

FOR LEASE

*2030 Straits Turnpike
Middlebury, CT 06762*



**Modern Office Suites
Completely Remodeled
Beautiful Spaces**

Individual suites from \$550/month

**Price includes everything
(Heat, A/C, Electric, Taxes, Snow and Landscaping)**

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Total square feet	5,130 s/f	Number of floors	2
Exterior construction	Stucco	Interior construction	Finished
Ceiling height	8'	Roof	Flat
Date built	1972		
Air conditioned	Central	Type of heat	Gas forced air
Sewer / Water	Septic / Well	Electrical	Amps/Volts/Phase
Zoning	LI80	Parking	Ample
Interstate/distance to	I84 / 2 miles	State route/distance to	Route 63 / located on

LOWER LEVEL

<u>Suite #</u>	<u>Square</u>	<u>Note</u>
A	200 s/f + shared area	\$700
C	525 s/f + shared area	\$900
D	300 s/f + shared area	Leased
E	105 s/f + shared area	Leased
F	100 s/f + shared area	Leased
G	100 s/f + shared area	Leased
H	100 s/f + shared area	Leased



Hallway

UPPER LEVEL

1	300 s/f + shared area	Leased
2	300 s/f + shared area	Leased
3	500 s/f + shared area	Leased
4	300 s/f + shared area	Leased
5	1,100 s/f + shared area	Leased
6	100 s/f + shared area	Leased
7	300 s/f + shared area	Leased
8	300 s/f + shared area	Leased



Suite 3



Suite A - lower level



Suite 5