

FOR LEASE

**900 Straits Turnpike
Middlebury, CT 06762**



**Crossroads Professional Office Building
Vibrant Plaza - Well Maintained Grounds
Five Suites Available**

Suite 1A - 1,950 S/F Retail / Office Space

Suite 1B - 3,500 S/F Retail / Office Space

Suite 1C - 2,225 S/F Retail / Office Space

Suite 1E - 3,000 S/F Retail / Office Space

Suite 2 North - 7,237 S/F Retail / Office Space

Highly Visible Location with Easy Access to I-84 and Route 8

Lease rate: \$16.00 PSF

PROPERTY DATA FORM

PROPERTY ADDRESS		900 Straits Turnpike	
CITY, STATE		Middlebury, CT 06762	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	34,440 S/F	Air Conditioning	Central
Available S/F	11,835 S/F	Sprinkler / Type	Yes/ Wet
Ext. Construction	Brick	Type of Heat	Gas
Int. Construction	Finished	OTHER	
Ceiling Height	10'	Zoning	CA
Roof	Rubber	Parking	Ample
Date Built	1996	State Route / Distance To...	I-84/RT 8 1 mile
UTILITIES		TERMS	
Sewer	City	Lease rate	\$16.00 PSF
Water	City		
Gas	Yankee Gas		
Electrical	200 Amp		



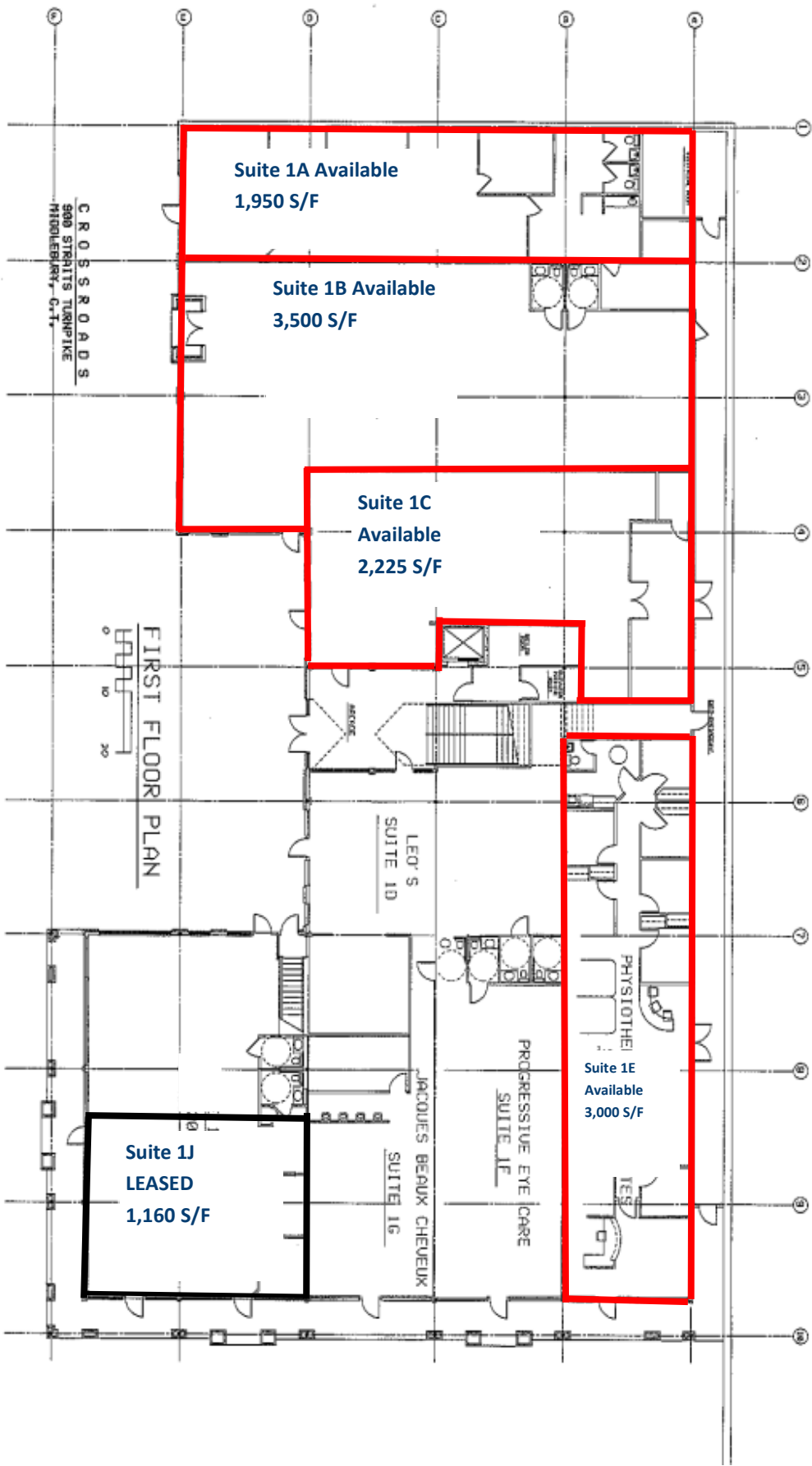
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Godin Property Brokers, LLC

★★★★★ Commercial / Industrial







Suite 1A Available
1,950 S/F

Suite 1B Available
3,500 S/F

Suite 1C
Available
2,225 S/F

Suite 1E
Available
3,000 S/F

Suite 1J
LEASED
1,160 S/F

FIRST FLOOR PLAN

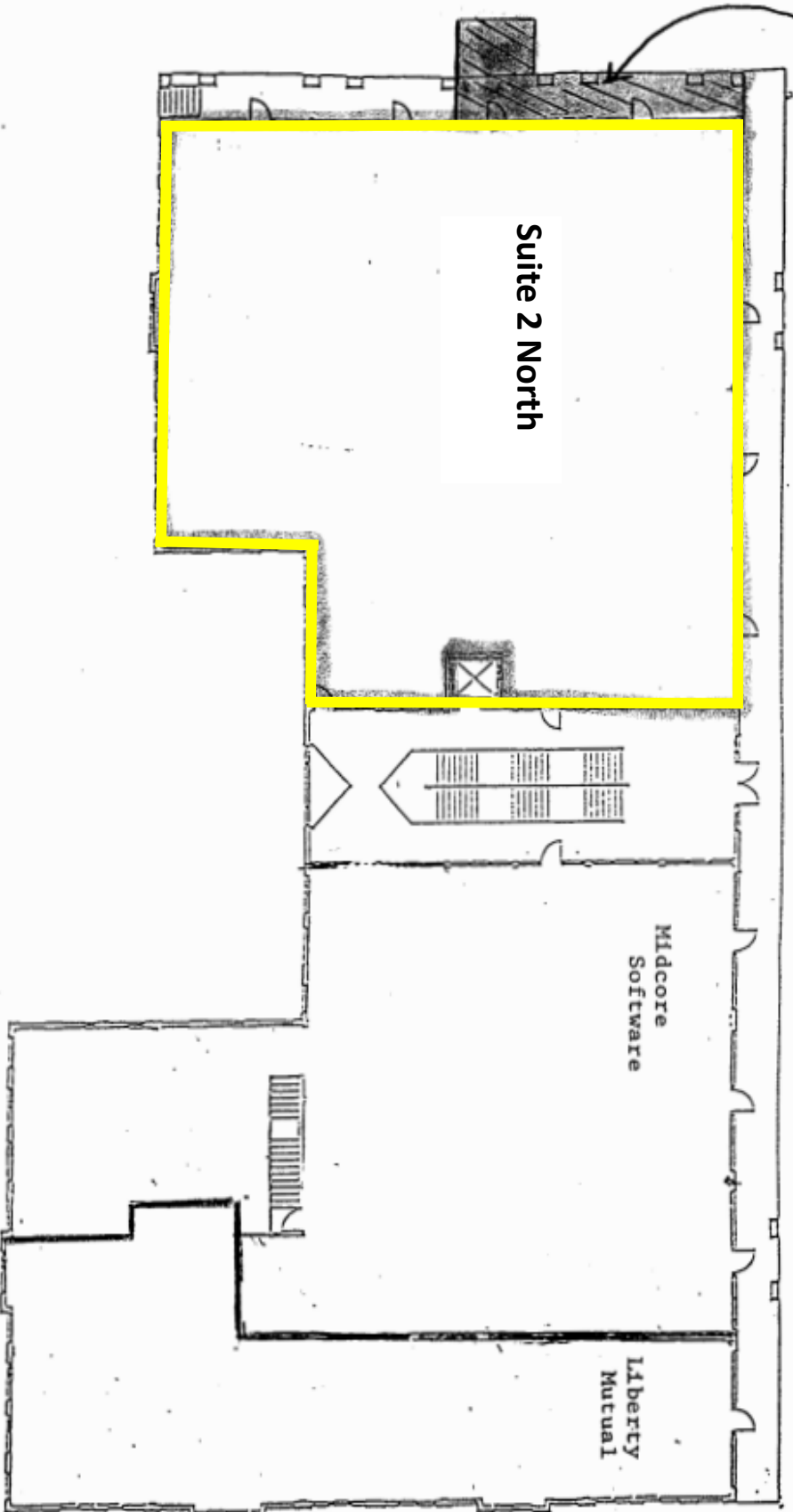
CROSSROADS
900 STRAITS TURNPIKE
MIDLEBURY, G.T.

0 10 20

EXHIBIT B

#900 STRAITS TURNPIKE, 2ND FLOOR

Exterior Space



Not to scale

ACTIVE DAY
Adult Day Health Center

X indicates "You are Here"

