

# FOR LEASE

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**25 Church Hill Rd  
Newtown, CT 06470**



**Highly Visible Professional  
Office Space**

**18,000+ Cars Daily**

**Suite 203 - 212 +/- S/F**

**Suite 201A - 500 +/- S/F**

**Lease Spaces Starting at \$450.00 Monthly**

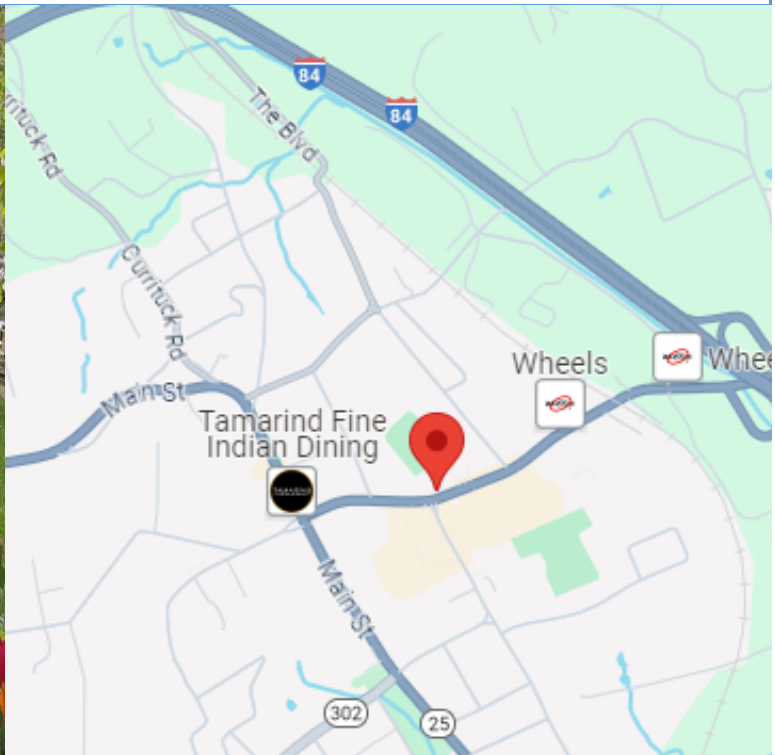
**All Utilities Included Except Internet**

**Access to Elevator**



# PROPERTY DATA FORM

PROPERTY ADDRESS		25 Church Hill Rd	
CITY, STATE		Newtown, CT 06470	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	6,402 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	712 +/-	Type of Heat	Forced air-duct / oil
		<b>OTHER</b>	
		Acres	.76
Ext. Construction	Wood Shingle	Zoning	P-1
Ceiling Height	9'	Parking	Ample
Roof	Arch Shingles	State Route / Distance To...	
Date Built	1920	<b>TAXES</b>	
Renovated	2010	Assessment	
<b>UTILITIES</b>	<b>Tenant to Verify</b>	Mill Rate	
Sewer	City	Taxes	
Water	City	<b>TERMS</b>	
Gas / Oil	Oil	Lease rates starting at \$450.00 monthly	
Electrical	Eversource	All utilities included except Internet	



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**Suite 203 - 212 +/- S/F**





**Suite 201A - 500 +/- S/F**  
**2 Offices with Waiting Room**

