

FOR LEASE

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



The Princeton Center

Contemporary Office Space on 3 Floors

Multiple Options Available - Historic Building

Completely Remodeled to Modern Suites

**Complex Includes: Shared Conference Room,
Kitchen, Full Fitness Center**

**24/7 Property Management
with Surveillance System**

Ample Parking with Easy Access to RT 8

Lease Asking Price : TBD

***27 Siemon Company Dr.
Watertown, CT 06795***



PROPERTY DATA FORM

PROPERTY ADDRESS		27 Siemon Company Drive	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	182,765 +/-	Air Conditioning	Central 100%
Number of floors	3	Sprinkler / Type	Yes /Wet
Avail S/F	53,066 +/-	Type of Heat	Gas - FA
Will subdivide to	800 S/F	Elevator	Yes x 4
		OTHER	
		Acres	9.08
Ext. Construction	Brick	Zoning	IG20F
Ceiling Height	10' - 12'	Parking	600 spaces available
Roof	Rubber	State Route / Distance To...	Easy access to RT 8
Date Built	1900	TAXES	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes	
UTILITIES		TERMS	
Sewer	City	Lease rate	
Water	City	TBD / Full Gross lease	
Gas	EverSource		
Electrical	480/220/110		

Property Highlights

Beautiful Architectural Building

High ceiling, Wood Beams, Brick Wall & Hardwood Floor

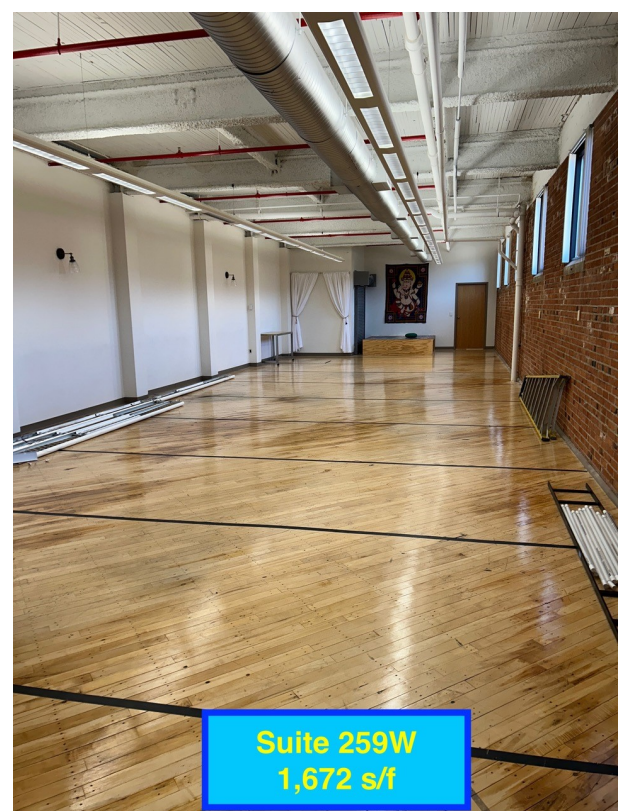
Great Central Location

Easy Access to Local Restaurants

Handicap Accessible with Passenger & Freight Elevators

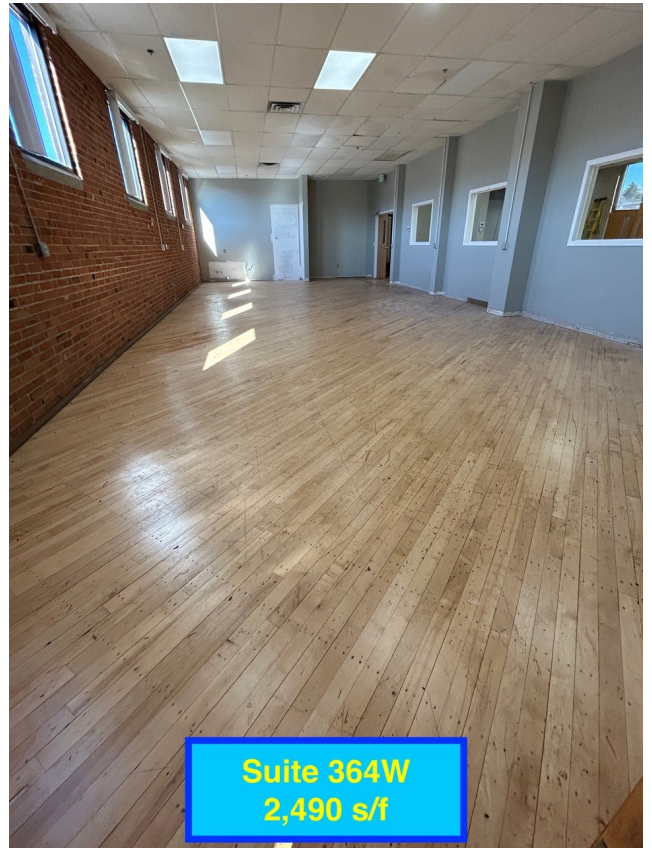
Shared Conference Rooms, Kitchens and Full Fitness Center

Come Join Watertown's Most Cherished Office Complex





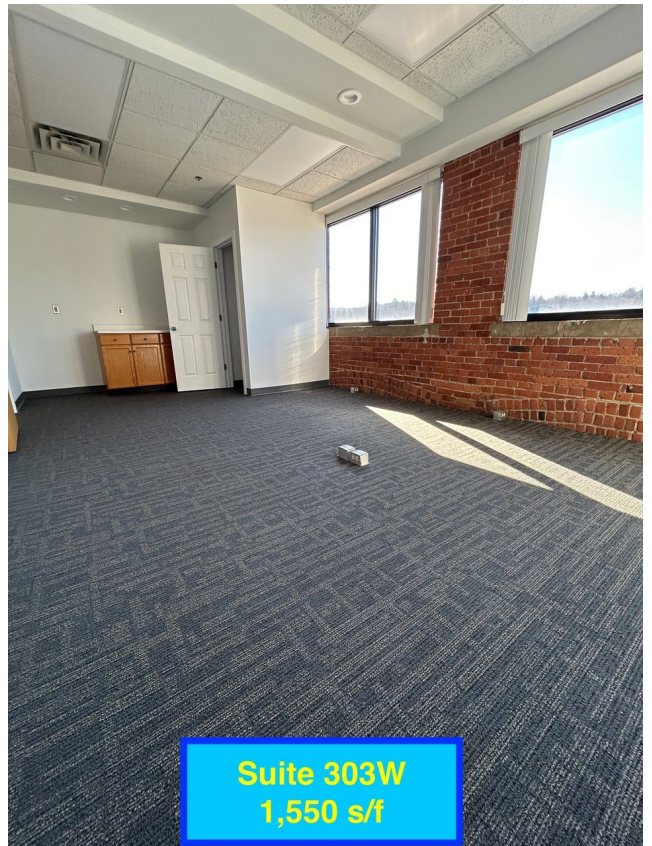
Suite 202W
713 s/f



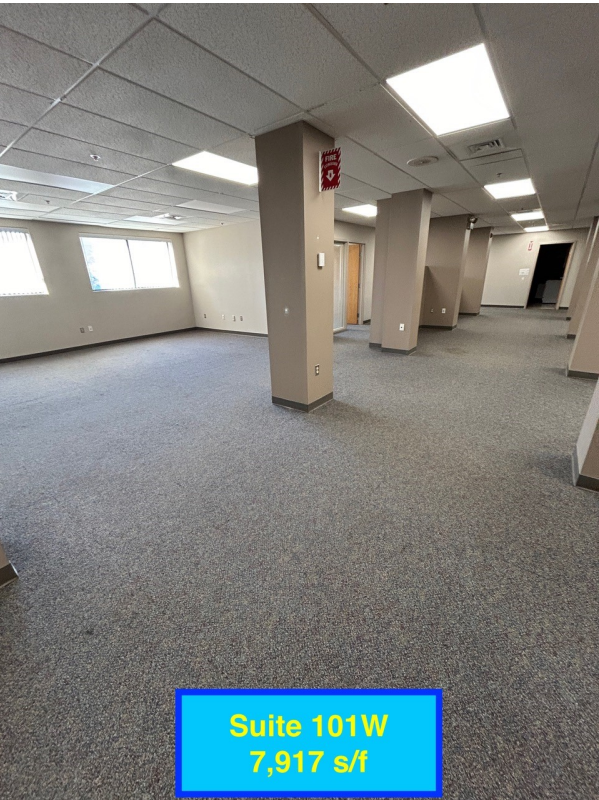
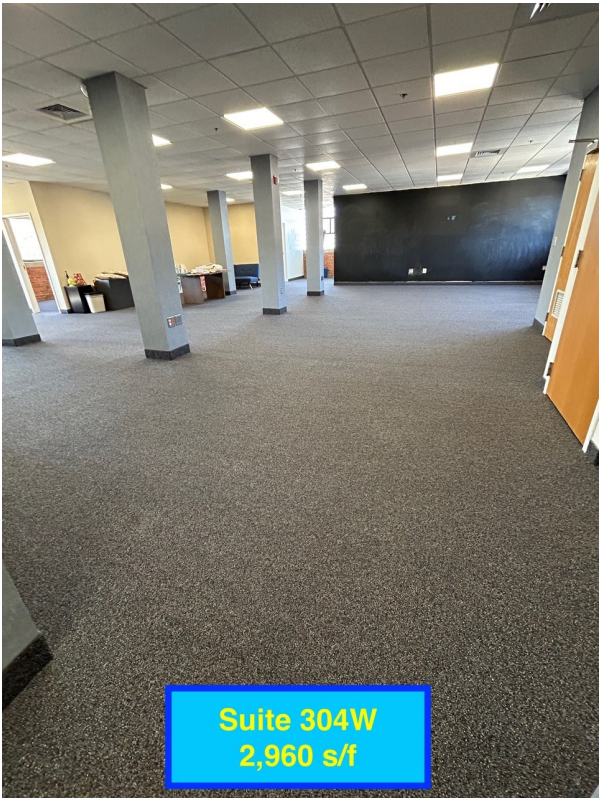
Suite 364W
2,490 s/f

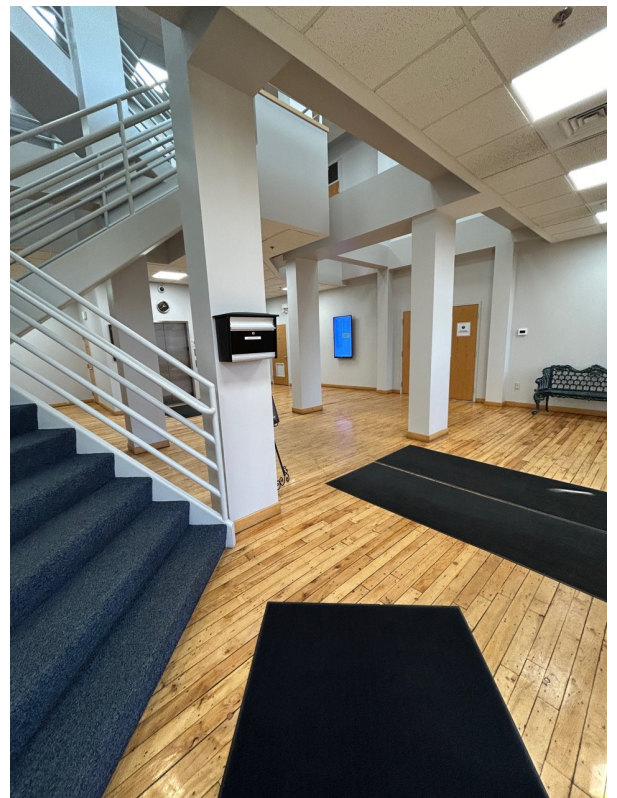


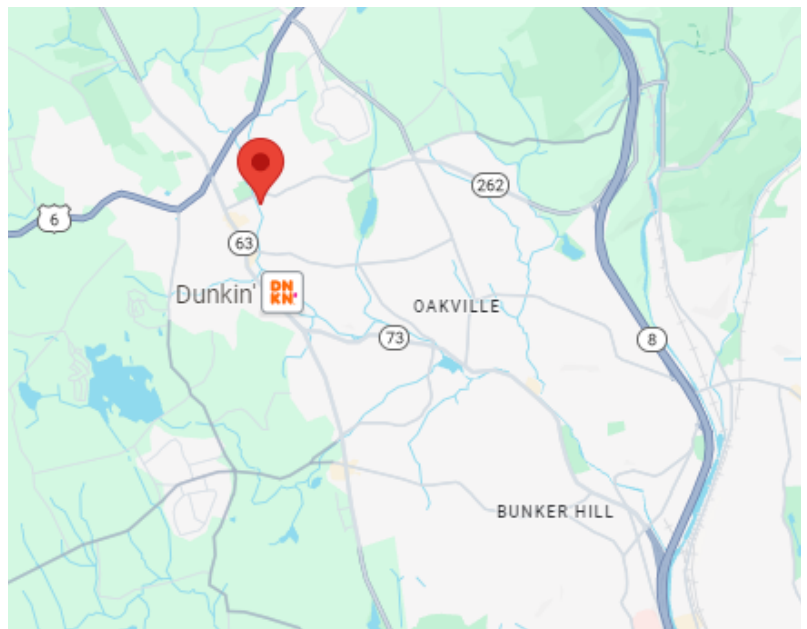
Suite 209E
1,737 s/f



Suite 303W
1,550 s/f







The Princeton Building

27 Siemon Company Drive Watertown, CT



Available Spaces

Suite	Description	Square Footage	Asking Price	Vacant/Leased
E Upper Basement	Manufacturing	8,104 s/f +/-	Call for pricing	Vacant
100E	Storage Space w Garage access	802 s/f +/-	Call for pricing	Vacant
101W	Setup for Medical - waiting rm, multiple offices	7,917 s/f +/-	Call for pricing	Vacant
103E	High ceilings and mezzanine	7,349 s/f +/-	Call for pricing	Vacant
106W	Warehouse/storage w access to loading docks	2,369 s/f +/-	Call for pricing	Vacant
200WE	huge bullpen,Kitchen & 4 offices	6,019 s/f +/-	Call for pricing	Vacant
209E	Open floorplan with a private office	1,737 s/f +/-	Call for pricing	Vacant
259W	Open floorplan w hardwood floors	1,672 s/f +/-	Call for pricing	Vacant
300E	two large bullpen area, waiting room, 10 offices	7,759 s/f +/-	Call for pricing	Vacant
301W	Multiple offices w two entrances	1,494 s/f +/-	Call for pricing	Vacant
304W	Large bullpen area with 3 private offices	2,960 s/f +/-	Call for pricing	Vacant
364W	Large open floor plan w hardwood floors	2,490 s/f +/-	Call for pricing	Vacant
365W	2 large open space w/ hardwood floors and brick	881 s/f +/-	Call for pricing	Vacant
303W	4 private offices	1,550 s/f +/-	Call for pricing	Vacant
202W	Large open floor plan w/ private office	713 s/f +/-	Call for pricing	Vacant
200W	Office space	2,660 s/f +/-	Call for pricing	Vacant
204E	Office space w hardwood floors	1,470 s/f +/-	Call for pricing	Vacant
3rd floor	Office space with separate bathroom	710 s/f +/-	Call for pricing	Vacant
3rd floor	Interior room with hardwood floors	440 s/f +/-	Call for pricing	Vacant