

FOR LEASE



**2030 Straits Turnpike
Middlebury, CT 06762**

**Modern Office Suites
2020 Major Remodel
3 Suites Available
Recent Remodel /Beautiful Spaces
Ideal for Professional users
Price includes everything
(Heat, A/C, Electric, Taxes, Snow and Landscaping)**

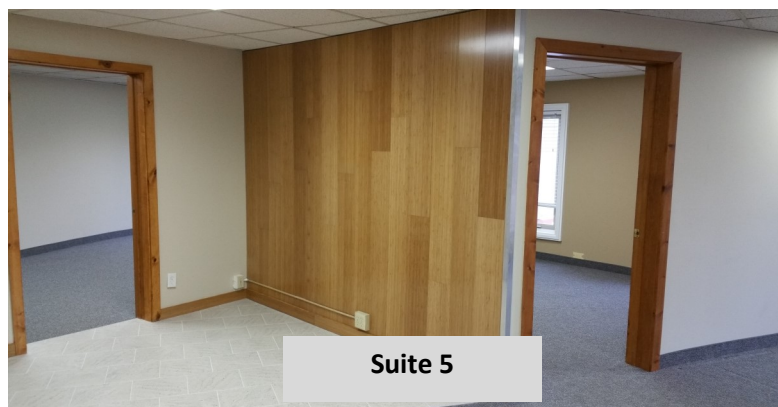
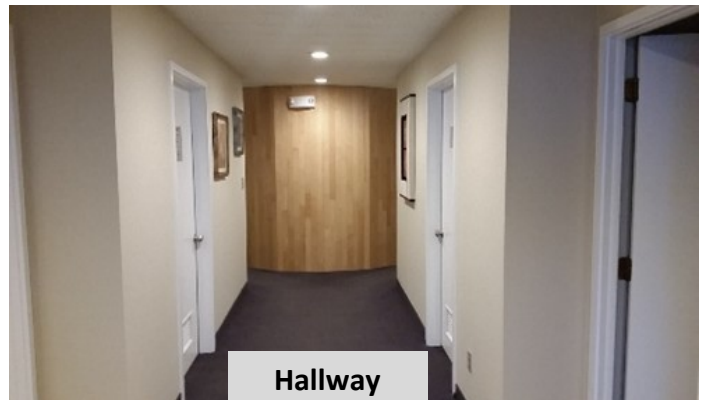


LOWER LEVEL

Suite A 1,100 S/F \$1,500.00
Including Electric

UPPER LEVEL

Suite 5 800 S/F \$1,250.00
Suite 7 300 S/F \$550.00

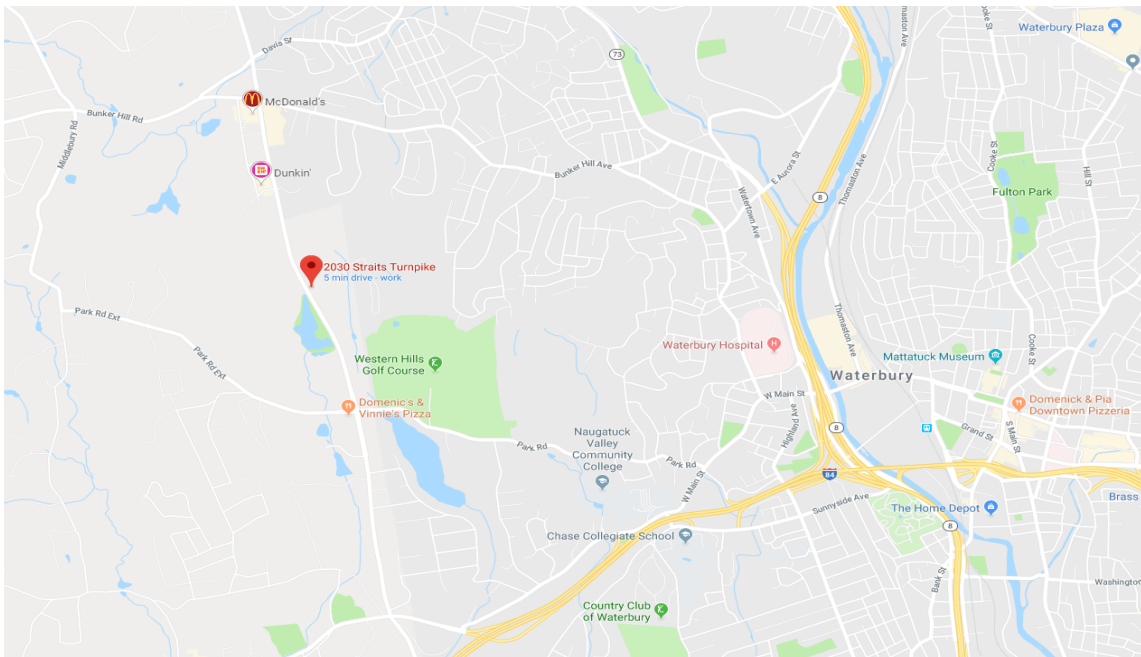


CONTACT: BRIAN GODIN

E-mail: EGodinPB@gmail.com
850 Straits Turnpike Suite 204
Middlebury, CT 06762
www.GodinPropertyBrokers.com

PROPERTY DATA FORM

| | | | |
|-------------------------|-------------------|------------------------------|----------------|
| PROPERTY ADDRESS | | 2030 Straits Turnpike | |
| CITY, STATE | | Middlebury, CT 06762 | |
| BUILDING INFO | | MECHANICAL EQUIP. | |
| Total S/F | 5,130 | Air Conditioning | Central |
| Number of floors | 2 | Sprinkler / Type | |
| Avail S/F | 1,100 Lower Level | Type of Heat | Gas Forced Air |
| | 1,100 Upper Level | OTHER | |
| Ceiling Height | 8' | Acres | |
| Ext. Construction | Stucco | Zoning | |
| Roof | Flat | Parking | Ample |
| Date Built | 1972 | State Route / Distance To... | Route 63 |
| UTILITIES | | TERMS | |
| Sewer | Septic | Suite A | \$1,250.00 |
| Water | Well | Suite 5 | \$1,500.00 |
| Gas | EverSource | Suite 7 | \$550.00 |
| Electrical | | | |



CONTACT: BRIAN GODIN

E-mail: BgodinPB@gmail.com
www.GodinPropertyBrokers.com

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.