

# 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](http://matthewscommercial.com)

GERRY D. MATTHEWS

203.753.5800 / [matthewscre@gmail.com](mailto:matthewscre@gmail.com)

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BUILDING		MECHANICALS	
Total SF	32,708 SF+/-	Heat Source/ Type	Yes
Number of Floors	2	Air Conditioning	Yes
Available SF	9,992 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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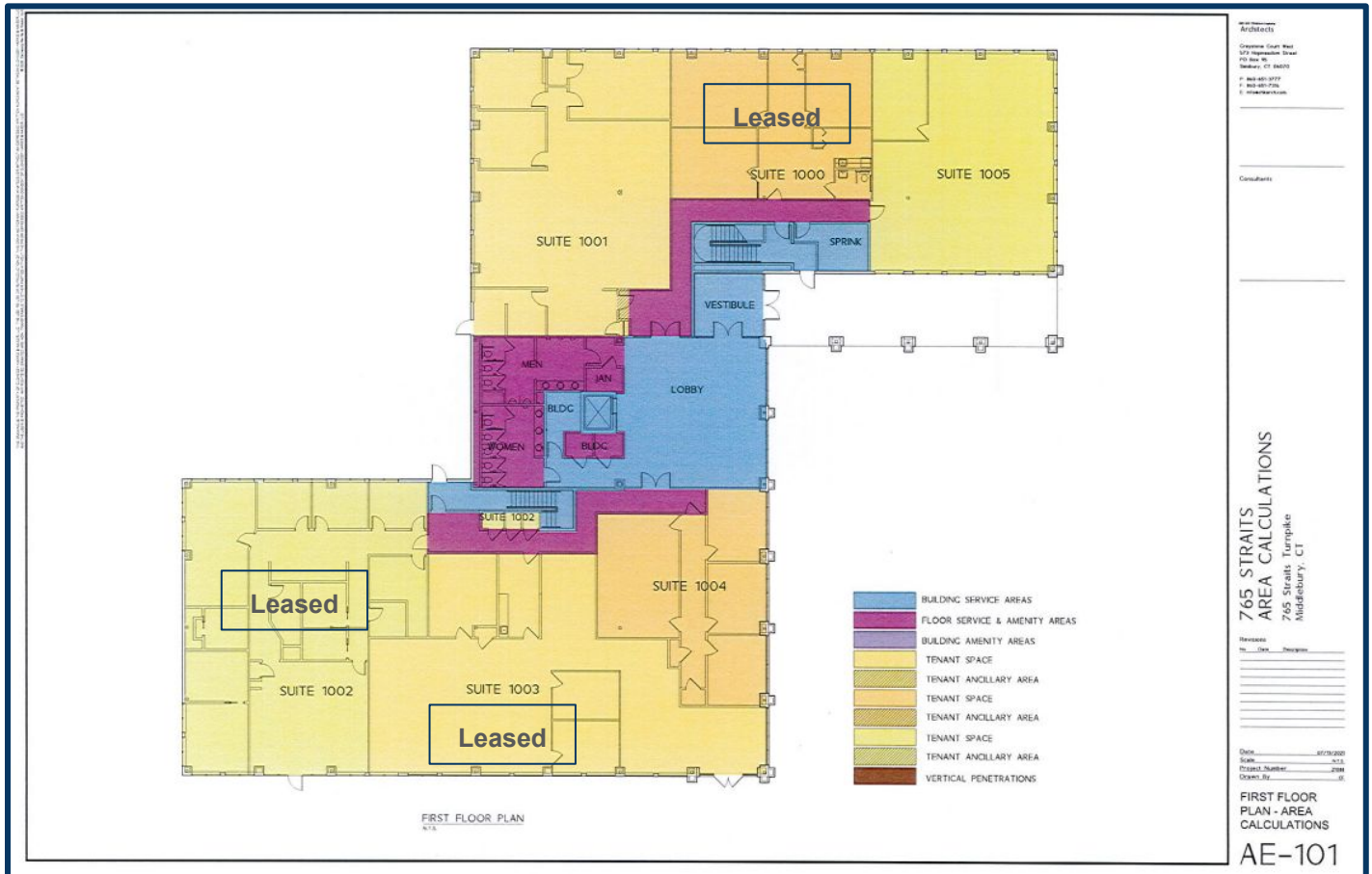
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## 1ST FLOOR



### FIRST FLOOR:

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

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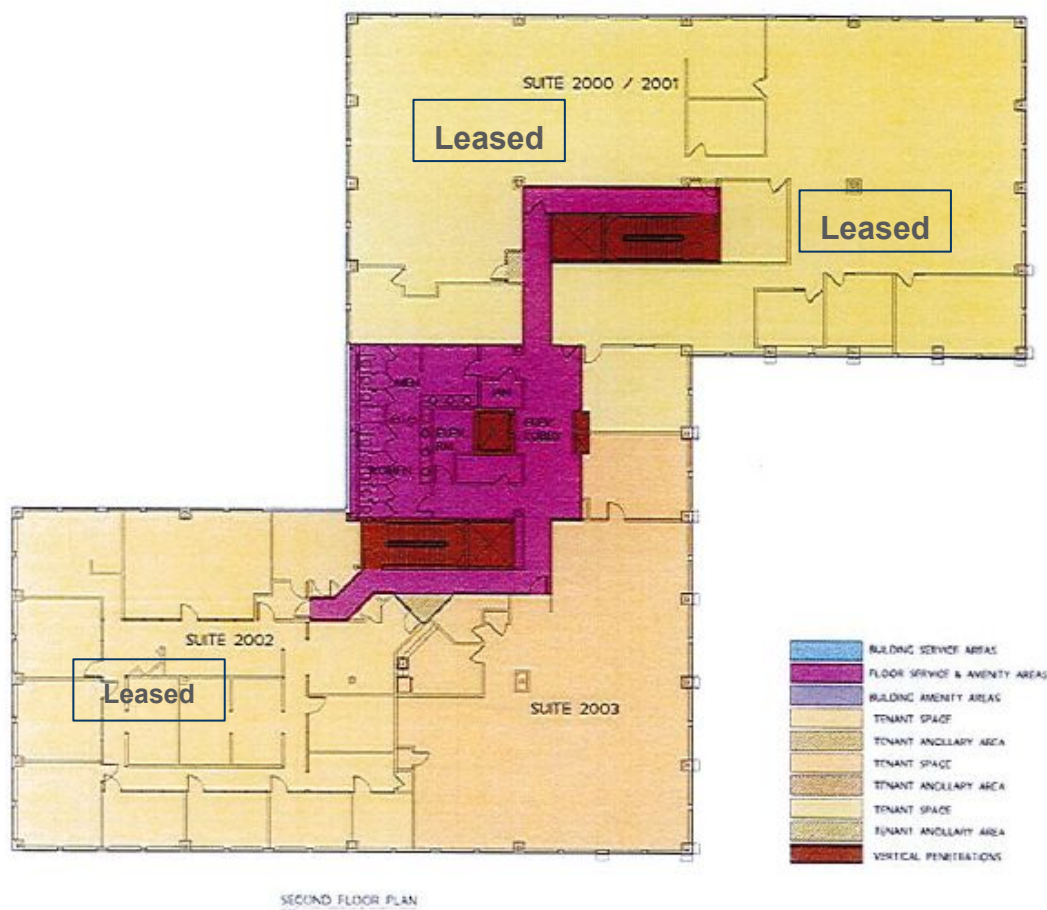
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## 2ND FLOOR



### SECOND FLOOR

<u>SUITE #</u>	<u>SF+/-</u>
• Suite 2000 / 2001	Leased
• Suite 2002	Leased
• Suite 2003	3,569

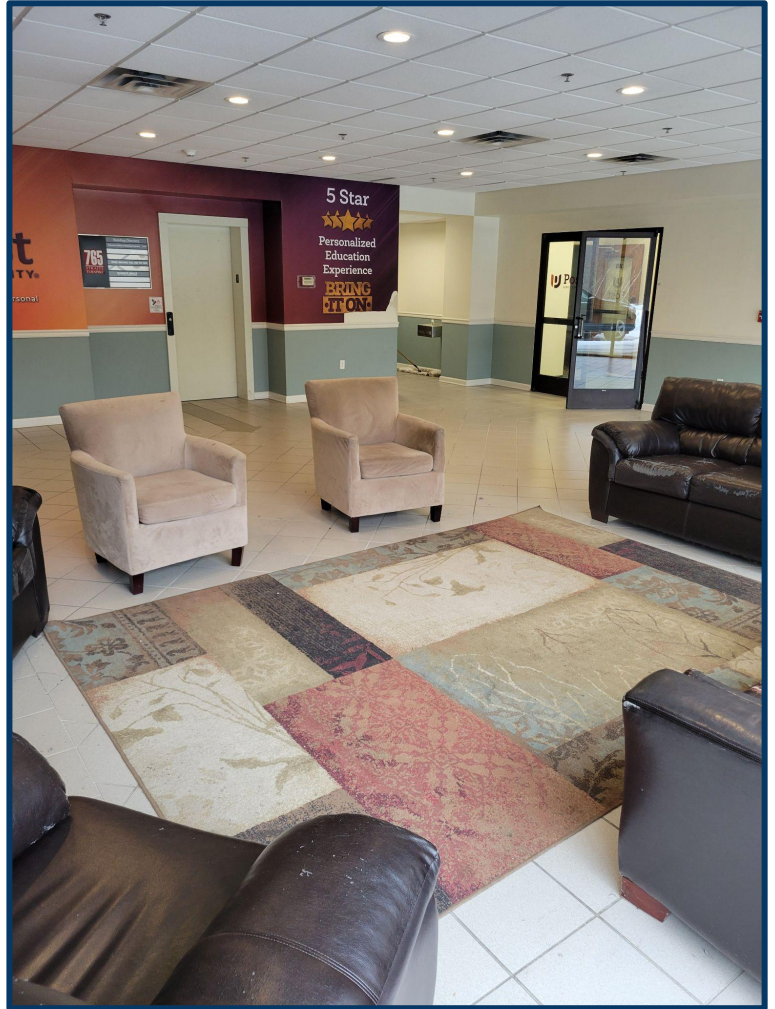
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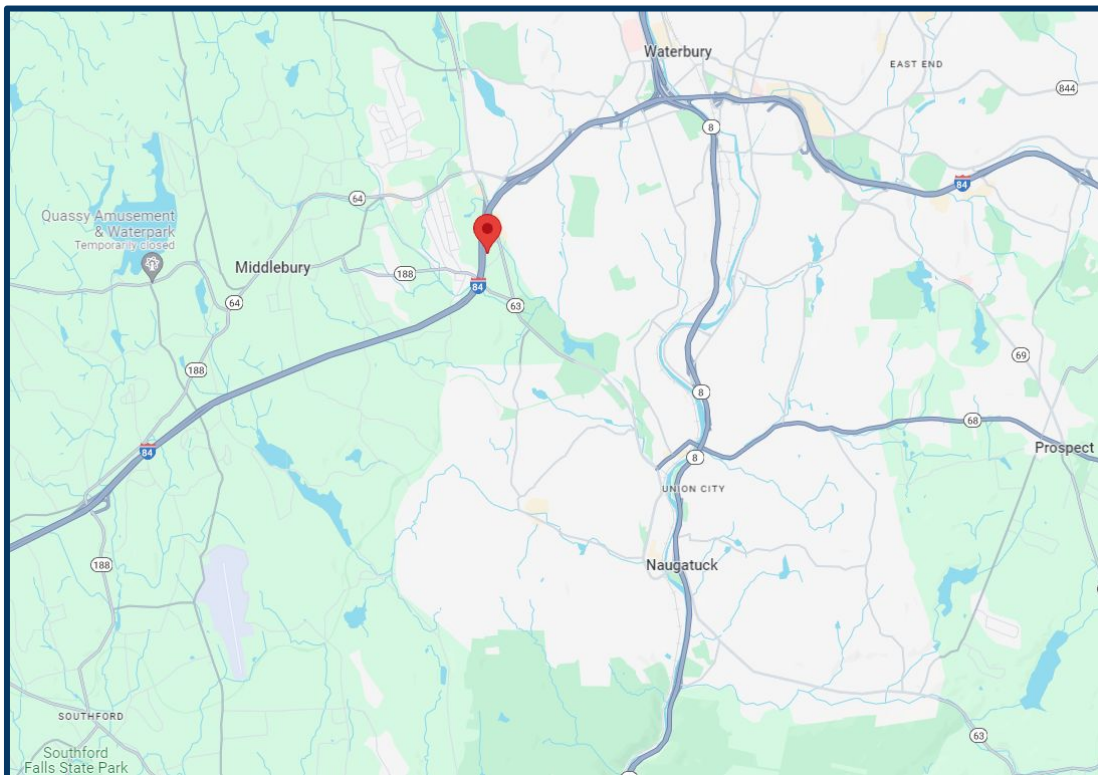
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