

# FOR LEASE

1625 Straits Tpke, Middlebury

MATTHEWS COMMERCIAL PROPERTIES

## AVAILABLE OFFICE SPACE LOCATED AT MIDDLEBURY EDGE



## CLASS "A" OFFICE SPACE AVAILABLE

- 4,835 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 \$20.50 PSF plus Nets of \$9.32 PSF
- Largest Medical Office Building in the Area

EXCLUSIVELY LISTED BY:

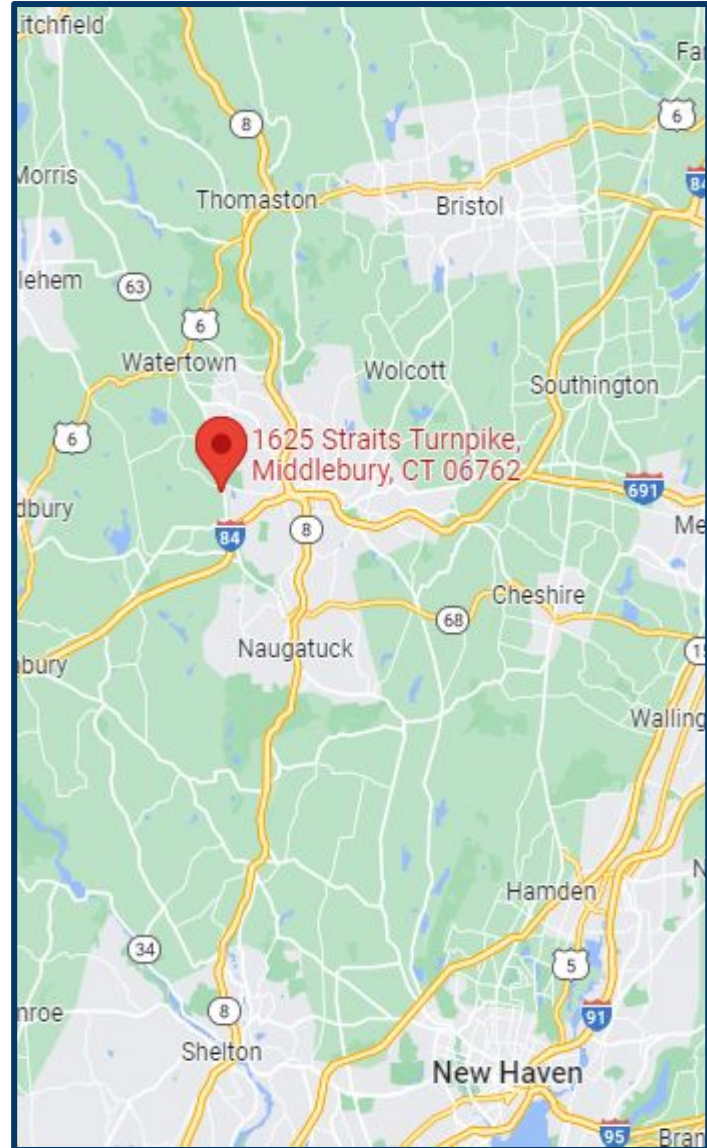
GERRY D. MATTHEWS  
MATTHEWS COMMERCIAL PROPERTIES, LLC  
[matthewscre@gmail.com](mailto:matthewscre@gmail.com) / 203.753.5800  
[matthewscommercial.com](http://matthewscommercial.com)

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<b>Total SF</b>	
<b>Total Available SF</b>	<b>4,835 SF+/-</b>
<b>Number of Floors</b>	<b>3</b>
<b>Exterior Construction</b>	<b>Decorative</b>
<b>Interior Construction</b>	<b>Finished</b>
<b>Ceiling Height</b>	<b>10'</b>
<b>Roof</b>	<b>Rubber</b>
<b>Sprinklered</b>	<b>Yes</b>
<b>Heat Source/ Type</b>	<b>Gas</b>
<b>Parking</b>	<b>Excellent</b>
<b>A/C</b>	<b>Yes</b>
<b>Sewer</b>	<b>Town</b>
<b>Water</b>	<b>Town</b>
<b>Electric</b>	<b>Eversource Amps 200</b>
<b>Gas</b>	<b>Eversource</b>
<b>Zoning</b>	<b>LI200</b>
<b>Lease Rate:</b>	<b>\$20.50 PSF plus Nets of \$9.32 PSF</b>



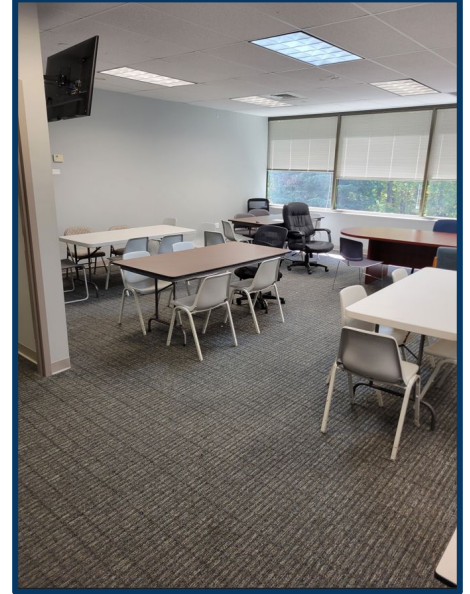
CONTACT: GERRY MATTHEWS 203-753-5800

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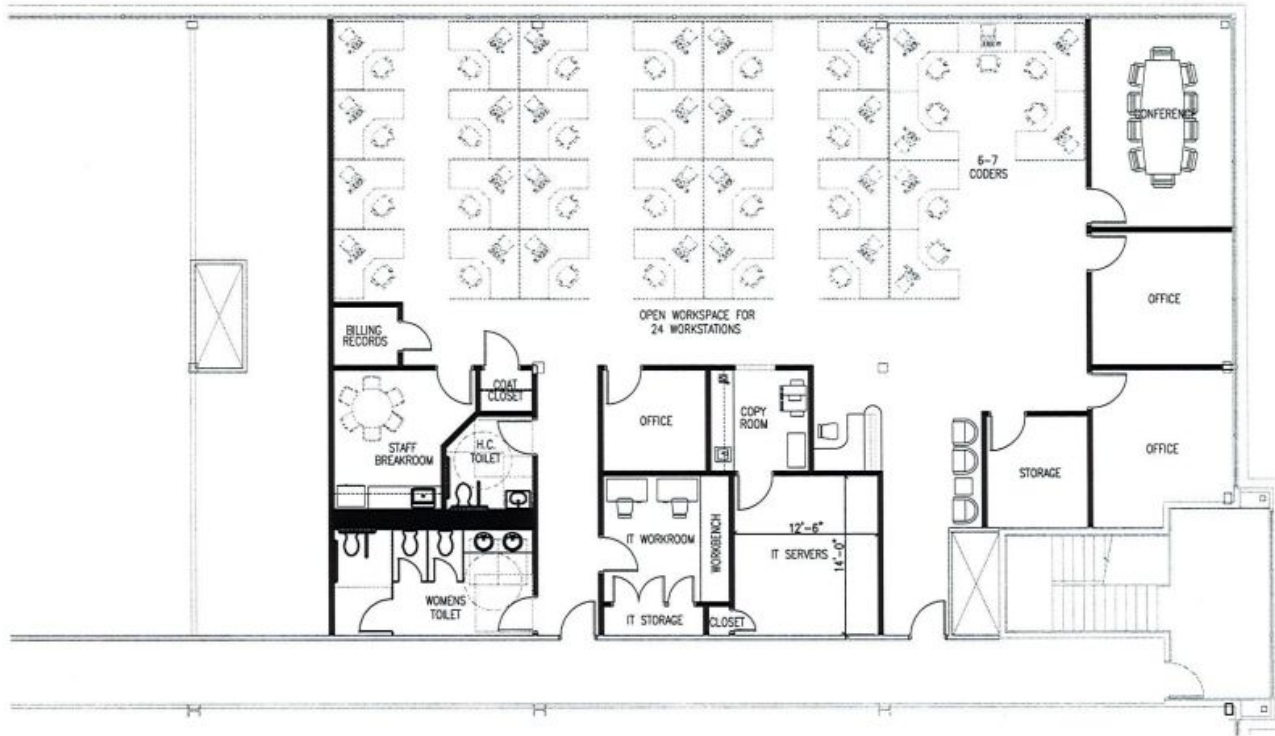
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SUITE \_\_\_\_\_ / 4,835 SF+/-



SQUARE FOOTAGE:  
 EXISTING SHELL: 4,590 sq. ft.  
 PROPOSED SCHEME A: 4,009 sq. ft.

1 PROPOSED FLOOR PLAN - SCHEME A  
 A101

**Kingsbrook Development Corp.**  
 290 Pratt Street  
 Middlebury, CT 06762  
 Tel: (802) 741-2100

**Middlebury Edge  
 Tenant Fitout**  
 Middlebury, Connecticut

**Proposed  
 Floor Plan  
 Scheme A**

REVISIONS:  
 #1 (05/22/08)

SCALE: 1/4" = 1'-0"  
 DATE: 05/28/08

**A101**

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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

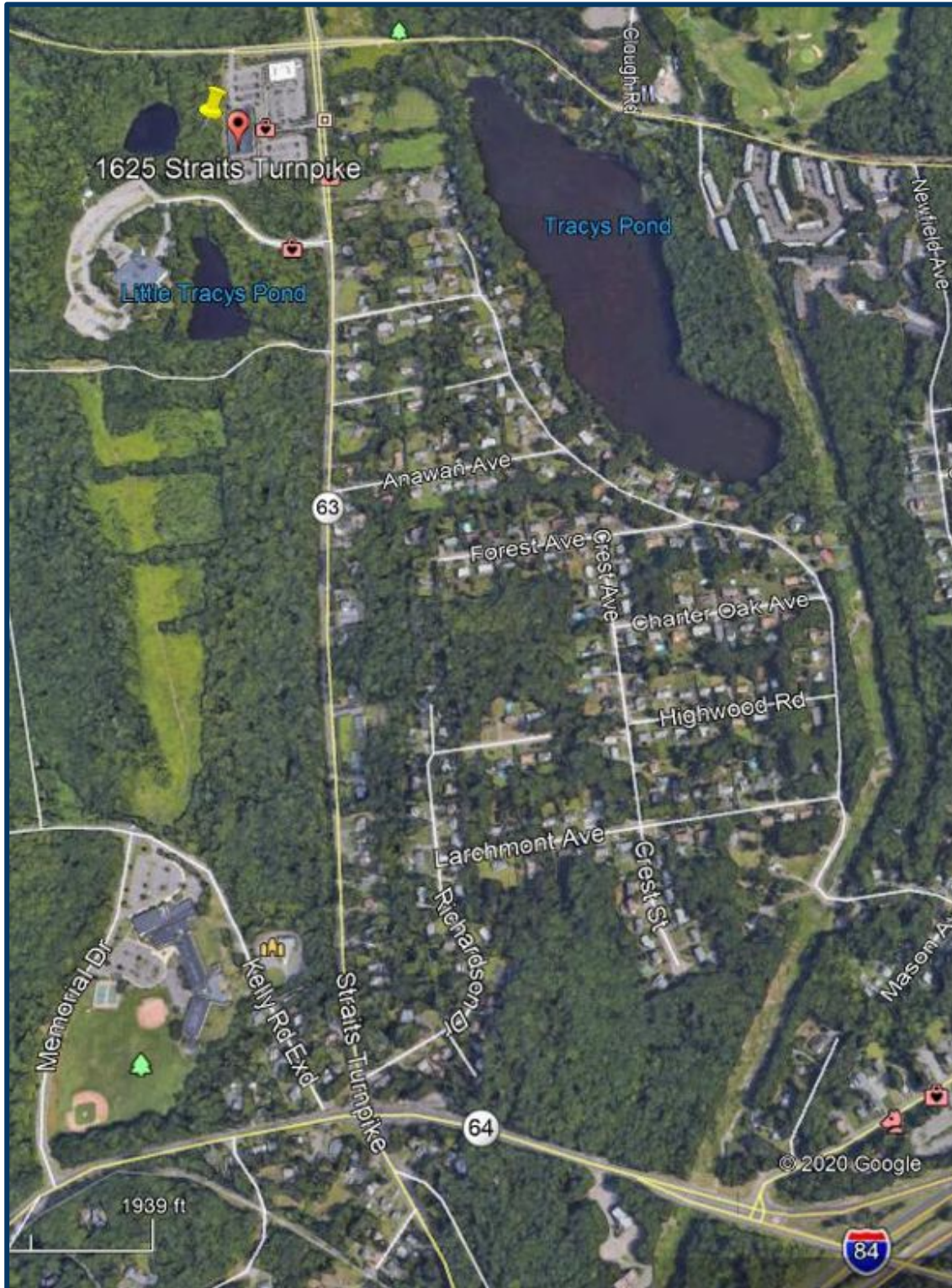
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