

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)**

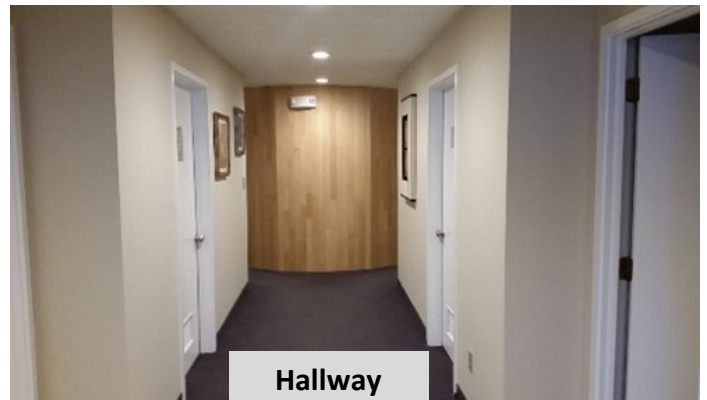


LOWER LEVEL

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

UPPER LEVEL

Suite 5 800 S/F \$1,250.00
Suite 4 300 S/F \$550.00
Suite 7 300 S/F \$550.00



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Middlebury, CT 06762
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PROPERTY DATA FORM

PROPERTY ADDRESS 2030 Straits Turnpike

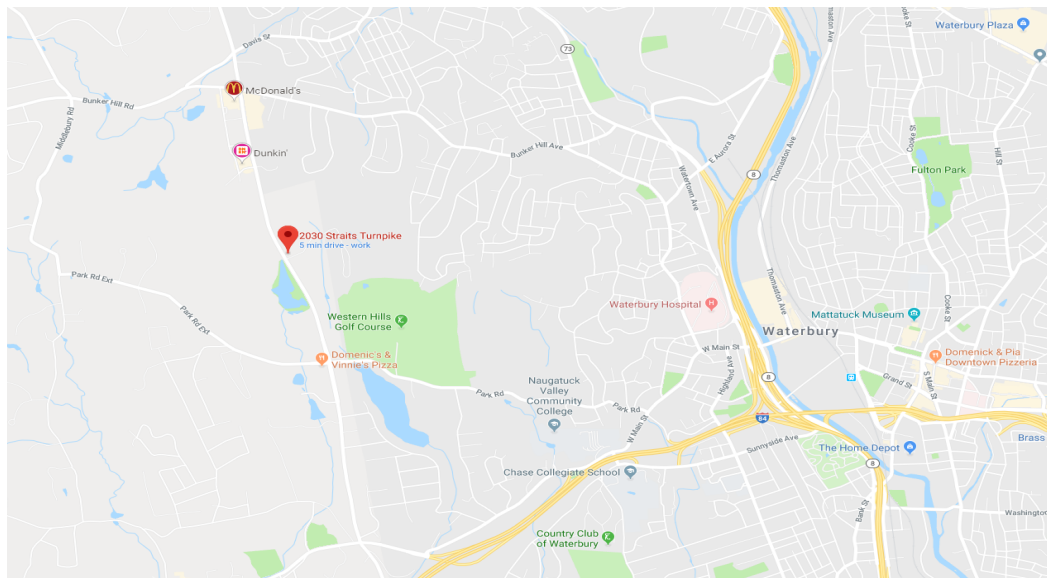
CITY, STATE Middlebury, CT 06762

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 |
| | 1,400 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 4 | \$550.00 |
| Gas | EverSource | Suite 5 | \$1,500.00 |
| | | Suite 7 | \$550.00 |



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