

# FOR LEASE

687 Straits Tpke., Middlebury, CT

MATTHEWS COMMERCIAL PROPERTIES



## PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present a variety of office suites available for lease at 687 Straits Turnpike, Middlebury. This is an excellent opportunity to relocate or expand into a premier medical office building that is easily accessible to I-84 and RT-8.

## PROPERTY FEATURES

- Suite 1A- 850 SF +/- Asking \$12 PSF Gross / \$850 Per Month + Utilities
  - Waiting area, 1 private office, 1 Restroom
- Suite 1B- 1,500 SF +/- Asking \$14 PSF Gross / \$1,750 Per Month + Utilities
  - Two large offices, 1 Kitchen
- Suite 3- 6,000 SF +/- Asking \$20 PSF Gross / \$10,000 Per Month + Utilities + \$327 Monthly Sewer Cost
  - 4 Private Dr. Offices, 9 Exam Rooms, 5 Restrooms, 1 Ultrasound Room, 1 Large Waiting Area, 1 Large Receptionist Area, 1 Nurse's Office, 2 Staff Offices, Multiple Storage Closets
- Excellent Visibility with a Large Pylon Sign
- Accessibility to I-84 and RT-8
- Professionally Managed Property
- Great on-site Parking

GERRY D. MATTHEWS 203-753-5800  
NOAH D. MATTHEWS 203-721-3337  
matthewscre@gmail.com  
matthewsnoah@gmail.com

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## 687 Straits Tpke., Middlebury, CT

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### BUILDING

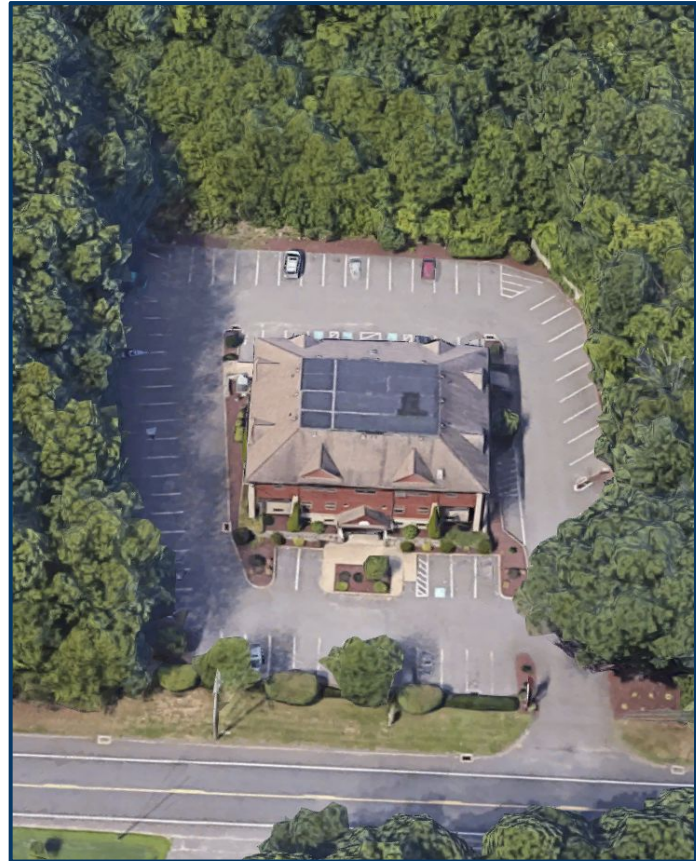
Total SF	17,742 SF +/-
Total Available SF	Suite 1A - 850 SF +/- Suite 1B- 1,500 SF +/- Suite 3- 6,000 SF +/-
Exterior Construction	Brick Veneer / Clapboard/ Asphalt Roof
Interior Construction	Drywall/ Sheetrock/ Vinyl/ Carpet
Year Built	1990
Ceiling Height	8"
Parking	Large Parking Lot
Zoning	CA40

### PROPERTY

Lot Size	1.8 Acres
Distance to I-84 & RT-8	0.5 Miles & 2.9 Miles

### MECHANICALS & UTILITIES

Heat Source/ Type	Gas- Forced Air
A/C	100% Central
Electric	Eversource
Sewer	City
Water	City





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Suite 1A - 850 SF



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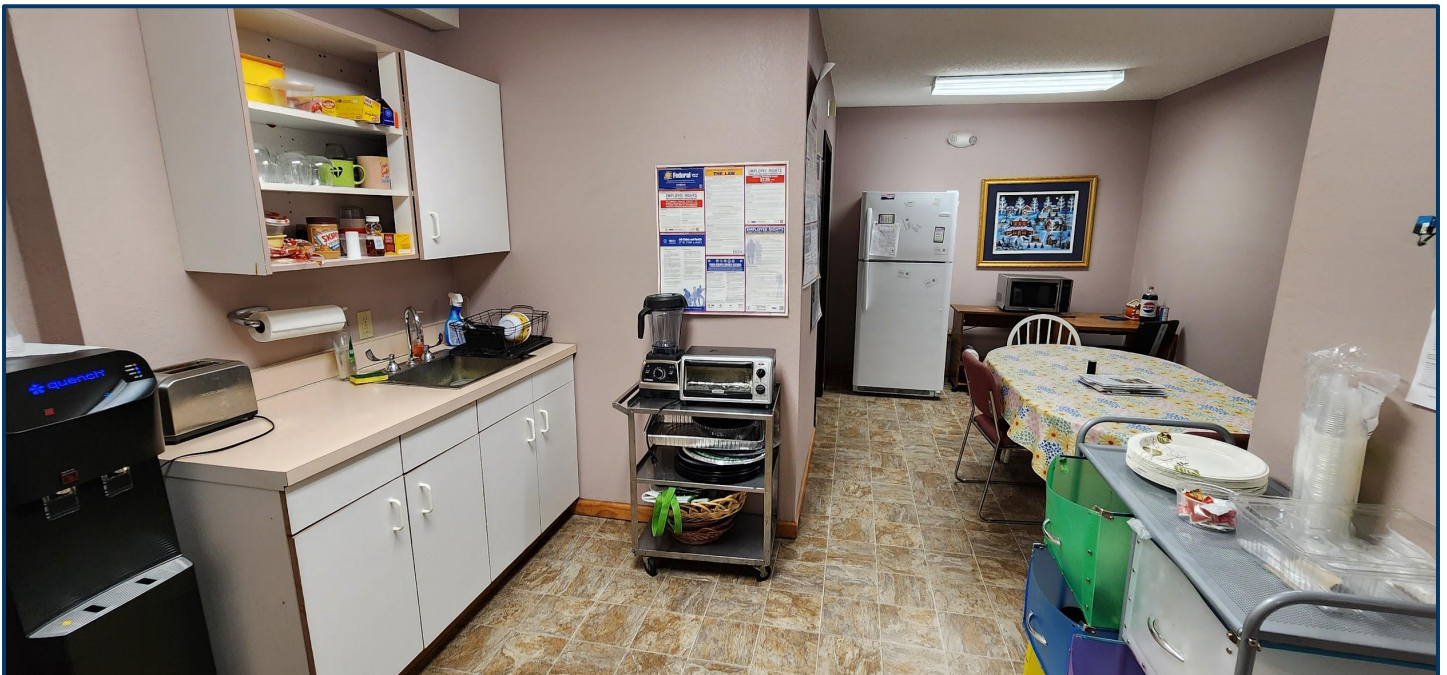


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## 687 Straits Tpke., Middlebury, CT

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Suite 1B - 1,500 SF - Coming Available 01/01/2025



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## Suite 3 - 6,000 SF

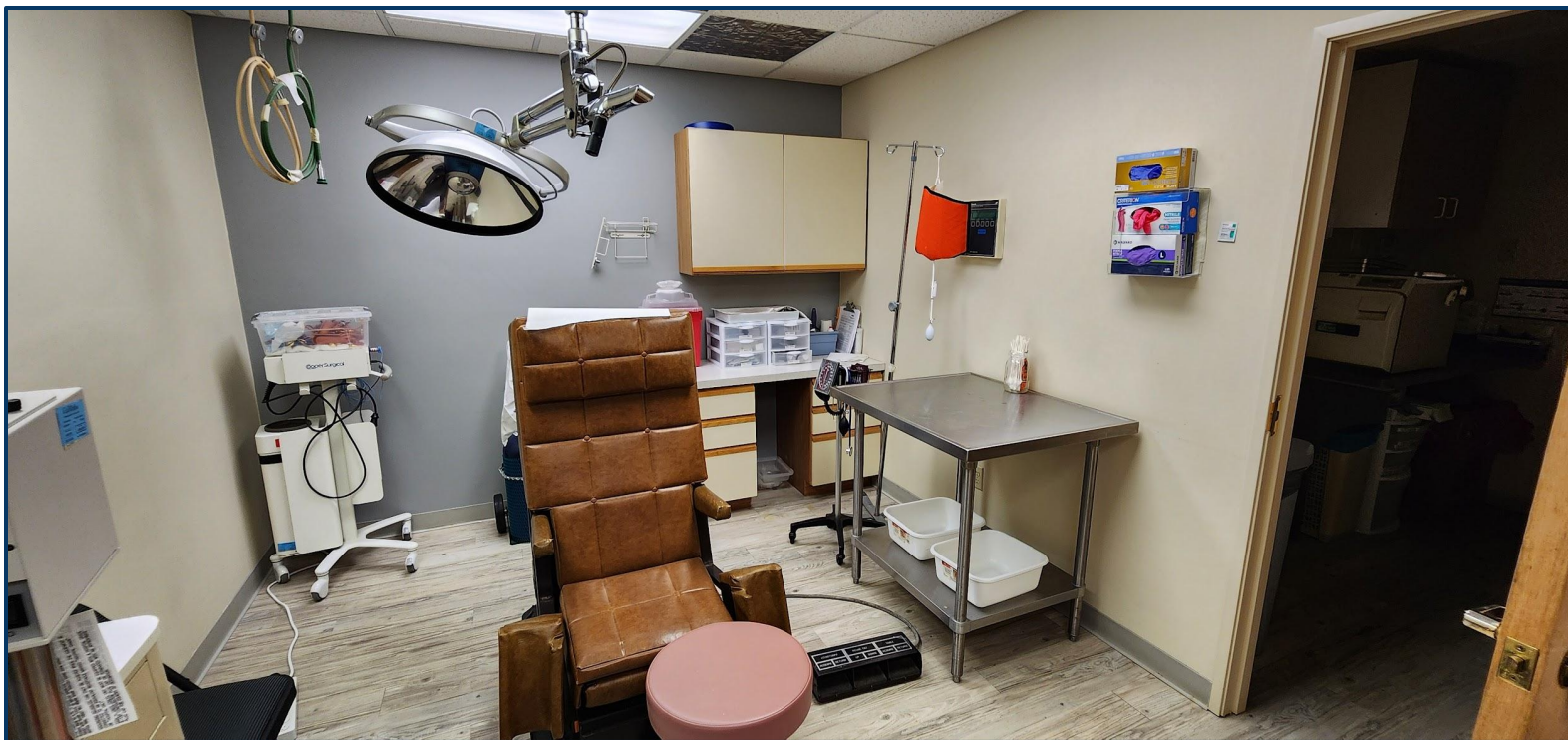
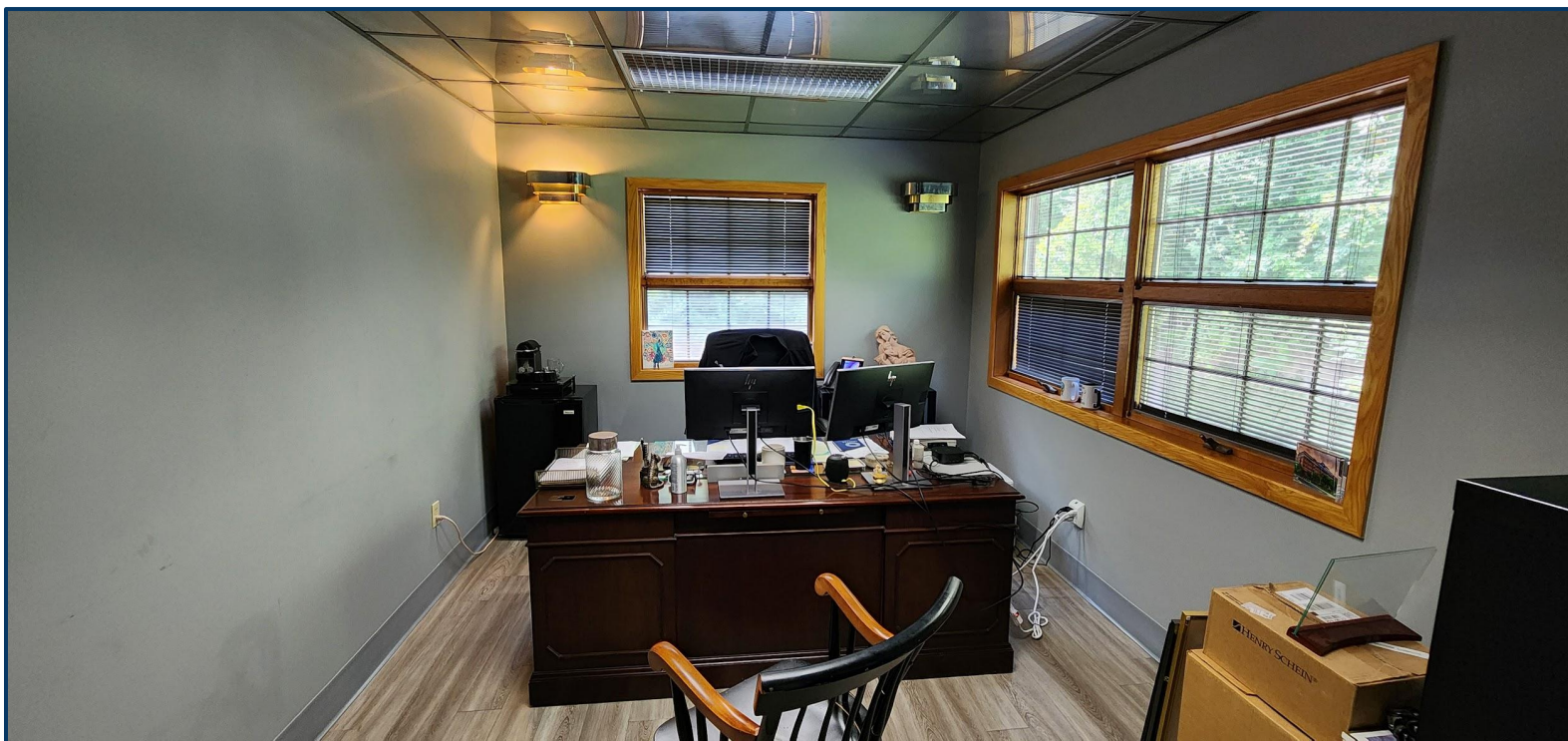


- 6,000 SF Medical Office - Coming Available 01/01/2025
- 4 Private Dr. Offices
- 9 Exam Rooms
- 5 Restrooms
- 1 Ultrasound Room
- 1 Large Waiting Area
- 1 Large Receptionist Area
- 1 Nurse's Office
- 2 Staff Offices
- Multiple Storage Closets
- Asking \$20 PSF Gross / \$10,000 Per Month + Utilities + \$327 Monthly Sewer Cost



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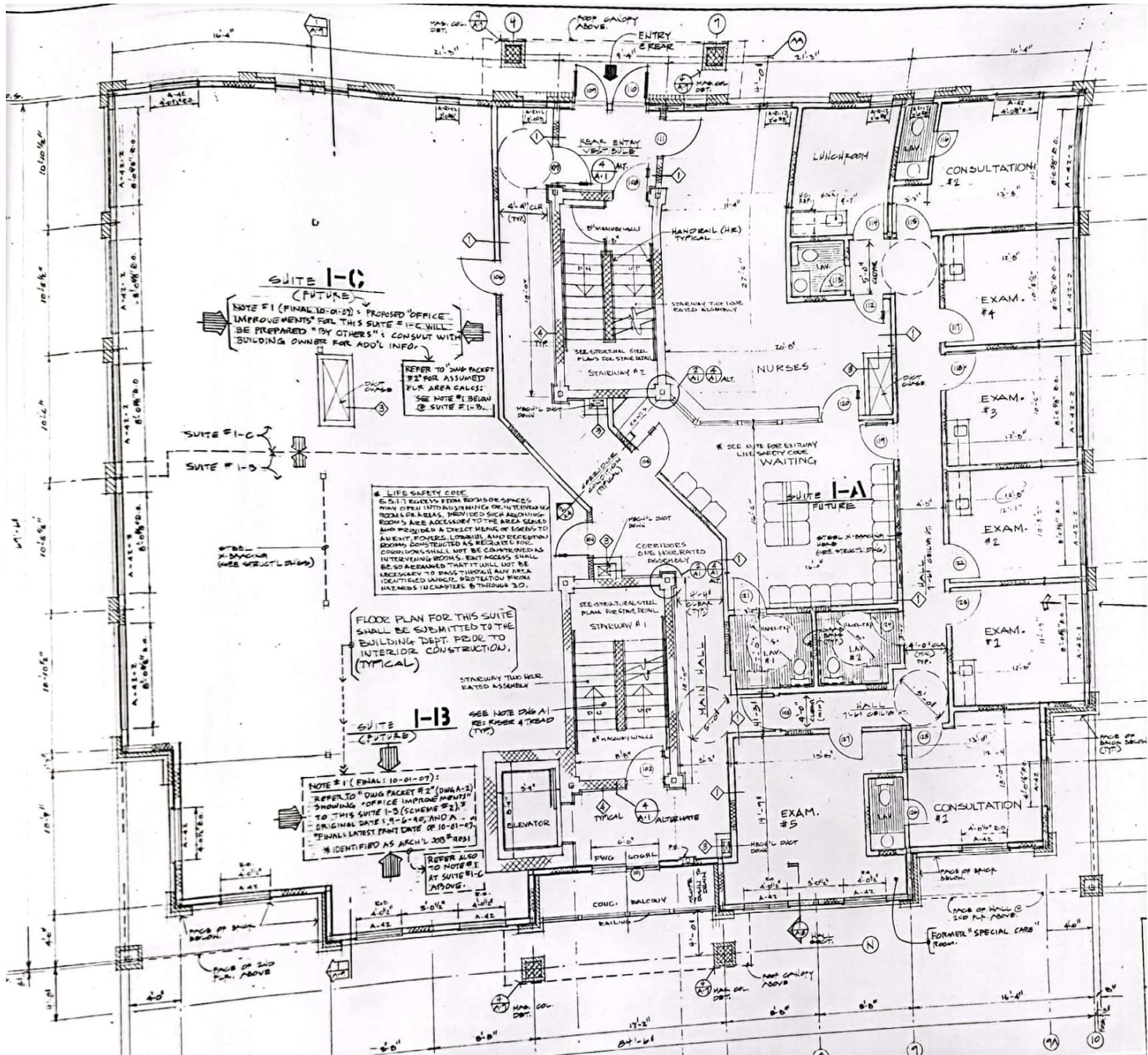
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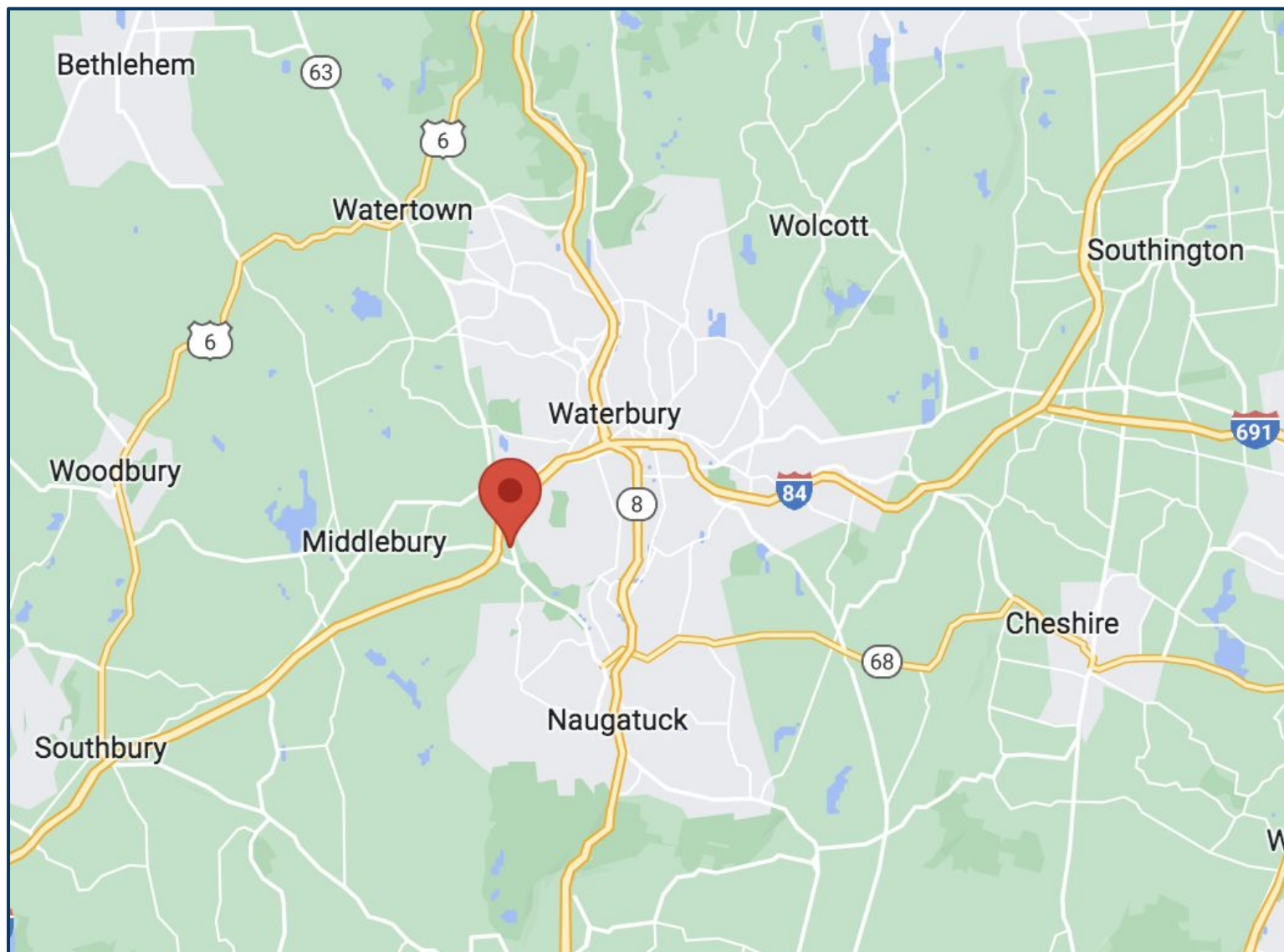
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