

FOR LEASE

1625 Straits Tpke, Middlebury

MATTHEWS COMMERCIAL PROPERTIES

AVAILABLE OFFICE SPACE LOCATED AT MIDDLEBURY EDGE



CLASS "A" OFFICE SPACE AVAILABLE

- **Unit 104B - 970SF+/- \$17.00 PSF Gross = \$1,375.00 per Month**
- **Unit 107B - 2,170SF+/- \$17.00 PSF Gross = \$3,075.00 per Month**

- **Largest Medical Office Building in the Area**
- **Rent Includes: Heat, Electricity, Air Conditioning, All Common Area Charges**

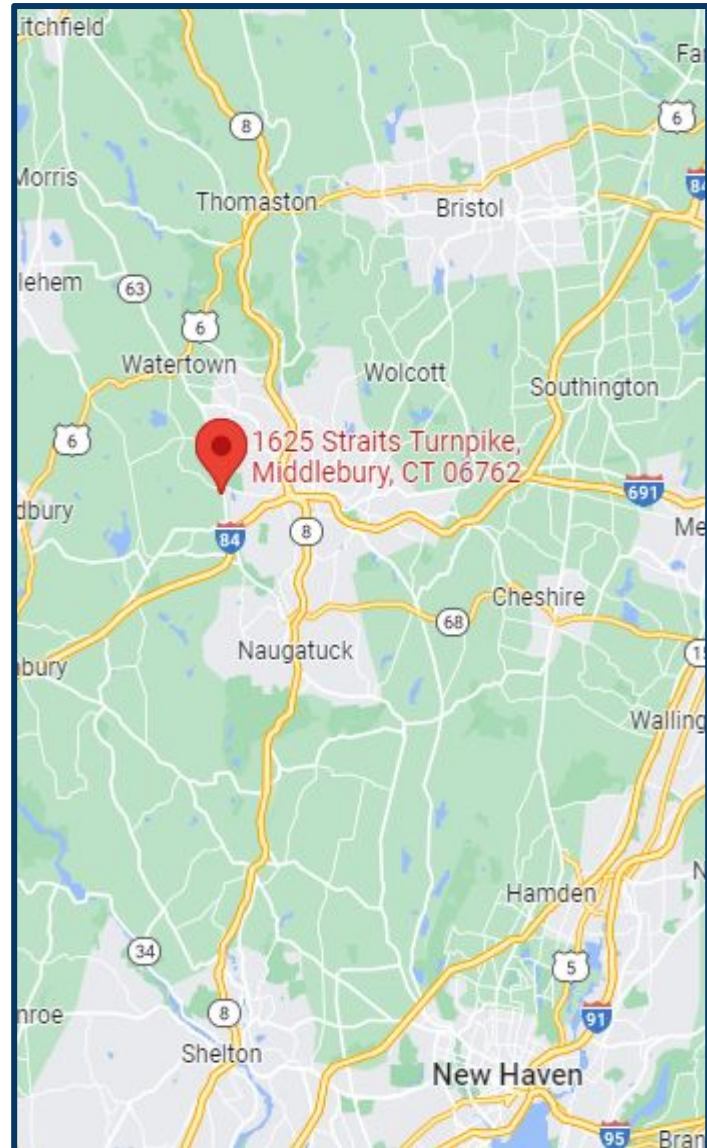
Contact:
GERRY MATTHEWS
Office: 203-753-5800
matthewscre@gmail.com

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Total SF	
Total Available SF	3,140 SF+/-
Number of Floors	3
Exterior Construction	Decorative
Interior Construction	Finished
Ceiling Height	10'
Roof	Rubber
Sprinklered	Yes
Heat Source/ Type	Gas
Parking	Excellent
A/C	Yes
Sewer	Town
Water	Town
Electric	Eversource Amps 200
Gas	Eversource
Zoning	LI200



MONTHLY RATES:

Suite 104B \$17 PSF Gross = \$1,375.00

Suite 107B \$17 PSF Gross = \$3,075.00

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819 Straits Tpke, Suite 3B

Middlebury, CT 06762

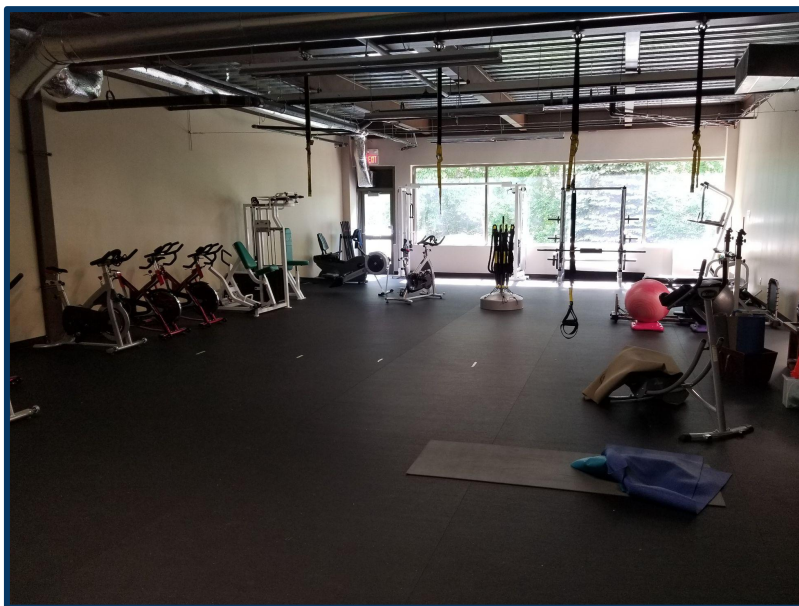
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UNIT 107B / 2,170 SF+/-



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TENANTS AT 1625 STRAITS TURNPIKE

- Generali School of Arts and Literature
- Alliance Medical Group
- The Local Gourmet Cafe
- Naugatuck Valley Cardiology Associates
- Yale Dermatology
- Middlebury Dental
- Access Rehab
- Waterbury Blood Lab / X-Ray
- Waterbury Sleep Lab
- Waterbury Neurology

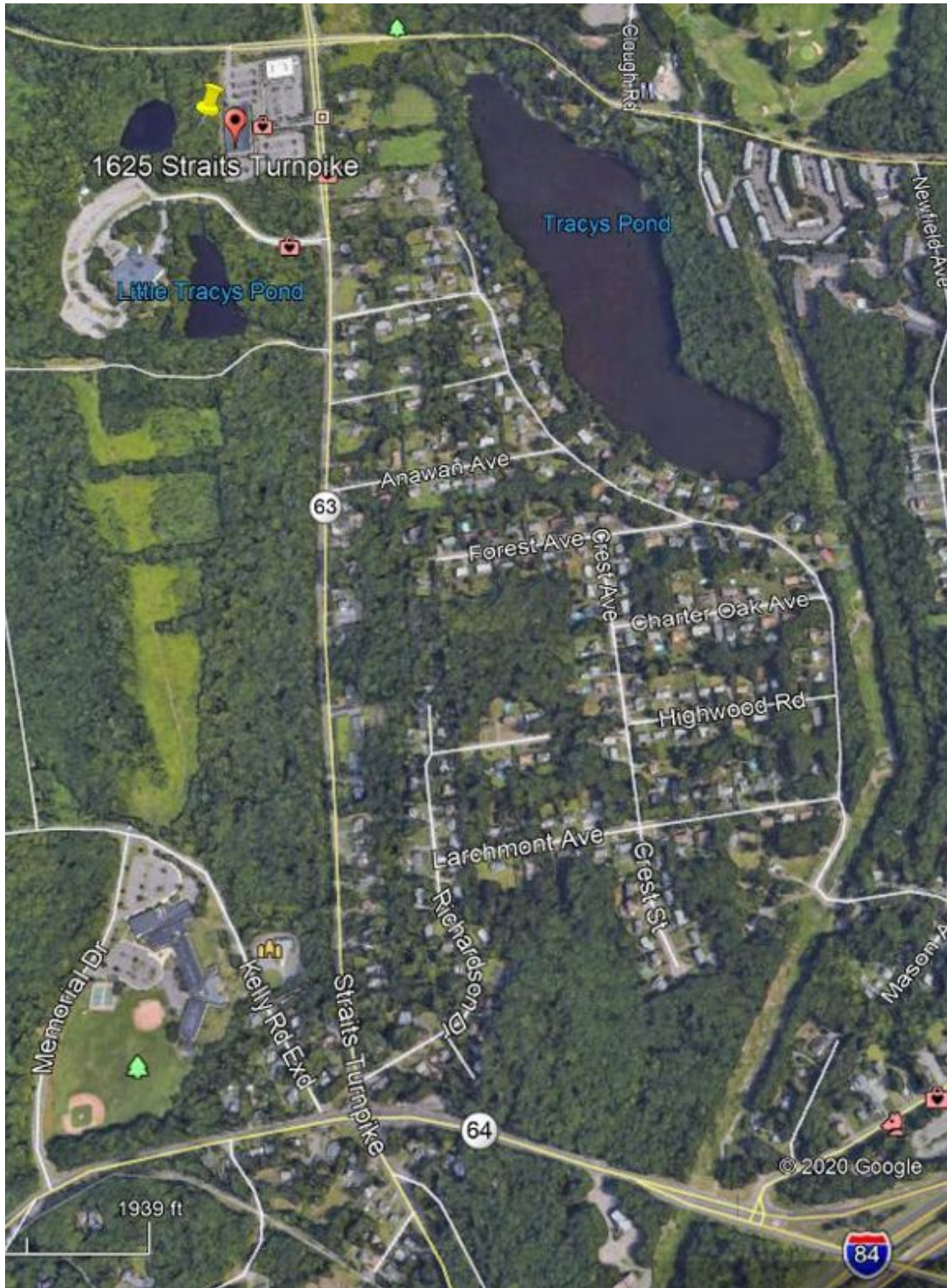
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