

# FOR LEASE



**750 Straits Tpk  
Middlebury, CT 06762**

**Primrose Square  
Offering Flexible Office & Retail Opportunities**

**Available Spaces**

**Retail Spaces: 900 S/F Available - \$25 PSF NNN + Utilities  
Suite 1D - 900 S/F - Former Tanning Salon**

**Office Spaces: 1,000 - 1,250 S/F Available - \$14 PSF NNN + Utilities  
Suite 2A - 1,250 S/F  
Suite 2F - 1,000 S/F  
Suite 3A - 1,000 S/F**

**Convenient Location with Easy Access to I-84 & RT 8  
Ample Parking**

# PROPERTY DATA FORM

|                   |            |                              |                          |
|-------------------|------------|------------------------------|--------------------------|
| PROPERTY ADDRESS  |            | 750 Straits Tpk, Unit 1D     |                          |
| CITY, STATE       |            | Middlebury, CT 06762         |                          |
| BUILDING INFO     |            | MECHANICAL EQUIP.            |                          |
| Total S/F         | 900 +/-    | Air Conditioning             | Central                  |
| Number of floors  | 1          | Sprinkler / Type             |                          |
| Avail S/F         | 900 +/-    | Type of Heat                 | Forced Hot Air           |
| Ceiling Height    |            | OTHER                        |                          |
| Ext. Construction |            | Acres                        |                          |
| Roof              |            | Zoning                       |                          |
| Date Built        |            | Parking                      | Ample                    |
| UTILITIES         |            | State Route / Distance To... | Easy access to I-84      |
| Sewer             | City       | TERMS                        |                          |
| Water             | City       | Lease                        | \$25 psf NNN + Utilities |
| Gas/Oil           | Gas        | NNN Approx                   | \$6.20                   |
| Electrical        | Eversource |                              |                          |



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal- all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

# PROPERTY DATA FORM

|                         |            |                              |                          |
|-------------------------|------------|------------------------------|--------------------------|
| <b>PROPERTY ADDRESS</b> |            | 750 Straits Tpk, Unit 2A     |                          |
| <b>CITY, STATE</b>      |            | Middlebury, CT 06762         |                          |
| <b>BUILDING INFO</b>    |            | <b>MECHANICAL EQUIP.</b>     |                          |
| Total S/F               | 1,250 +/-  | Air Conditioning             | Central                  |
| Number of floors        | 1          | Sprinkler / Type             |                          |
| Avail S/F               | 1,250 +/-  | Type of Heat                 | Forced Hot Air           |
| Ceiling Height          |            | <b>OTHER</b>                 |                          |
| Ext. Construction       |            | Acres                        |                          |
| Roof                    |            | Zoning                       |                          |
| Date Built              |            | Parking                      | Ample                    |
| <b>UTILITIES</b>        |            | State Route / Distance To... | Easy access to I-84      |
| Sewer                   | City       | <b>TERMS</b>                 |                          |
| Water                   | City       | Lease                        | \$14 psf NNN + Utilities |
| Gas/Oil                 | Gas        | NNN Approx                   | \$6.20                   |
| Electrical              | Eversource |                              |                          |



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# PROPERTY DATA FORM

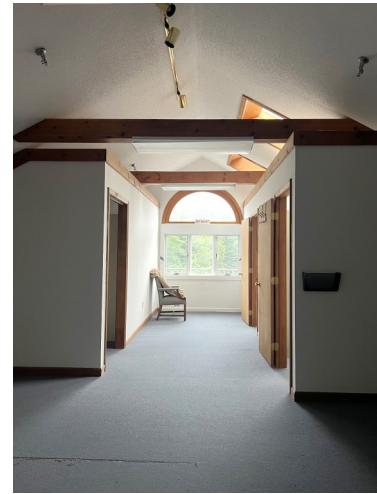
|                         |            |                              |                          |
|-------------------------|------------|------------------------------|--------------------------|
| <b>PROPERTY ADDRESS</b> |            | 750 Straits Tpk, Unit 2F     |                          |
| <b>CITY, STATE</b>      |            | Middlebury, CT 06762         |                          |
| <b>BUILDING INFO</b>    |            | <b>MECHANICAL EQUIP.</b>     |                          |
| Total S/F               | 1,000 +/-  | Air Conditioning             | Central                  |
| Number of floors        | 1          | Sprinkler / Type             |                          |
| Avail S/F               | 1,000 +/-  | Type of Heat                 | Forced Hot Air           |
| Ceiling Height          |            | <b>OTHER</b>                 |                          |
| Ext. Construction       |            | Acres                        |                          |
| Roof                    |            | Zoning                       |                          |
| Date Built              |            | Parking                      | Ample                    |
| <b>UTILITIES</b>        |            | State Route / Distance To... | Easy access to I-84      |
| Sewer                   | City       | <b>TERMS</b>                 |                          |
| Water                   | City       | Lease                        | \$14 psf NNN + Utilities |
| Gas/Oil                 | Gas        | NNN Approx                   | \$6.20                   |
| Electrical              | Eversource |                              |                          |



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# PROPERTY DATA FORM

|                         |            |                              |                          |
|-------------------------|------------|------------------------------|--------------------------|
| <b>PROPERTY ADDRESS</b> |            | 750 Straits Tpk, Unit 3A     |                          |
| <b>CITY, STATE</b>      |            | Middlebury, CT 06762         |                          |
| <b>BUILDING INFO</b>    |            | <b>MECHANICAL EQUIP.</b>     |                          |
| Total S/F               | 1,000 +/-  | Air Conditioning             | Central                  |
| Number of floors        | 1          | Sprinkler / Type             |                          |
| Avail S/F               | 1,000 +/-  | Type of Heat                 | Forced Hot Air           |
| Ceiling Height          |            | <b>OTHER</b>                 |                          |
| Ext. Construction       |            | Acres                        |                          |
| Roof                    |            | Zoning                       |                          |
| Date Built              |            | Parking                      | Ample                    |
| <b>UTILITIES</b>        |            | State Route / Distance To... | Easy access to I-84      |
| Sewer                   | City       | <b>TERMS</b>                 |                          |
| Water                   | City       | Lease                        | \$14 psf NNN + Utilities |
| Gas/Oil                 | Gas        | NNN Approx                   | \$6.20                   |
| Electrical              | Eversource |                              |                          |



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