



**CONTACT: BRIAN GODIN**

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**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)**



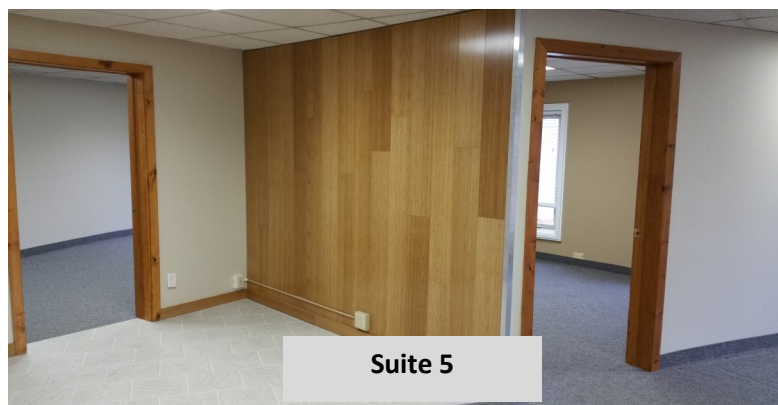
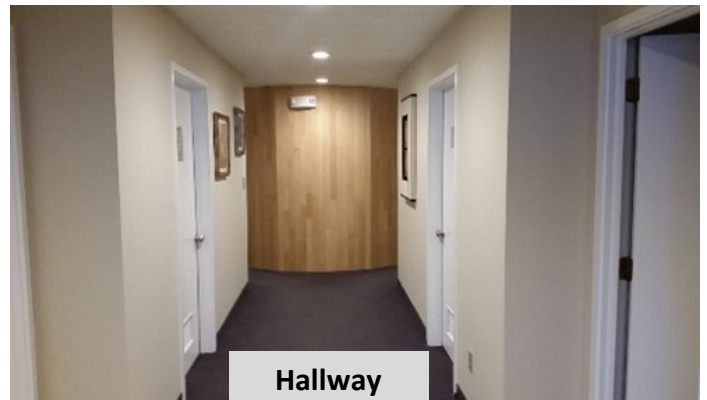
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**LOWER LEVEL**

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



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# PROPERTY DATA FORM

**PROPERTY ADDRESS** 2030 Straits Turnpike

**CITY, STATE** Middlebury, CT 06762

**BUILDING INFO** **MECHANICAL EQUIP.**

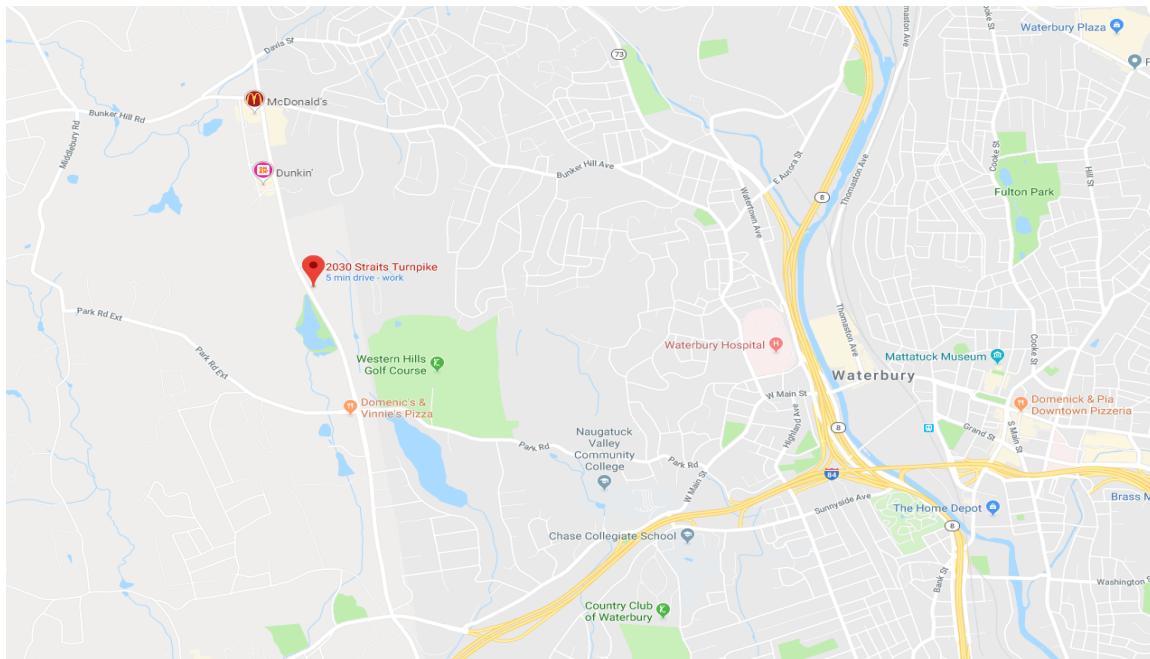
Total S/F	5,130	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	1,100 Lower Level	Type of Heat	Gas Forced Air
	1,100 Upper Level	<b>OTHER</b>	
Ceiling Height	8'	Acres	
Ext. Construction	Stucco	Zoning	
Roof	Flat	Parking	Ample
Date Built	1972	State Route / Distance To...	Route 63

**UTILITIES**

Sewer	Septic
Water	Well
Gas	EverSource
Electrical	

**TERMS**

Suite A	\$1,250.00
Suite 5	\$1,500.00
Suite 7	\$550.00



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