

# FOR LEASE

**900 Straits Turnpike  
Middlebury, CT 06762**



**Crossroads Professional Office Building  
Vibrant Plaza - Well Maintained Grounds  
Five Suites Available**

**Suite 1A - 1,950 S/F Retail / Office Space**

**Suite 1B - 3,500 S/F Retail / Office Space**

**Suite 1C - 2,225 S/F Retail / Office Space**

**Suite 1E - 3,000 S/F Retail / Office Space**

**Suite 2 North - 7,237 S/F Retail / Office Space**

**Highly Visible Location with Easy Access to I-84 and Route 8**

**Lease rate: \$16.00 PSF**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		900 Straits Turnpike	
<b>CITY, STATE</b>		Middlebury, CT 06762	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	34,440 S/F	Air Conditioning	Central
Available S/F	11,835 S/F	Sprinkler / Type	Yes/ Wet
Ext. Construction	Brick	Type of Heat	Gas
Int. Construction	Finished	<b>OTHER</b>	
Ceiling Height	10'	Zoning	CA
Roof	Rubber	Parking	Ample
Date Built	1996	State Route / Distance To...	I-84/RT 8 1 mile
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	City	Lease rate	\$16.00 PSF
Water	City		
Gas	Yankee Gas		
Electrical	200 Amp		



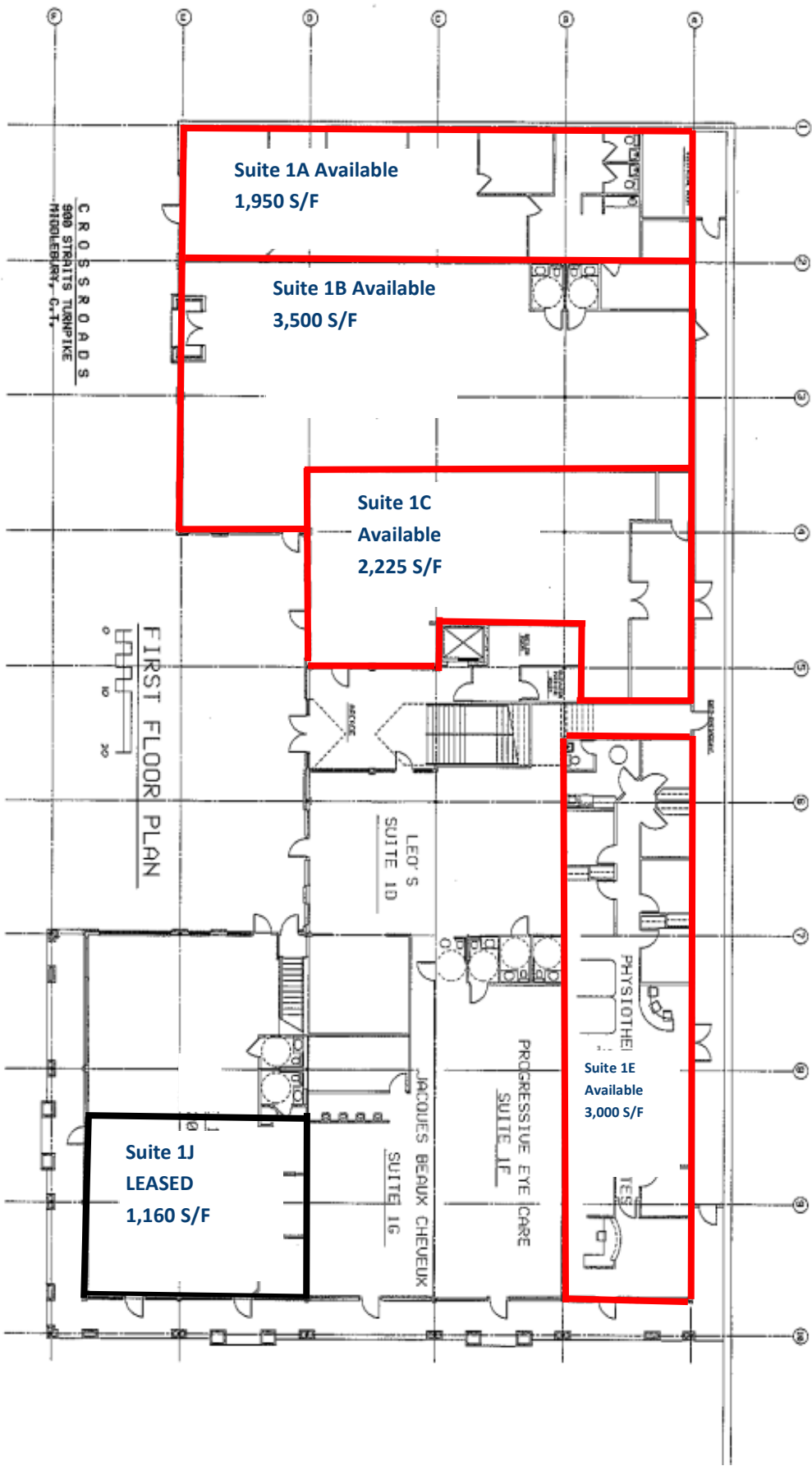
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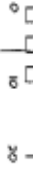






CROSSROADS  
900 STRAITS TURNPIKE  
HIDOLEBERRY, C.T.

FIRST FLOOR PLAN



Suite 1A Available  
1,950 S/F

Suite 1B Available  
3,500 S/F

Suite 1C  
Available  
2,225 S/F

Suite 1E  
Available  
3,000 S/F

Suite 1J  
LEASED  
1,160 S/F

LEO'S  
SUITE 1D

JACQUES BEAUX CHEVEUX  
SUITE 1G

PROGRESSIVE EYE CARE  
SUITE 1F

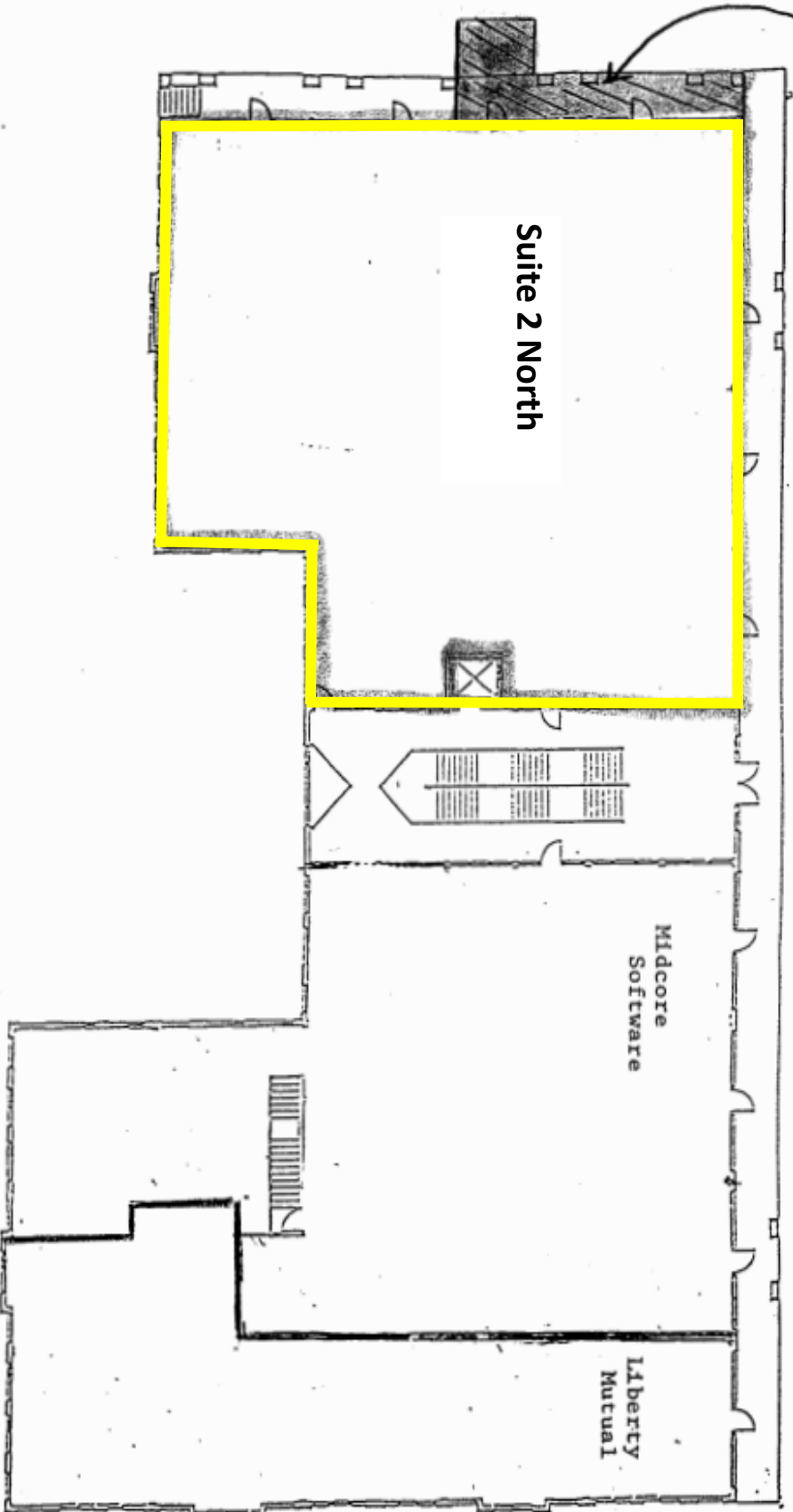
PHYSIOTHEI

YES

EXHIBIT B

#900 STRAITS TURNPIKE, 2ND FLOOR

Exterior Space



Not to scale