

# 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

<b>PROPERTY ADDRESS</b>		27 Siemon Company Drive	
<b>CITY, STATE</b>		Watertown, CT 06795	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
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
		<b>OTHER</b>	
		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	<b>TAXES</b>	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes	
<b>UTILITIES</b>		<b>TERMS</b>	
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 200WE**  
6,019 s/f



**Suite 365W**  
881 s/f



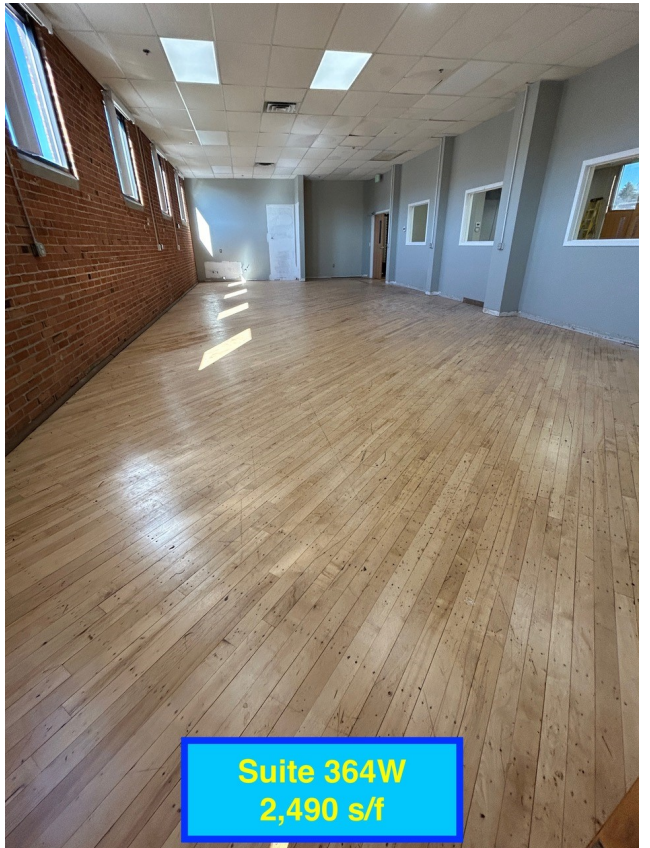
**Suite 300E**  
7,759 s/f



**Suite 259W**  
1,672 s/f



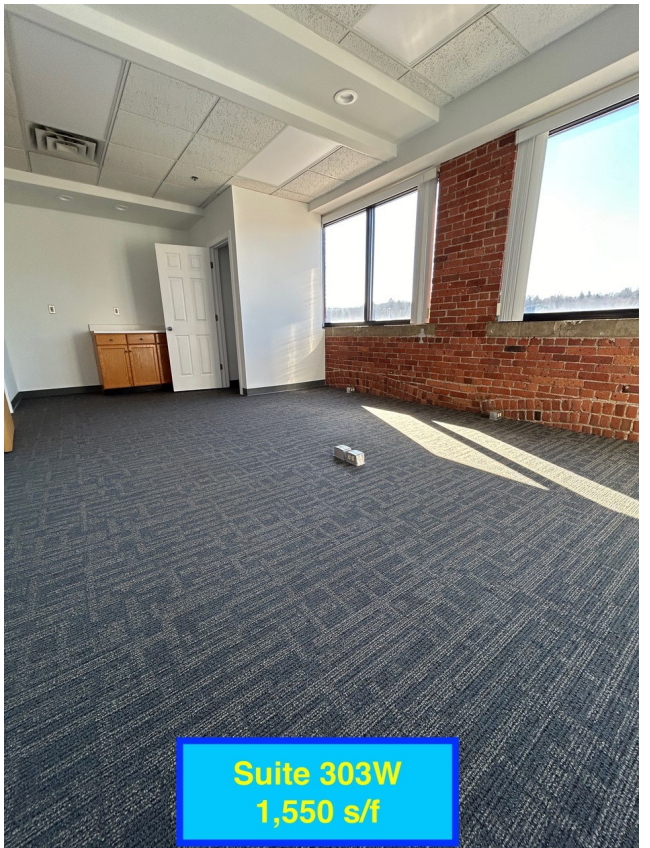
**Suite 202W**  
713 s/f



**Suite 364W**  
2,490 s/f



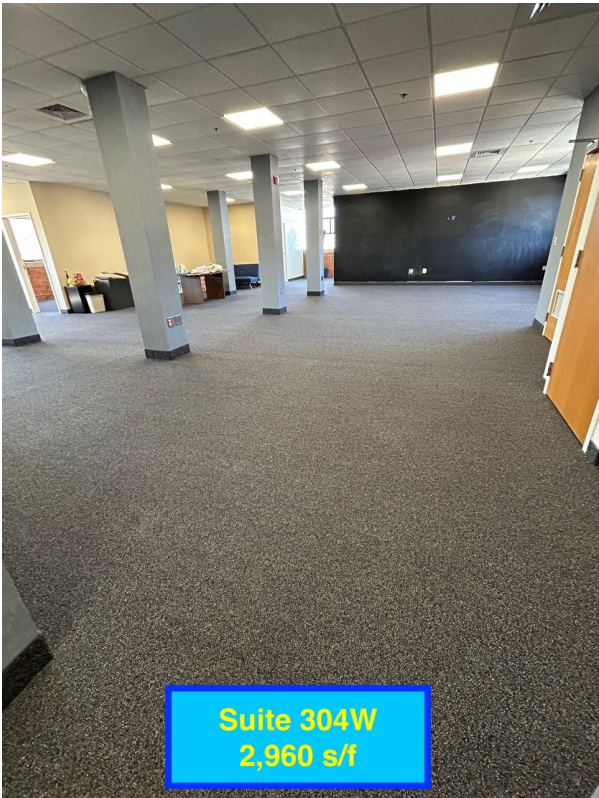
**Suite 209E**  
1,737 s/f



**Suite 303W**  
1,550 s/f



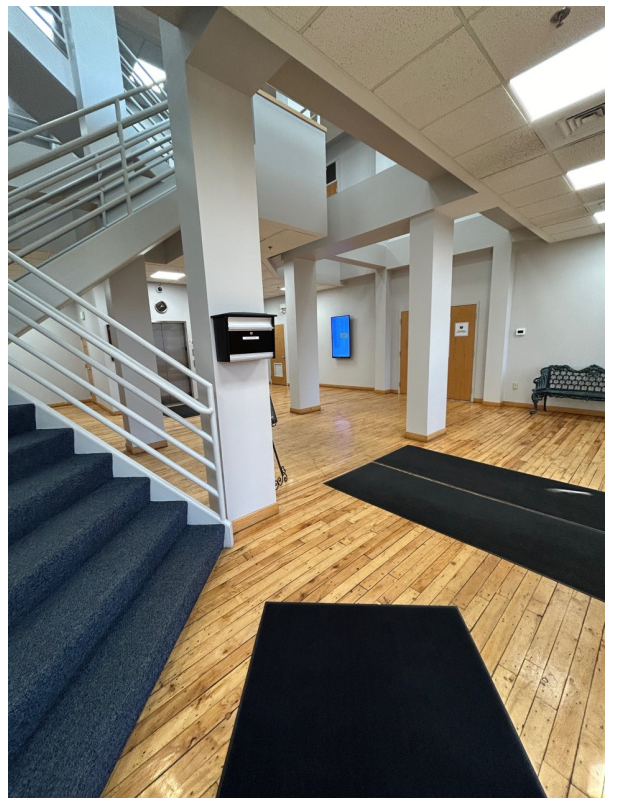
Suite 208E  
200 s/f +/-

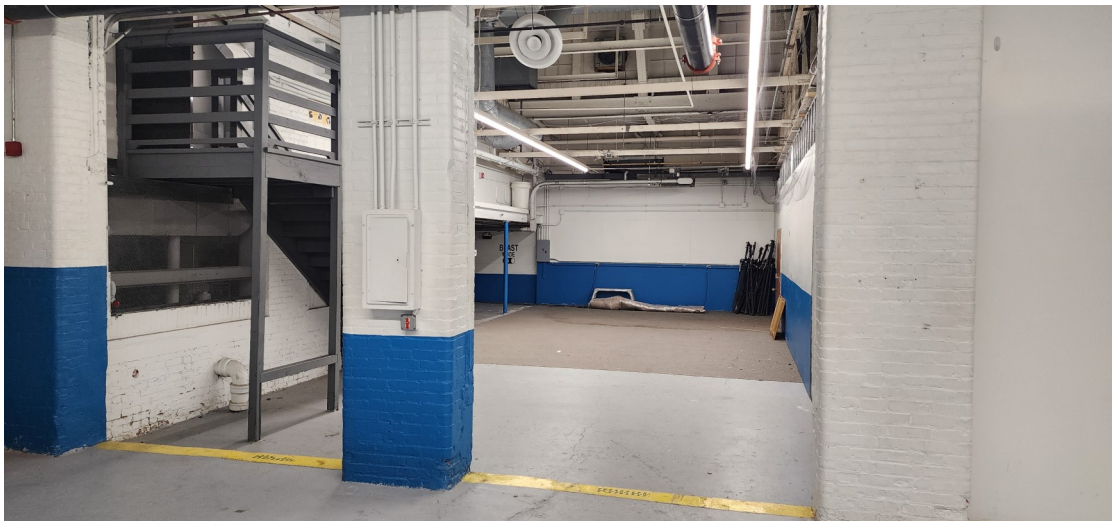


Suite 304W  
2,960 s/f



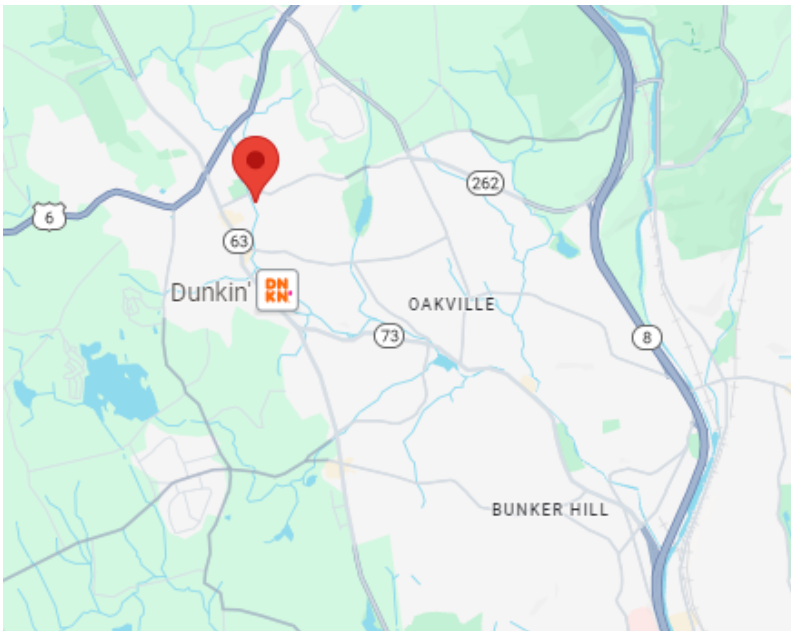
Suite 101W  
7,917 s/f











## The Princeton Building

27 Siemon Company Drive Watertown, CT



### Available Spaces

Suite	Description	Square Footage	Asking Price	Vacant/Leased
<b>E Upper Basement</b>	<b>Manufacturing</b>	<b>8,104 s/f +/-</b>	<b>Call for pricing</b>	<b>Vacant</b>
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/ vStorage w access to loading docks	2,369 s/f +/-	Call for pricing	Vacant
108E	Warehouse / Storage	4,281 s/f +/-	Call for pricing	Vacant
200WE	huge bullpen, Kitchen & 4 offices	6,019 s/f +/-	Call for pricing	Vacant
205E	Open floorplan	200 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
303W	Multiple offices with 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