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850 Straits Turnpike, Suite 204

Middlebury CT, 06762

FOR LEASE

5% Full Brokerage Fee



**900 Straits Turnpike
Middlebury, CT 06762**

**2,900 +/- S/F Prime Office Space
Excellent Visibility & Accessibility
Desirable Top-Corner, Ground-Level Unit
6 Offices, Conference Room, Kitchen & 2 Private Restrooms
Bright, Inviting Space Features Windows in Every Office
Conveniently Located with Easy Highway Access
Ample On-Site Parking
Lease Rate: \$18 PSF + Utilities**



PROPERTY DATA FORM

PROPERTY ADDRESS		900 Straits Turnpike, Suite E	
CITY, STATE		Middlebury, CT 06762	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	34,440 S/F	Air Conditioning	Central
Number of Floors	1	Sprinkler / Type	Yes/ Wet
Available S/F	2,900 +/-		
Ext. Construction	Brick	Type of Heat	Gas
Int. Construction	Finished	OTHER	
Ceiling Height	10'	Zoning	CA
Roof	Rubber	Parking	Ample
Date Built	1996	State Route / Distance To...	I-84/RT 8 1 mile
UTILITIES		TAXES	
Sewer	City	Assessment	
Water	City	Appraised	
Gas	Yankee Gas	Mill Rate	
Electrical	200 Amp	Taxes	
		TERMS	
		Lease	\$18 PSF + Utilities



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.





EXHIBIT "B"

SUITE "A"
1,113 S.F.

CROSSROADS EAST MIDDLEBURY- BUILDING #2
900 Straits Turnpike, Middlebury CT.
SECOND FLOOR

