

FOR LEASE

1625 Straits Tpke, Middlebury

MATTHEWS COMMERCIAL PROPERTIES

AVAILABLE OFFICE SPACE LOCATED AT MIDDLEBURY EDGE



CLASS "A" OFFICE SPACE AVAILABLE

- 4,611 SF+/- Rentable
- Completely outfitted Office Space
- Exquisite fit-up / Move-in condition
- Corner Office with Lots of Windows
- Rent Includes: Heat, Electricity, Air Conditioning, and All Common Area Charges
- Competitively Priced at \$17.50 PSF plus Nets of \$9.32 PSF
- Largest Medical Office Building in the Area

EXCLUSIVELY LISTED BY:

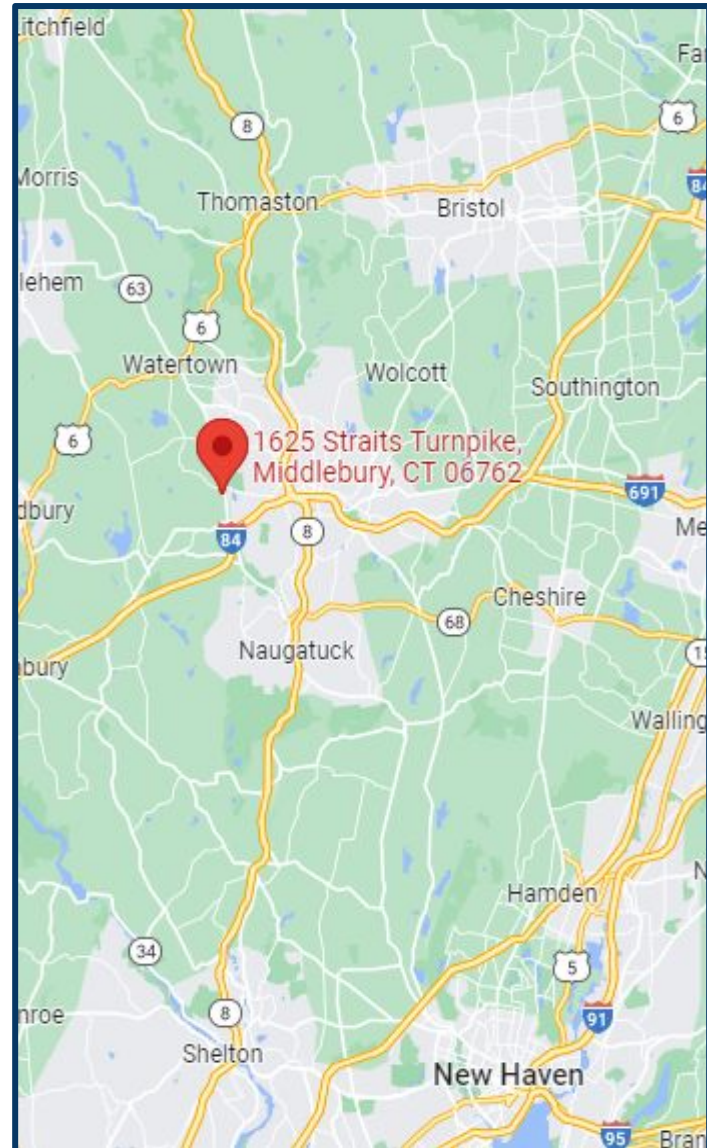
GERRY D. MATTHEWS
MATTHEWS COMMERCIAL PROPERTIES, LLC
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matthewscommercial.com

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Total SF	
Total Available SF	4,611 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
Lease Rate:	\$17.50 PSF plus Nets of \$9.32 PSF



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819 Straits Tpke, Suite 3B

Middlebury, CT 06762

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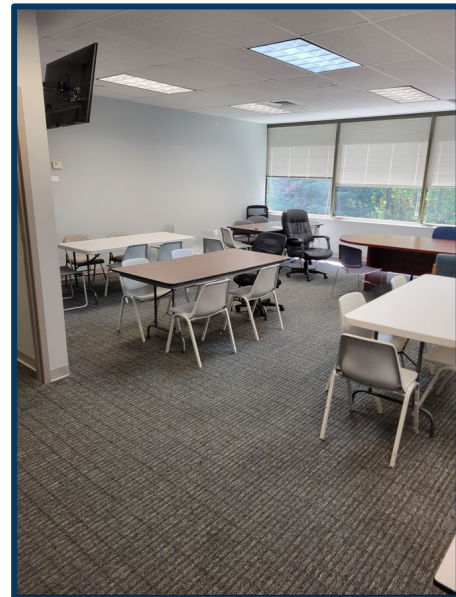
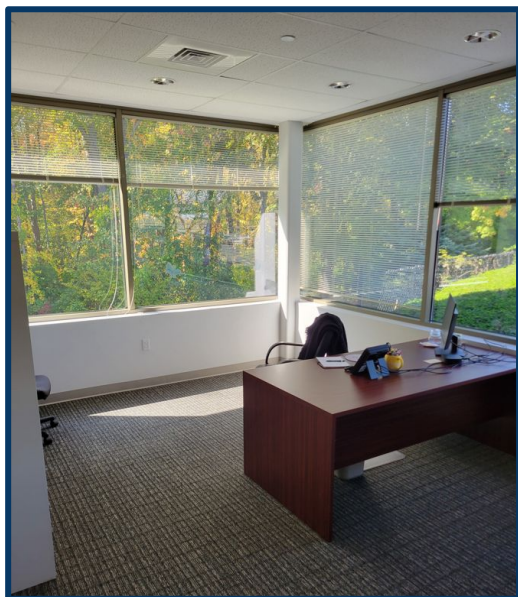
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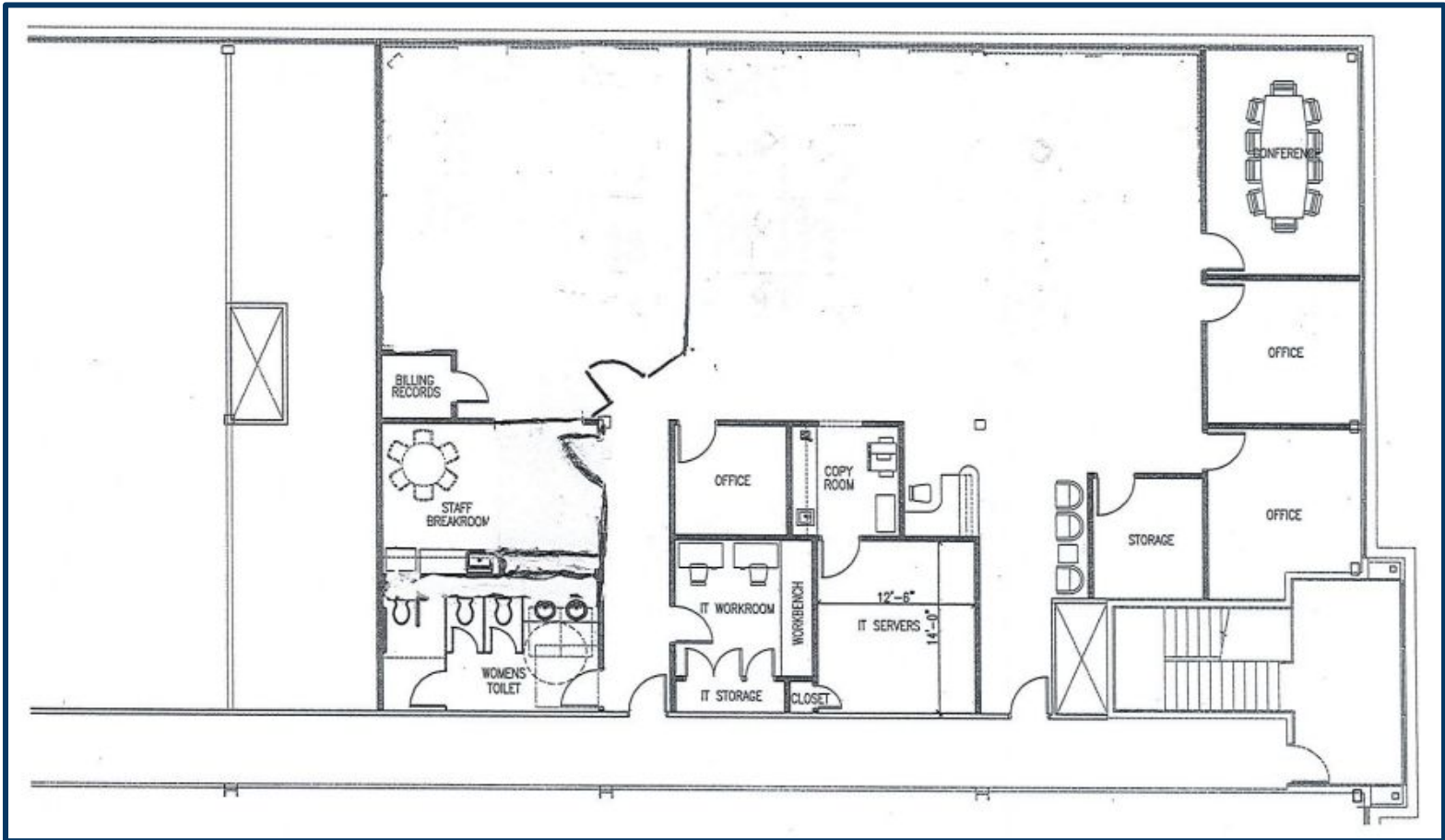
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4,611SF+/-



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TENANTS AT 1625 STRAITS TURNPIKE

- Generali School of Arts and Literature
- Alliance Medical Group / Prospect 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

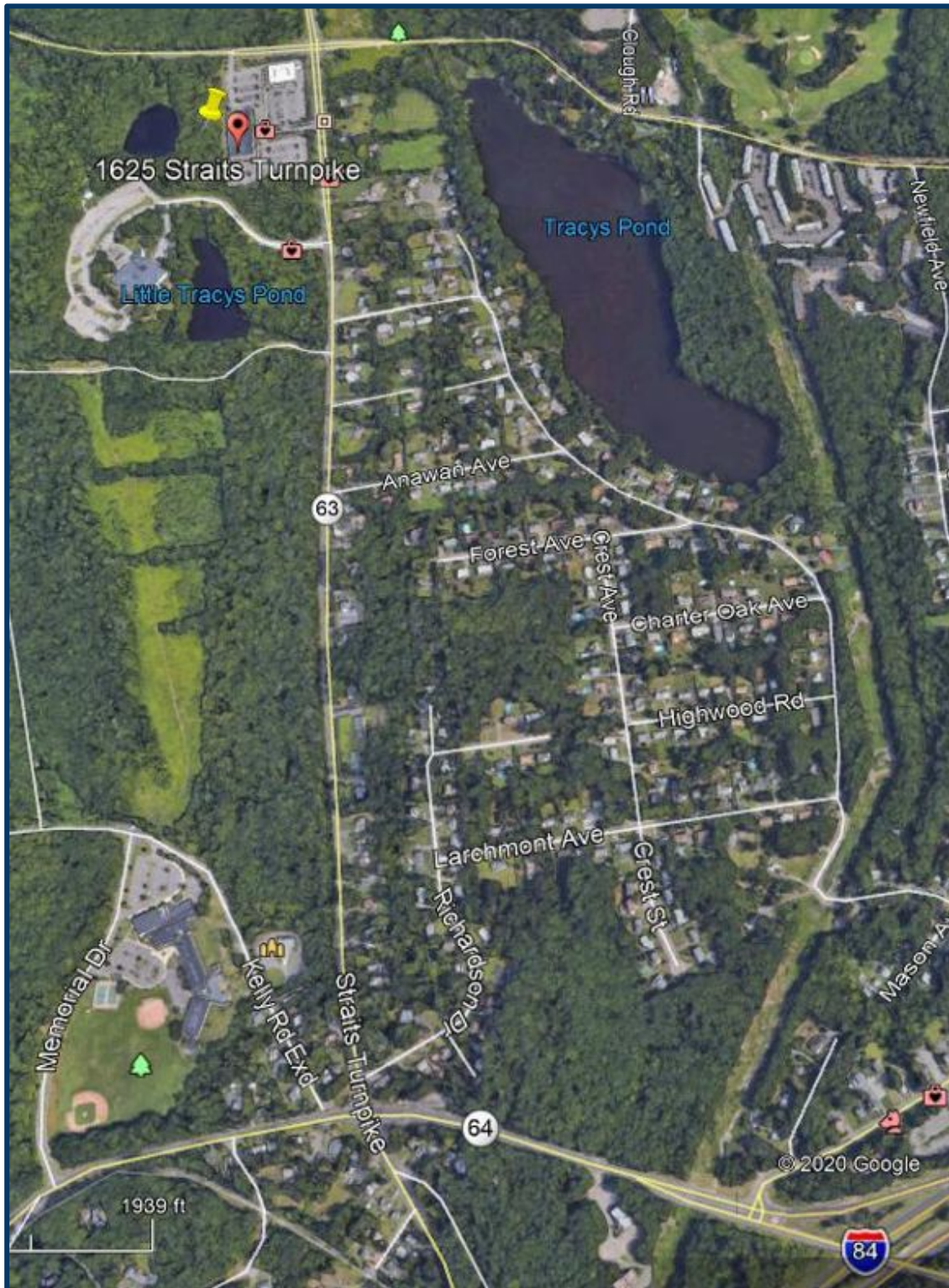
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