



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE & LEASE

687 Straits Turnpike, Middlebury, CT 06762

17,742± SF PROFESSIONAL TURN-KEY MEDICAL OFFICE BUILDING | 1.8 ACRES

SALE PRICE: \$1,900,000 | LEASE RATE: \$16/SF Gross + Utilities

HIGHLIGHTS

- 17,742± SF Medical Office Building
- 3 Stories with Elevator
- New Roof, Striping & Exterior Facade
- Located on 1.8 Acres in CA 40 Zone
- 59% Occupied – Multi-tenanted with Various Medical & Office Tenants
- **3,000 - 6,106± SF Available – 2ND Floor**
- **1,252± SF – 1ST Floor**
- Open Layout, Central Air
- 64 Parking Spaces
- Convenient Access to I-84

CONTACT

Toby Brimberg

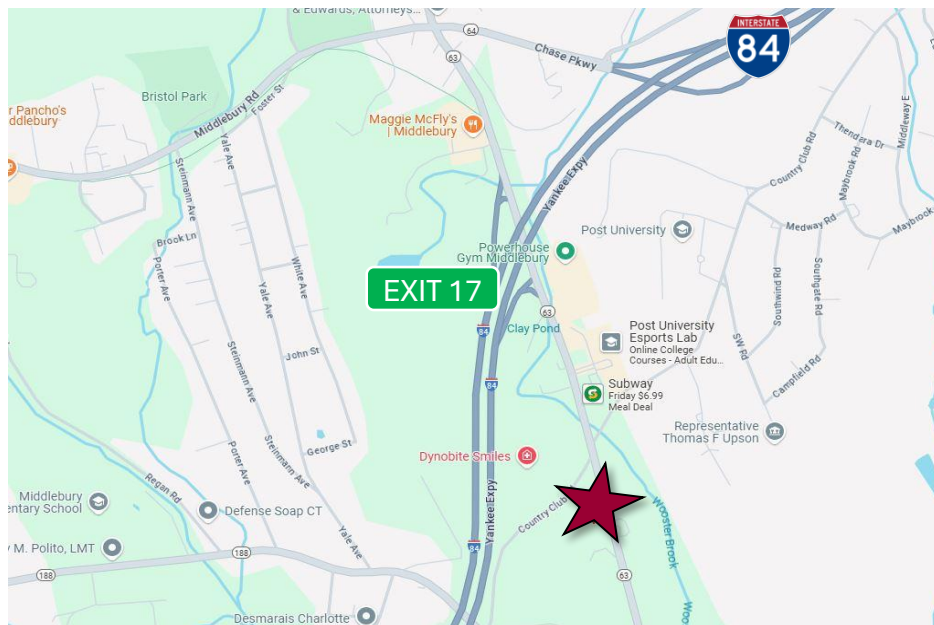
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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



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LEASE RATE: \$16/SF Gross + Utilities

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3,000 – 6,106± SF Turn-key Medical Office Space Available

BUILDING INFORMATION

GROSS BLDG AREA: 17,742± SF

AVAILABLE AREA: 6,106± SF – 2nd Floor

WILL SUBDIVIDE TO: 1,252± SF – 1st Floor

OF FLOORS: 3

OCCUPANCY: 59%

CONSTRUCTION: Wood, Masonry

ROOF TYPE: New Roof - Asphalt Shingles

YEAR BUILT: 1990

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

TYPE OF HEAT: Gas, Hot Air

ELEVATORS: 1

SITE INFORMATION

SITE AREA: 1.8± Acres

ZONING: CA 40

PARKING: 64 Parking Spaces

SIGNAGE: Pylon

VISIBILITY/FRONTAGE: Excellent / 200 Feet

HWY ACCESS: I-84

TRAFFIC COUNT: 10,856± ADT

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$1,369,100

MILL RATE: 32.50

TAXES: \$44,523.14 (thru Jan 2026)

EXPENSES

RE TAXES:

☐ Tenant ☒ Landlord

UTILITIES:

☒ Tenant ☐ Landlord

INSURANCE:

☐ Tenant ☒ Landlord

MAINTENANCE:

☐ Tenant ☒ Landlord

JANITORIAL:

☒ Tenant ☐ Landlord



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2nd Floor



2nd Floor



1st Floor



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