

FOR LEASE

**CONTACT: Brian Godin or
Mary Buckley**

E-mail: Bgodinpb@gmail.com

Mbuckley.gpb@gmail.com

Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury CT, 06762



**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



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EXHIBIT "B"

SUITE "A"
1,113 S.F.

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

