

# FOR SALE

765 Straits Turnpike, Middlebury, CT 06762

MATTHEWS COMMERCIAL PROPERTIES

## MEDICAL / PROFESSIONAL OFFICE BUILDING



- **32,708 SF building located off of I-84 Exit 17**
- **2 Story Building with Elevator**
- **Located within multiple retail, medical and professional offices**
- **Traffic Count: 13,000 vehicles daily**
- **Sales Price: \$3,950,000.00**

Gerry D. Matthews  
203.753.5800  
matthewscre@gmail.com

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BUILDING		MECHANICALS	
Total SF	32,708 SF+/-	Heat Source/ Type	Yes
Number of Floors	2	Air Conditioning	Yes
Will Subdivide	Yes	Sprinklered	Yes - Wet
Exterior Construction	Stucco /Drive-It	Elevator	Yes - 2 Stops
Interior Construction	Sheetrock	LAND	
Ceiling Height	10' Finished	Total Avai/acres	10.46
Roof	Rubber	Zoning	CA 40
Date Built	2003	Parking	4 / 1000 (125)
UTILITIES		Sales Price	\$3,950,000.00
Sewer	Town		
Water	Town		
Gas	Eversource		
Electrical	Eversource		

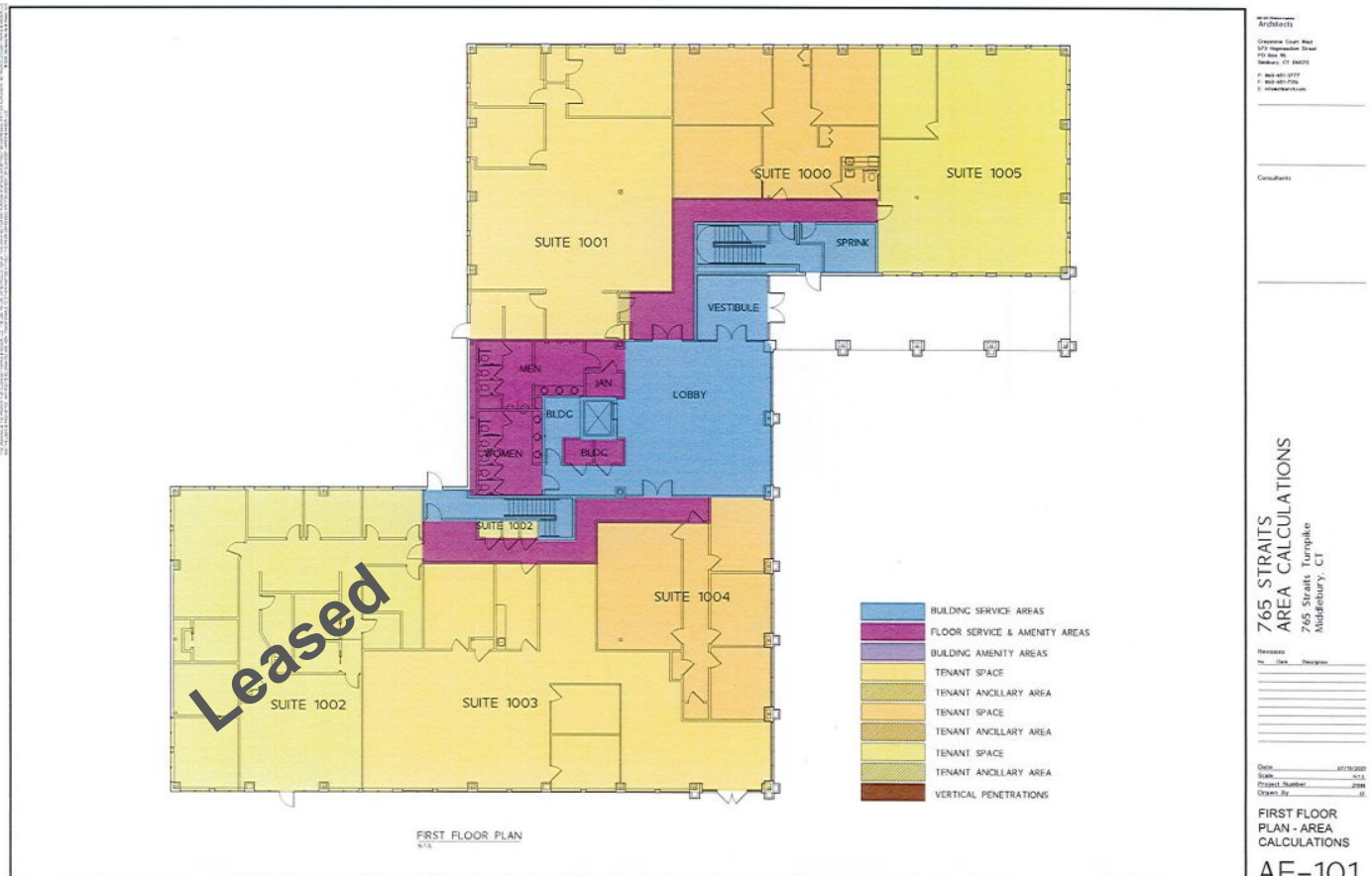
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## 1ST FLOOR



### FIRST FLOOR:

SUITE #	SF+/-
• Suite 1000	1,559
• Suite 1001	2,816
• Suite 1002 (inc storage by stairs)	3,331 (See Below)
• Suite 1003	3,217
• Suite 1004	1,483
• Suite 1005	2,124

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**SUITE 1002**  
**Dynobite Smiles, LLC**

**LEASE TERM**

**October 1, 2024 thru Sept 30, 2029**

			2.5%
Oct 1, 2024 thru Sept 30, 2025	5,592.00	12	\$67,104.00
Oct 1, 2025 thru Sept 30, 2026	5,703.84	12	\$68,446.08
Oct 1, 2026 thru Sept 30, 2027	5,817.92	12	\$69,815.04
Oct 1, 2027 thru Sept 30, 2028	5,934.28	12	\$71,211.36
Oct 1, 2028 thru Sept 30, 2029	6,052.96	12	<u>\$72,635.52</u>
			\$349,212.00

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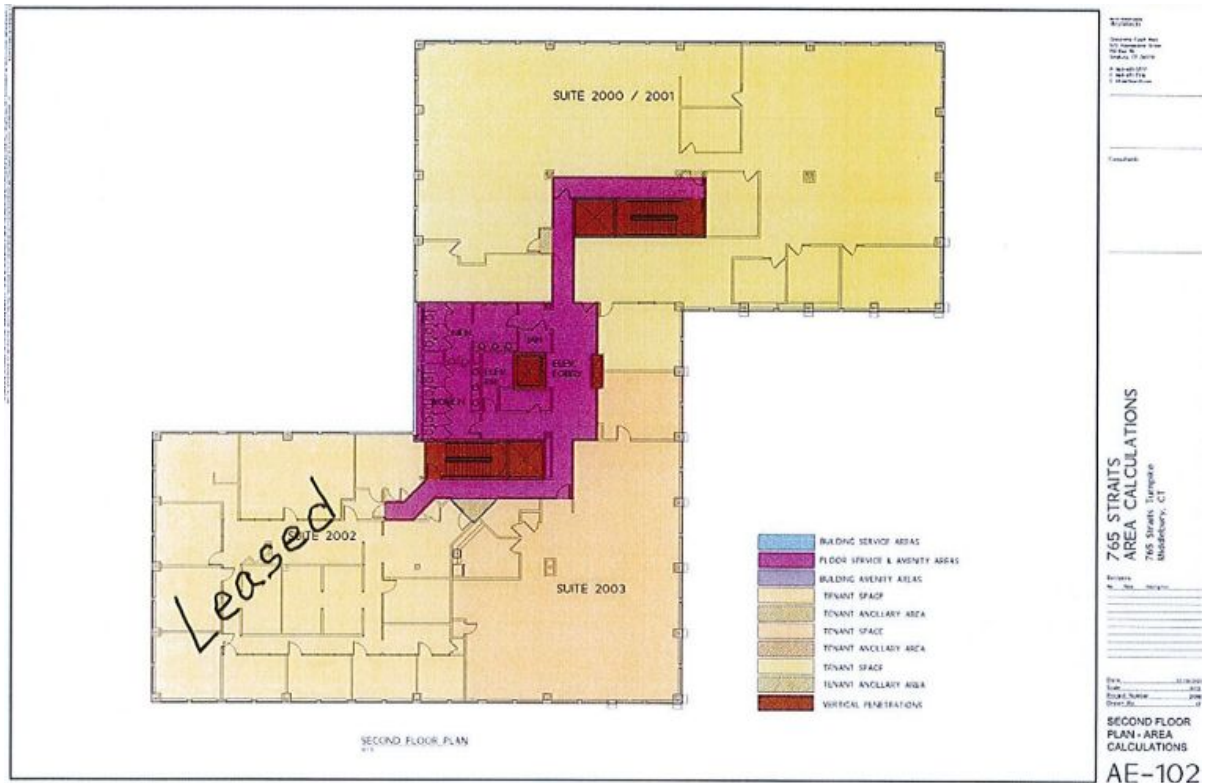


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## 2ND FLOOR



### SECOND FLOOR

<u>SUITE #</u>	<u>SF+/-</u>
• Suite 2000 / 2001	8,474
• Suite 2002	4,969
• Suite 2003	3,569

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## SUITE 2002 Minchella & Associates

SUITE 2002			
SQ FT			
4,969			
INITIAL TERM	MONTHLY RENT	ANNUAL RENT	PRICE PER SQ FT
11/1/24 - 4/30/25	\$0.00	\$0.00	\$0.00
5/1/25 - 10/31/25	\$8,260.96	\$99,131.55	\$19.95
11/1/25 - 10/31/26	\$8,426.18	\$101,114.18	\$20.35
11/1/26 - 10/31/27	\$8,594.71	\$103,136.46	\$20.76
11/1/27 - 10/31/28	\$8,766.60	\$105,199.19	\$21.17
11/1/28 - 10/31/29	\$8,941.93	\$107,303.18	\$21.59
11/1/29 - 10/31/30	\$9,120.77	\$109,449.24	\$22.03
11/1/30 - 10/31/31	\$9,303.19	\$111,638.23	\$22.47
11/1/31 - 10/31/32	\$9,489.25	\$113,870.99	\$22.92
11/1/32 - 10/31/33	\$9,679.03	\$116,148.41	\$23.37
11/1/33 - 10/31/34	\$9,872.61	\$118,471.38	\$23.84
2% INCREASES EACH YEAR			
FIRST RENEWAL TERM			
11/1/33 - 10/31/34	\$10,070.07	\$120,840.81	\$24.32
11/1/34 - 10/31/35	\$10,271.47	\$123,257.62	\$24.81
11/1/35 - 10/31/36	\$10,476.90	\$125,722.77	\$25.30
11/1/36 - 10/31/37	\$10,686.44	\$128,237.23	\$25.81
11/1/37 - 10/31/38	\$10,900.16	\$130,801.97	\$26.32
SECOND RENEWAL TERM			
11/1/38 - 10/31/39	\$11,118.17	\$133,418.01	\$26.85
11/1/39 - 10/31/40	\$11,340.53	\$136,086.37	\$27.39
11/1/40 - 10/31/41	\$11,567.34	\$138,808.10	\$27.93
11/1/41 - 10/31/42	\$11,798.69	\$141,584.26	\$28.49
11/1/42 - 10/31/43	\$12,034.66	\$144,415.95	\$29.06

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## Expenses 01/01/2023 - 12/31/2023

CARTING & RUBBISH REMOVAL - \$3,347.50

ELEVATOR - \$1,521.52

FIRE PROTECTION - \$1,632.89

INSURANCE - \$13,968.27

LANDSCAPING - \$3,790.00

PLOWING - \$4,453.41

REAL ESTATE TAXES - \$45,072.28

REPAIRS - \$5,926.55

SEWER USAGE FEE - \$9,740.00

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## Expenses 01/01/2024 - 12/31/2024

CARTING & RUBBISH REMOVAL - \$4,728.48

CLEANING - \$489.21

ELEVATOR - \$1,063.50

FIRE PROTECTION - \$9,330.23

INSURANCE - \$17,309.50

LANDSCAPING - \$4,094.48

PLOWING - \$7,329.65

REAL ESTATE TAXES - \$52,212.30

REPAIRS - \$17,882.10

SEWER USAGE FEE - \$10,107.39

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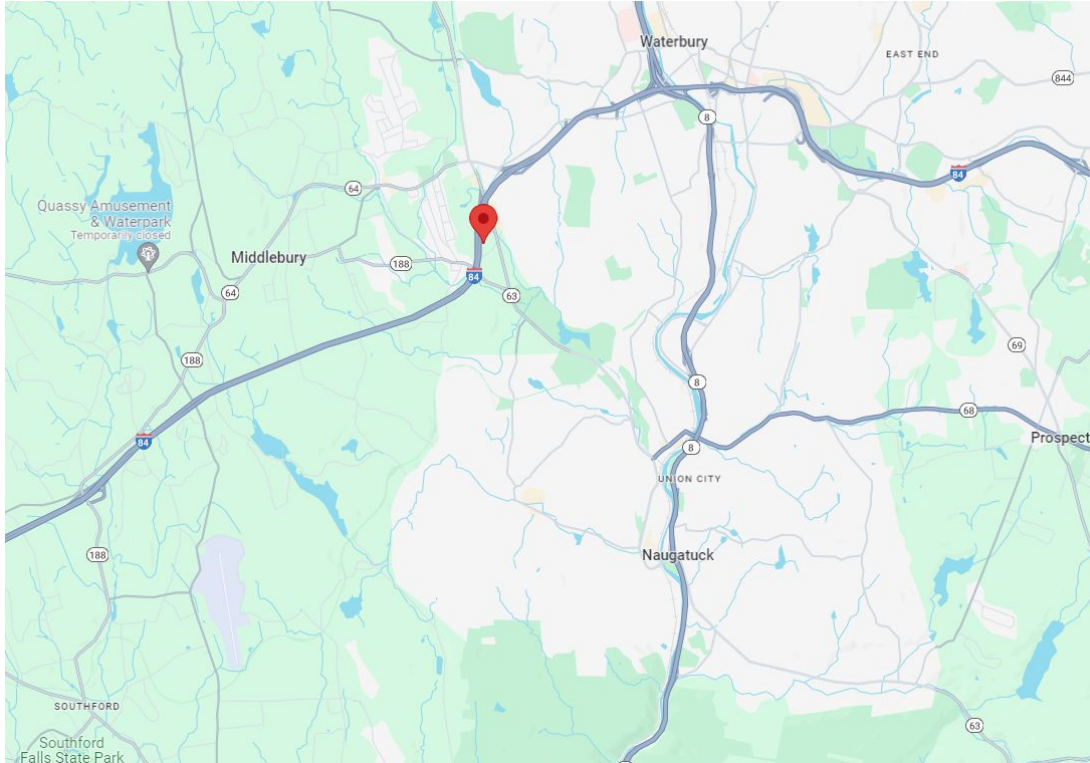
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