

FOR LEASE



**750 Straits Tpk
 Middlebury, CT 06762**

Primrose Square
 Offering Flexible Office & Retail Opportunities
 Prime Middlebury Location, Minutes from I-84
 Office Suites Available 900-1,250 +/- S/F
 Retail Space (Former Tanning Salon)
 Equipment Available - Potential Turn-key Operation



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS		750 Straits Tpk, Unit 1D	
CITY, STATE		Middlebury, CT 06762	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	900 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	900 +/-	Type of Heat	Forced Hot Air
Ceiling Height		OTHER	
Ext. Construction		Acres	
Roof		Zoning	
Date Built		Parking	Ample
UTILITIES		State Route / Distance To...	Easy access to I-84
Sewer	City	TERMS	
Water	City	Lease	\$25 psf NNN + Utilities
Gas/Oil	Gas	NNN Approx	\$6.20
Electrical	Eversource		



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PROPERTY DATA FORM

PROPERTY ADDRESS		750 Straits Tpk, Unit 2A	
CITY, STATE		Middlebury, CT 06762	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,250 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,250 +/-	Type of Heat	Forced Hot Air
Ceiling Height		OTHER	
Ext. Construction		Acres	
Roof		Zoning	
Date Built		Parking	Ample
UTILITIES		State Route / Distance To...	Easy access to I-84
Sewer	City	TERMS	
Water	City	Lease	\$14 psf NNN + Utilities
Gas/Oil	Gas	NNN Approx	\$6.20
Electrical	Eversource		



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PROPERTY DATA FORM

PROPERTY ADDRESS	750 Straits Tpk, Unit 2C
CITY, STATE	Middlebury, CT 06762

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	900 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	900 +/-	Type of Heat	Forced Hot Air
Ceiling Height		OTHER	
Ext. Construction		Acres	
Roof		Zoning	
Date Built		Parking	Ample
UTILITIES		State Route / Distance To...	Easy access to I-84
Sewer	City	TERMS	
Water	City	Lease	\$14 psf NNN + Utilities
Gas/Oil	Gas	NNN Approx	\$6.20
Electrical	Eversource		



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PROPERTY DATA FORM

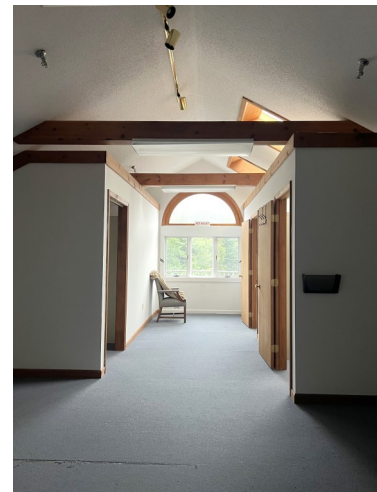
PROPERTY ADDRESS		750 Straits Tpk, Unit 2E	
CITY, STATE		Middlebury, CT 06762	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,000 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,000 +/-	Type of Heat	Forced Hot Air
Ceiling Height		OTHER	
Ext. Construction		Acres	
Roof		Zoning	
Date Built		Parking	Ample
UTILITIES		State Route / Distance To...	Easy access to I-84
Sewer	City	TERMS	
Water	City	Lease	\$14 psf NNN + Utilities
Gas/Oil	Gas	NNN Approx	\$6.20
Electrical	Eversource		



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PROPERTY DATA FORM

PROPERTY ADDRESS		750 Straits Tpk, Unit 3A	
CITY, STATE		Middlebury, CT 06762	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,000 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,000 +/-	Type of Heat	Forced Hot Air
Ceiling Height		OTHER	
Ext. Construction		Acres	
Roof		Zoning	
Date Built		Parking	Ample
UTILITIES		State Route / Distance To...	Easy access to I-84
Sewer	City	TERMS	
Water	City	Lease	\$14 psf NNN + Utilities
Gas/Oil	Gas	NNN Approx	\$6.20
Electrical	Eversource		



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