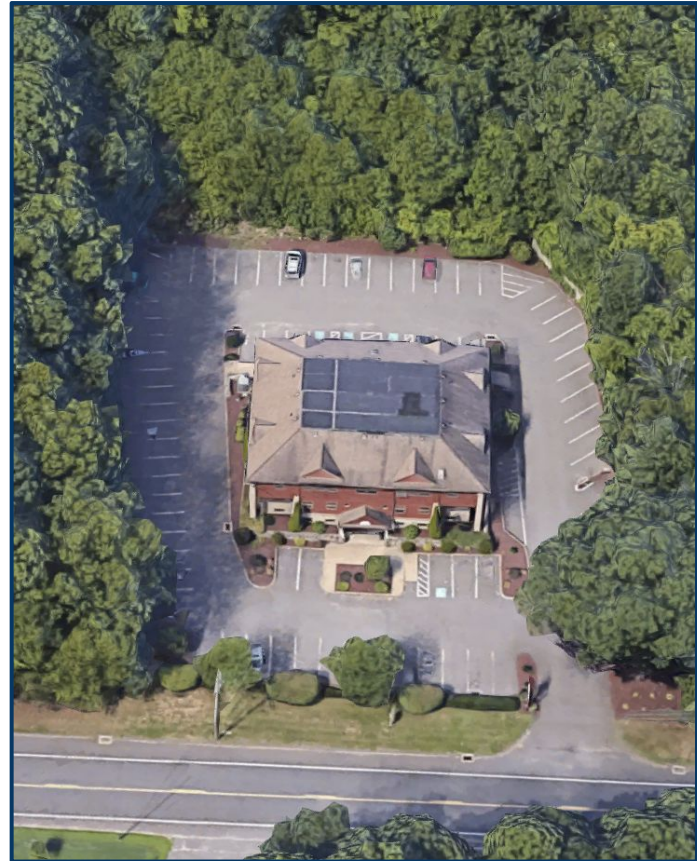
Total SF	17,742 SF +/-
Total Available SF	Suite 1A - 850 SF +/- Suite 1B- 1,500 SF +/- Suite 3- 6,000 SF +/-
Exterior Construction	Brick Veneer / Clapboard/ Asphalt Roof
Interior Construction	Drywall/ Sheetrock/ Vinyl/ Carpet
Year Built	1990
Ceiling Height	8"
Parking	Large Parking Lot
Zoning	CA40

PROPERTY

Lot Size	1.8 Acres
Distance to I-84 & RT-8	0.5 Miles & 2.9 Miles

MECHANICALS & UTILITIES

Heat Source/ Type	Gas- Forced Air
A/C	100% Central
Electric	Eversource
Sewer	City
Water	City



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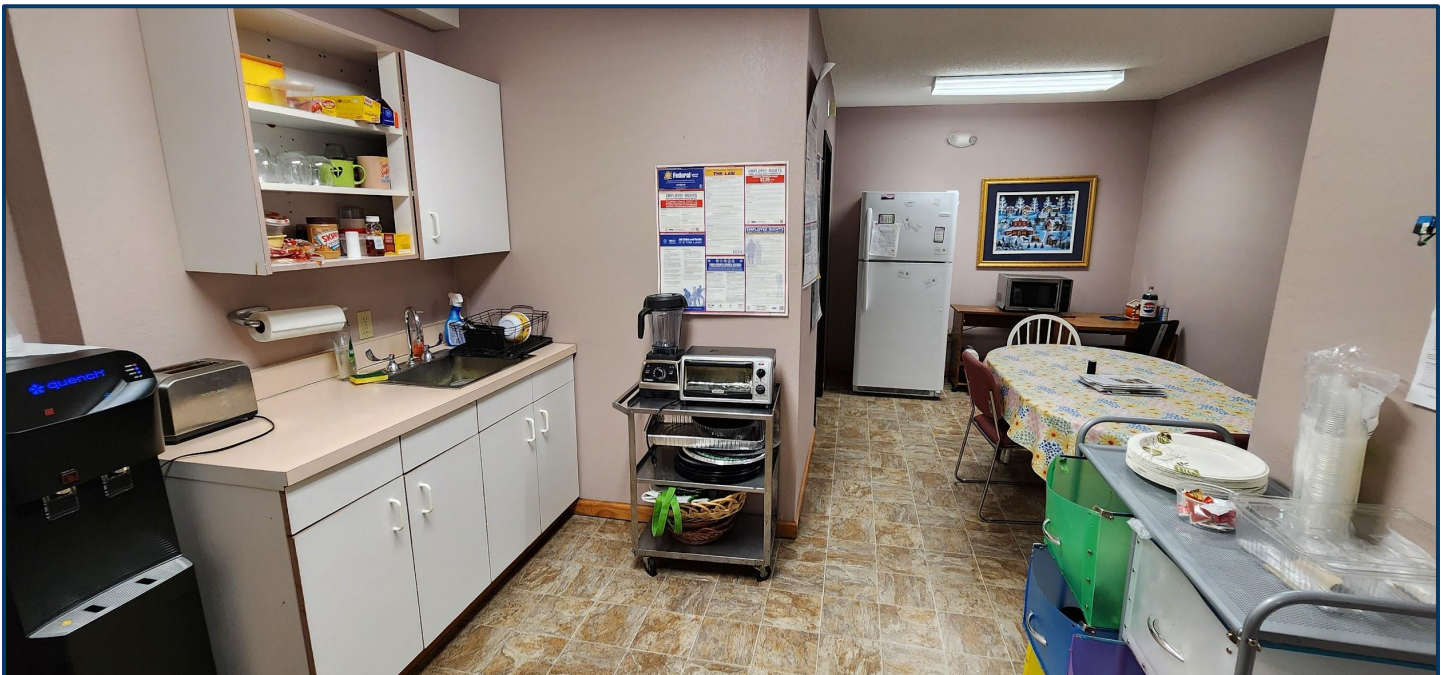
MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
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Suite 1B - 1,200 SF



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Suite 3 - 6,000 SF



- **6,000 SF Medical Office - Coming Available 01/01/2025**
- **4 Private Dr. Offices**
- **9 Exam Rooms**
- **5 Restrooms**
- **1 Ultrasound Room**
- **1 Large Waiting Area**
- **1 Large Receptionist Area**
- **1 Nurse's Office**
- **2 Staff Offices**
- **Multiple Storage Closets**
- **Asking \$20 PSF Gross / \$10,000 Per Month + Utilities + \$327 Monthly Sewer Cost**

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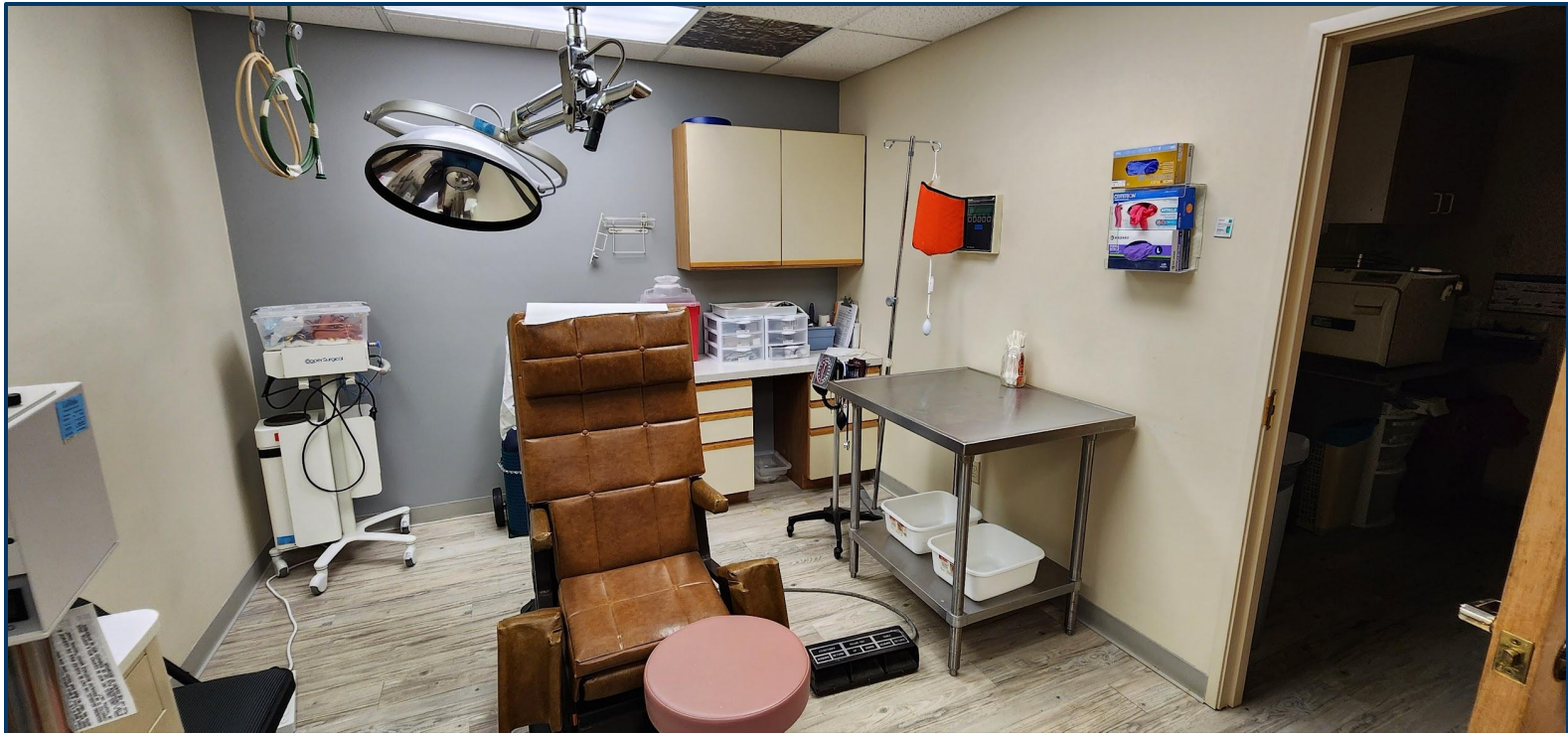
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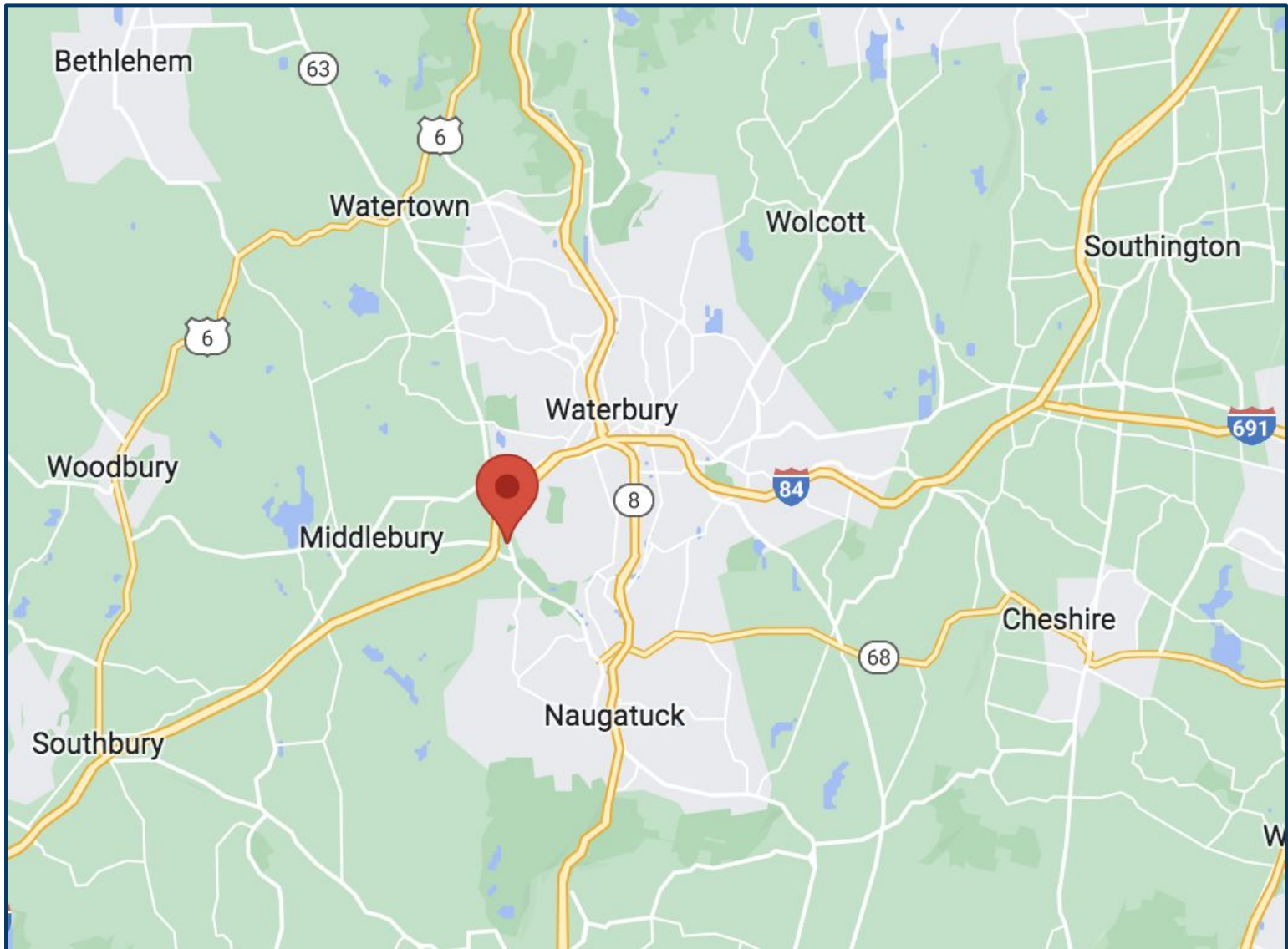
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