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**FOR LEASE**



3A

2A

1D

**750 Straits Tpk  
 Middlebury, CT 06762**

**Primrose Square**  
 Offering Flexible Office & Retail Opportunities  
 Prime Middlebury Location, Minutes from I-84  
 Office Suites Available 900-1,250 +/- S/F  
 Retail Space (Former Tanning Salon)  
 Equipment Available - Potential Turn-key Operation



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 Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		750 Straits Tpk, Unit 1D	
<b>CITY, STATE</b>		Middlebury, CT 06762	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	900 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	900 +/-	Type of Heat	Forced Hot Air
Ceiling Height		<b>OTHER</b>	
Ext. Construction		Acres	
Roof		Zoning	
Date Built		Parking	Ample
<b>UTILITIES</b>		State Route / Distance To...	Easy access to I-84
Sewer	City	<b>TERMS</b>	
Water	City	Lease	\$25 psf NNN + Utilities
Gas/Oil	Gas	NNN Approx	\$6.20
Electrical	Eversource		



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# PROPERTY DATA FORM

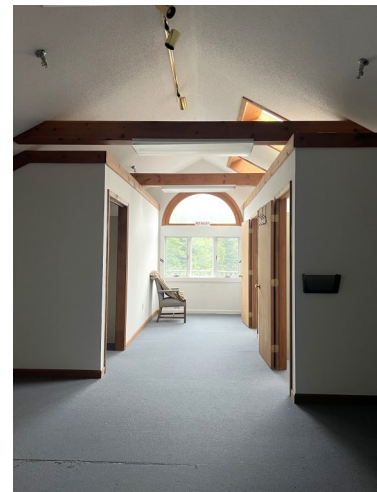
<b>PROPERTY ADDRESS</b>		750 Straits Tpk, Unit 2A	
<b>CITY, STATE</b>		Middlebury, CT 06762	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	1,250 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,250 +/-	Type of Heat	Forced Hot Air
Ceiling Height		<b>OTHER</b>	
Ext. Construction		Acres	
Roof		Zoning	
Date Built		Parking	Ample
<b>UTILITIES</b>		State Route / Distance To...	Easy access to I-84
Sewer	City	<b>TERMS</b>	
Water	City	Lease	\$14 psf NNN + Utilities
Gas/Oil	Gas	NNN Approx	\$6.20
Electrical	Eversource		



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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		750 Straits Tpk, Unit 3A	
<b>CITY, STATE</b>		Middlebury, CT 06762	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	1,000 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,000 +/-	Type of Heat	Forced Hot Air
Ceiling Height		<b>OTHER</b>	
Ext. Construction		Acres	
Roof		Zoning	
Date Built		Parking	Ample
<b>UTILITIES</b>		State Route / Distance To...	Easy access to I-84
Sewer	City	<b>TERMS</b>	
Water	City	Lease	\$14 psf NNN + Utilities
Gas/Oil	Gas	NNN Approx	\$6.20
Electrical	Eversource		



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