

FOR LEASE

199 Park Rd. Ext., Middlebury, CT

MATTHEWS COMMERCIAL PROPERTIES



±2,152 SF & ±3,390 SF Finished Offices

\$15 PSF (NNN) + Utilities

NNN: \$4.52 PSF

- ±2,152 SF: \$3,500/month
- ±3,390 SF: \$5,500/month
- Fully built-out office suites featuring private offices, conference rooms, and restrooms
- Former Timex World Headquarters
- Excellent on-site parking
- Gas heat
- Established professional building with co-tenancy including Comcast Spotlight, J&L Medical Services, Amara Associates (Architectural Firm), and VITAS Healthcare, with on-site dining at Aldo's Ristorante

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All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

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BUILDING

- Total SF: ±50,018 SF
- Total Available SF: ±2,152 SF & ±3,390 SF
- Exterior Construction: Concrete / Stucco
- Interior Construction: Clear-span steel frame and concrete slab floor
- Roof: Flat / T&G / Rubber
- Year Built: 1942

PROPERTY

- Proximity to Major Highways: Approximately 2.5 miles to I-84, and 4 miles to RT-8
- Parking: Ample on-site parking available

MECHANICALS & UTILITIES

- Heat Source / Type: Gas — Forced Air
- Air Conditioning: Central air conditioning
- Electric: Eversource
- Sewer & Water: City

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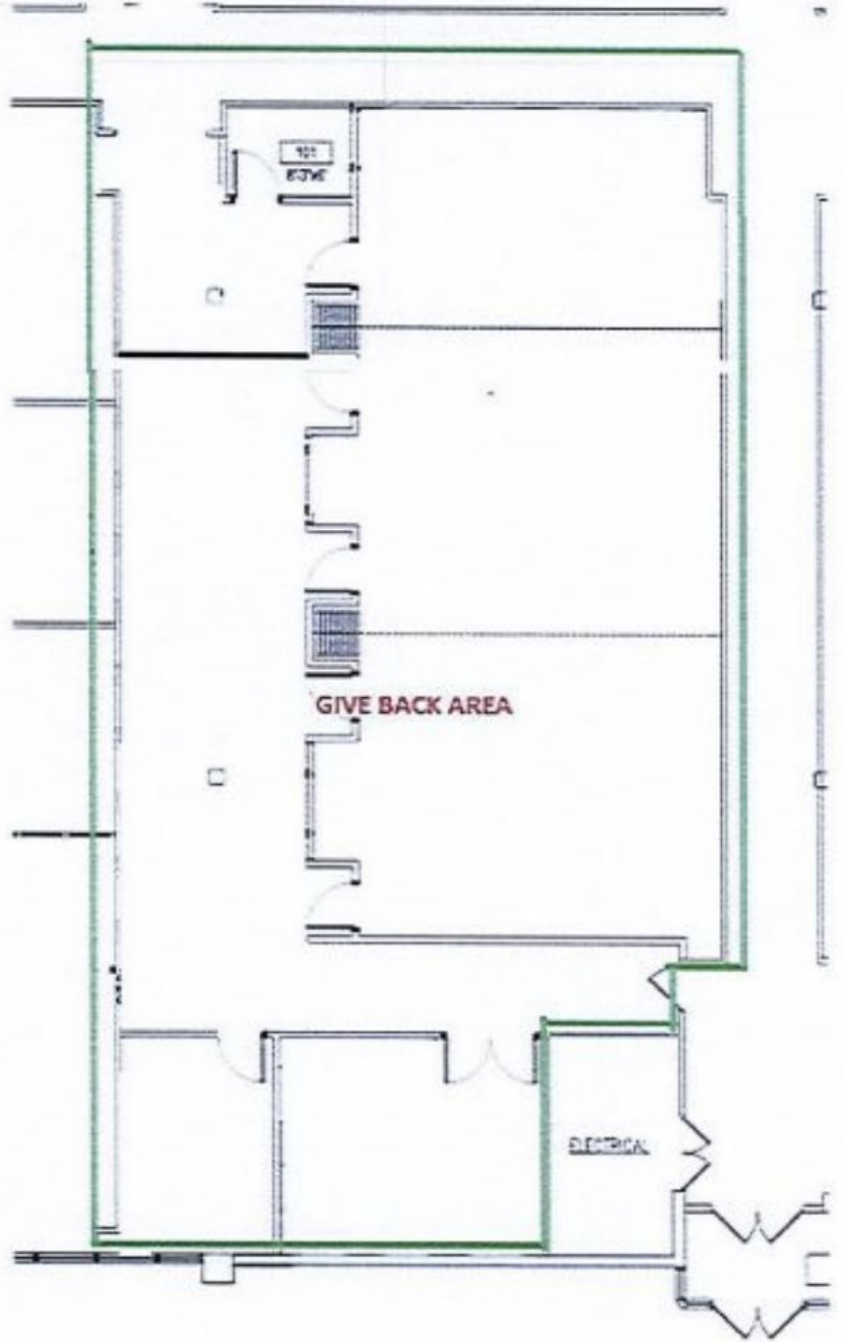
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±3,390 SF

PROPOSED LAYOUT

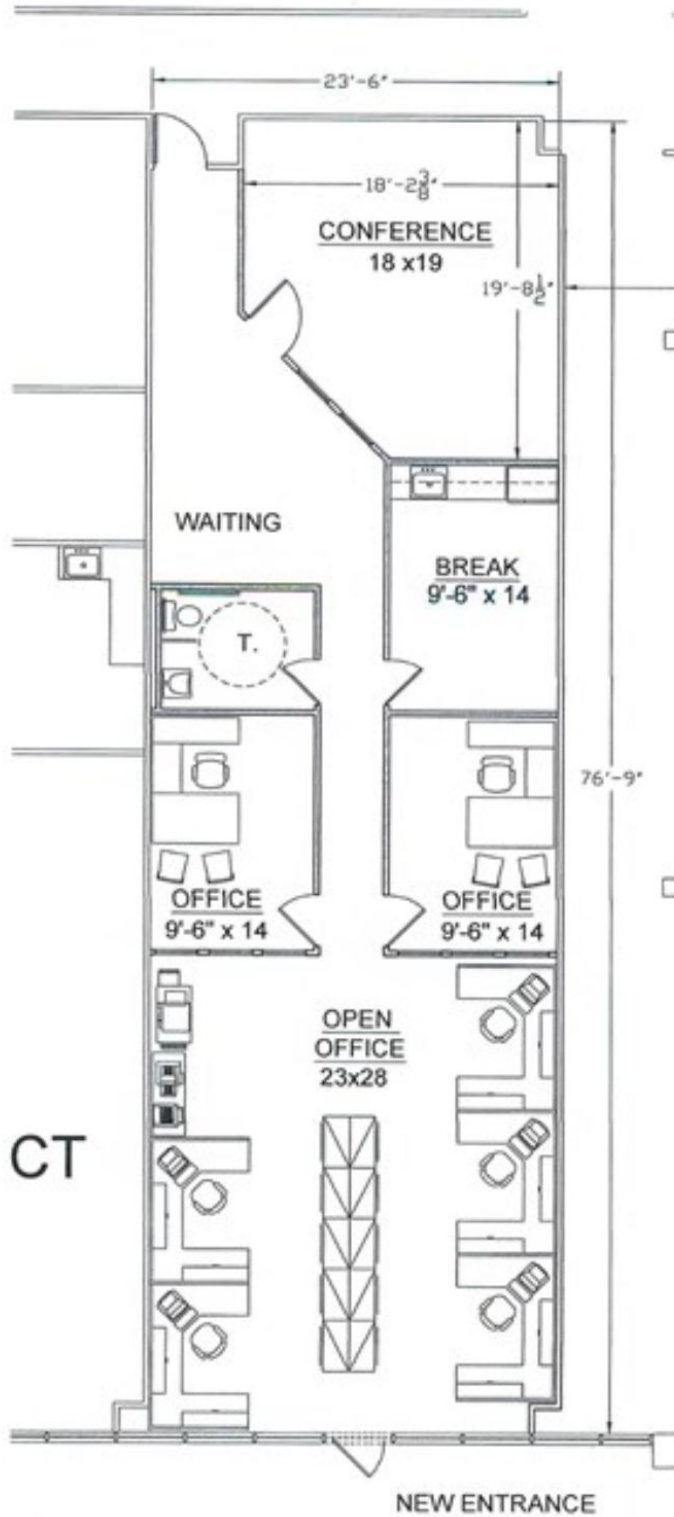


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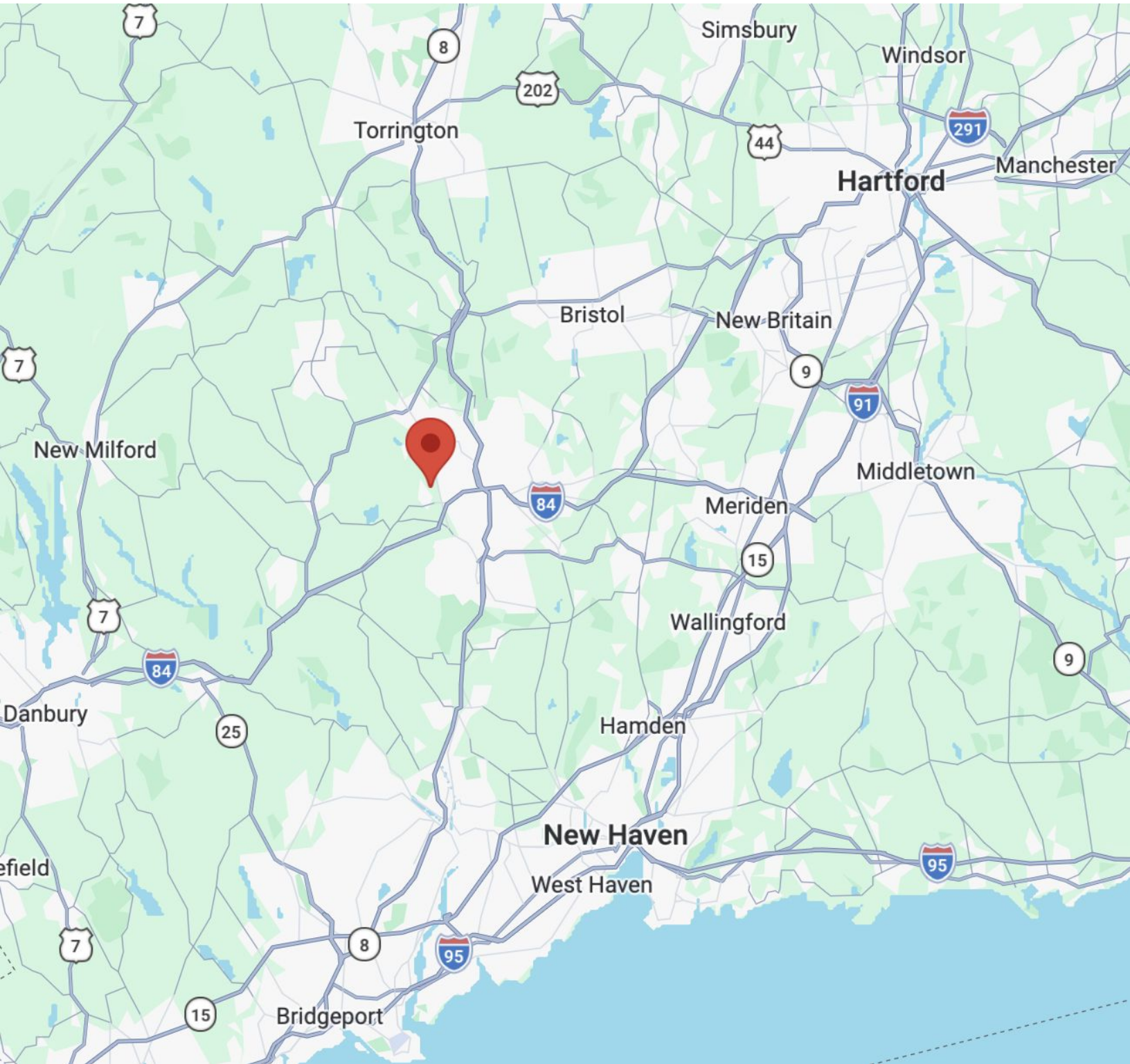
±2,152 SF



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