

# FOR LEASE

## UP TO 6,600 SF

101 CENTERPOINT DRIVE | MIDDLETOWN, CT 06457



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer up to 6,600 square feet of office space at 101 Centerpoint Drive, Middletown CT for lease. The space is centrally located along the Interstate 91 corridor and features modern high-end finishes and amenities.

### PROPERTY HIGHLIGHTS

- Conveniently located
- Private and open office space
- In-suite kitchenette & conference room
- Shared amenities
- Ample parking

### OFFERING SUMMARY

Lease Rate:	Call for details
Available SF:	Up to 6,600 SF
Lot Size:	2.01 Acres
Building Size:	34,390 SF

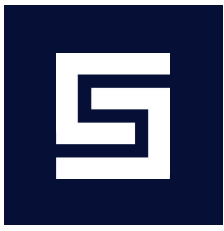
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	248	1,396	4,034
Total Population	388	2,216	6,985
Average HH Income	\$79,956	\$77,279	\$79,836

**KATHRYN COLOMBIE**  
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SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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### BUILDING SPECIFICATIONS

Building Size	34,390 SF
Available Space	Up to 6,600 SF
Clear Height	9'
Roof	Tar & gravel
Year Built	1985
Year Last Renovated	2003

### MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	100%
Water/Sewer Company	City
Gas / Propane	Yes
Electric Company	Eversource

### LAND

Lot Size	2.01 Acres
Zoning	IT

### TAXES

Year Assessed	2022
Mill Rate	35.70

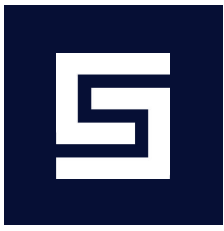


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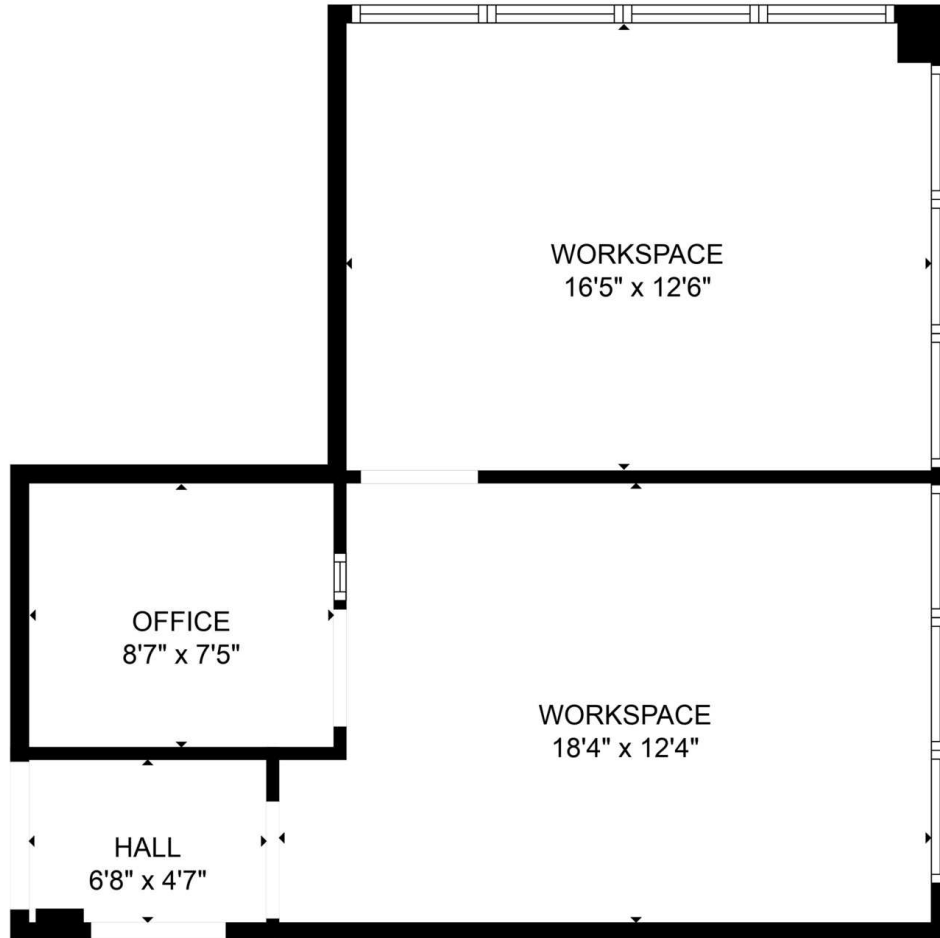
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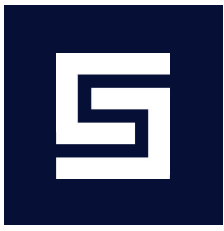
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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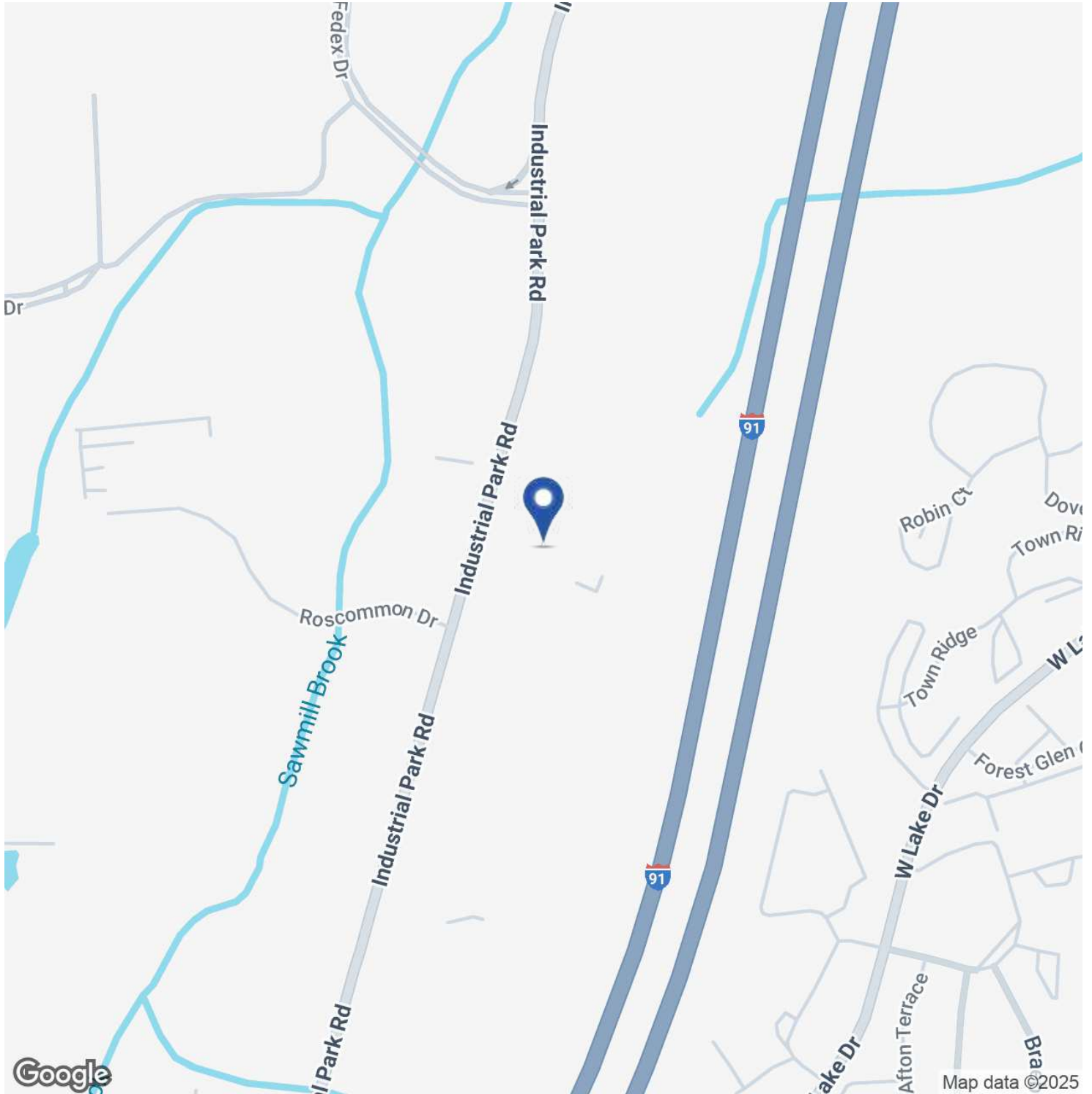
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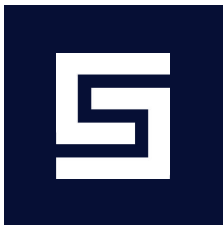
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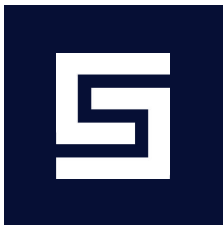
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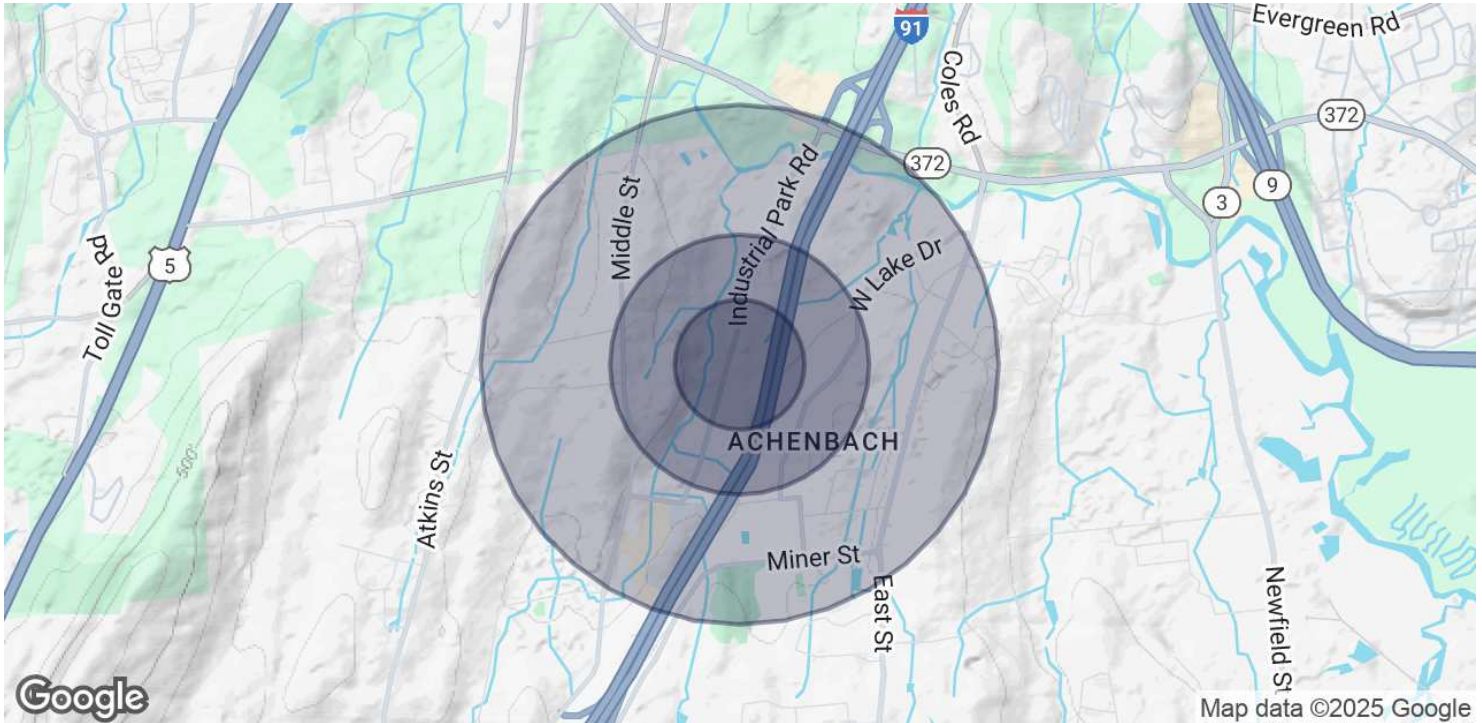




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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	388	2,216	6,985
Average Age	34.2	34.3	35.1
Average Age (Male)	34.8	32.3	32.2
Average Age (Female)	30.8	34.3	37.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	248	1,396	4,034
# of Persons per HH	1.6	1.6	1.7
Average HH Income	\$79,956	\$77,279	\$79,836
Average House Value	\$118,398	\$122,542	\$139,496

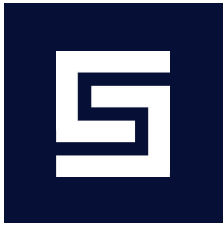
2020 American Community Survey (ACS)

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