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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

# FOR LEASE

**850 Straits Turnpike Suite 202**

**Middlebury, CT 06762**



**Professional Office Building - New Ownership  
2016 Remodel**

**1,650 S/F Suite Available**

**5 Private Offices, Break Room, Reception and Waiting Room**

**Great location with easy access to I-84 and Route 8**

**Lease Rate: from \$17 PSF Gross + Utilities**

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

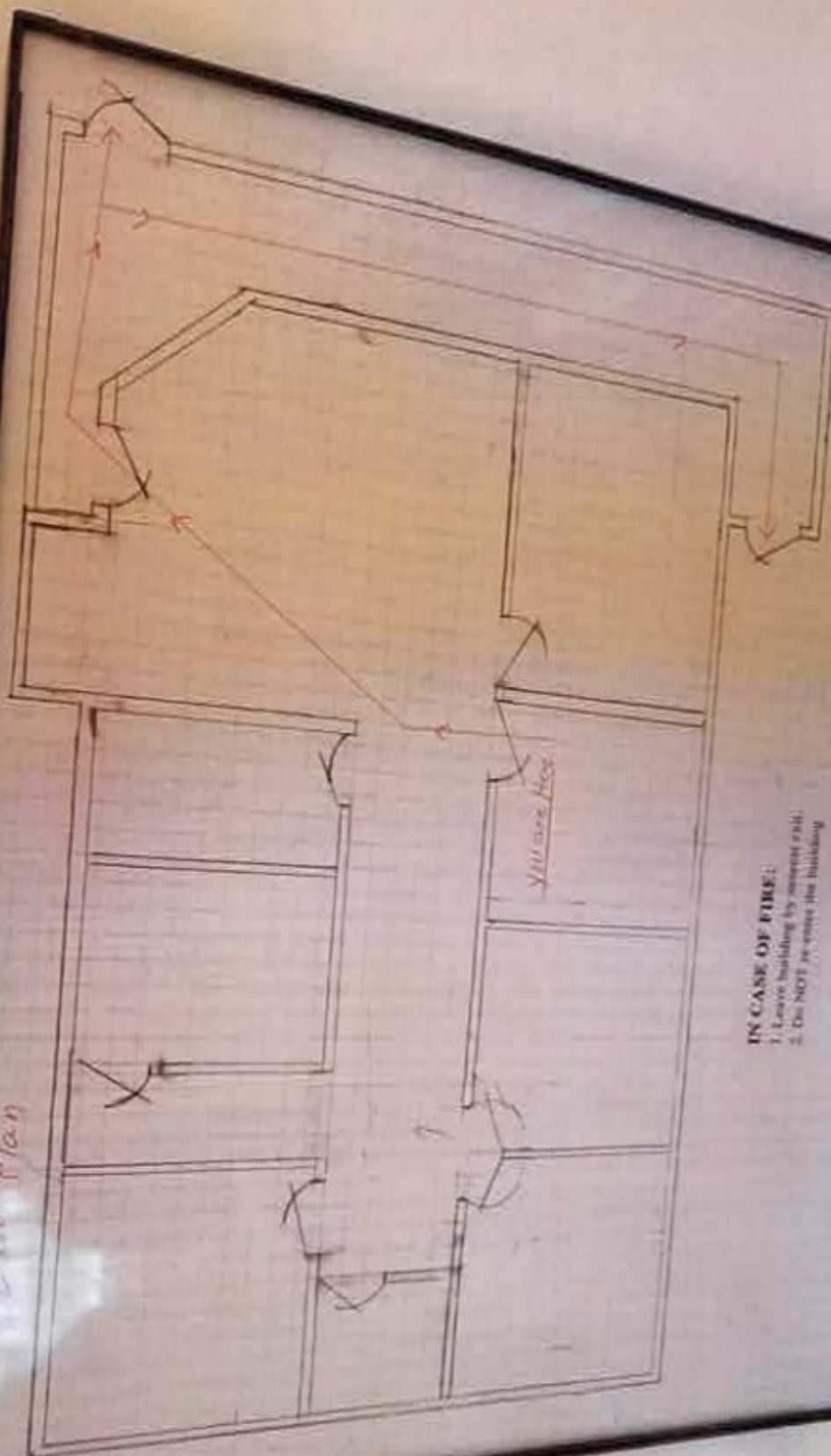
<b>PROPERTY ADDRESS</b>		850 Straits Turnpike	
<b>CITY, STATE</b>		Middlebury, CT 06762	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Avail S/F	1,650 S/F	Air Conditioning	Central
Ext. Construction	Brick	Sprinkler / Type	Yes/ Wet
Int. Construction	Finished	Type of Heat	Gas
Ceiling Height	8'	<b>OTHER</b>	
Roof	Rubber	Zoning	CA
Date Built	1988	Parking	Ample
		State Route / Distance To...	I-84/RT 8 1 mile
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	City	Lease rate	\$17 PSF + utilities
Water	City		
Gas	Yankee Gas		
Electrical	200 Amps		



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Exit Plan



IN CASE OF FIRE:  
1. Leave building by nearest exit.  
2. Do NOT re-enter the building