

FOR LEASE

199 Park Rd. Ext., Middlebury, CT

MATTHEWS COMMERCIAL PROPERTIES



±2,152 SF & ±3,390 SF Finished Offices

\$15 PSF (NNN) + Utilities

NNN: \$4.52 PSF

- ±2,152 SF: \$3,500/month
- ±3,390 SF: \$5,500/month
- Fully built-out office suites featuring private offices, conference rooms, and restrooms
- Former Timex World Headquarters
- Excellent on-site parking
- Gas heat
- Established professional building with co-tenancy including Comcast Spotlight, J&L Medical Services, Amara Associates (Architectural Firm), VITAS Healthcare, and The Next Street driving school, with on-site dining at Aldo's Ristorante

GERRY D. MATTHEWS
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BUILDING

- Total SF: $\pm 50,018$ SF
- Total Available SF: $\pm 2,152$ SF & $\pm 3,390$ SF
- Exterior Construction: Concrete / Stucco
- Interior Construction: Clear-span steel frame and concrete slab floor
- Roof: Flat / T&G / Rubber
- Year Built: 1942

PROPERTY

- Proximity to Major Highways: Approximately 2.5 miles to I-84, and 4 miles to RT-8
- Parking: Ample on-site parking available

MECHANICALS & UTILITIES

- Heat Source / Type: Gas — Forced Air
- Air Conditioning: Central
- Electric: Eversource
- Sewer & Water: City

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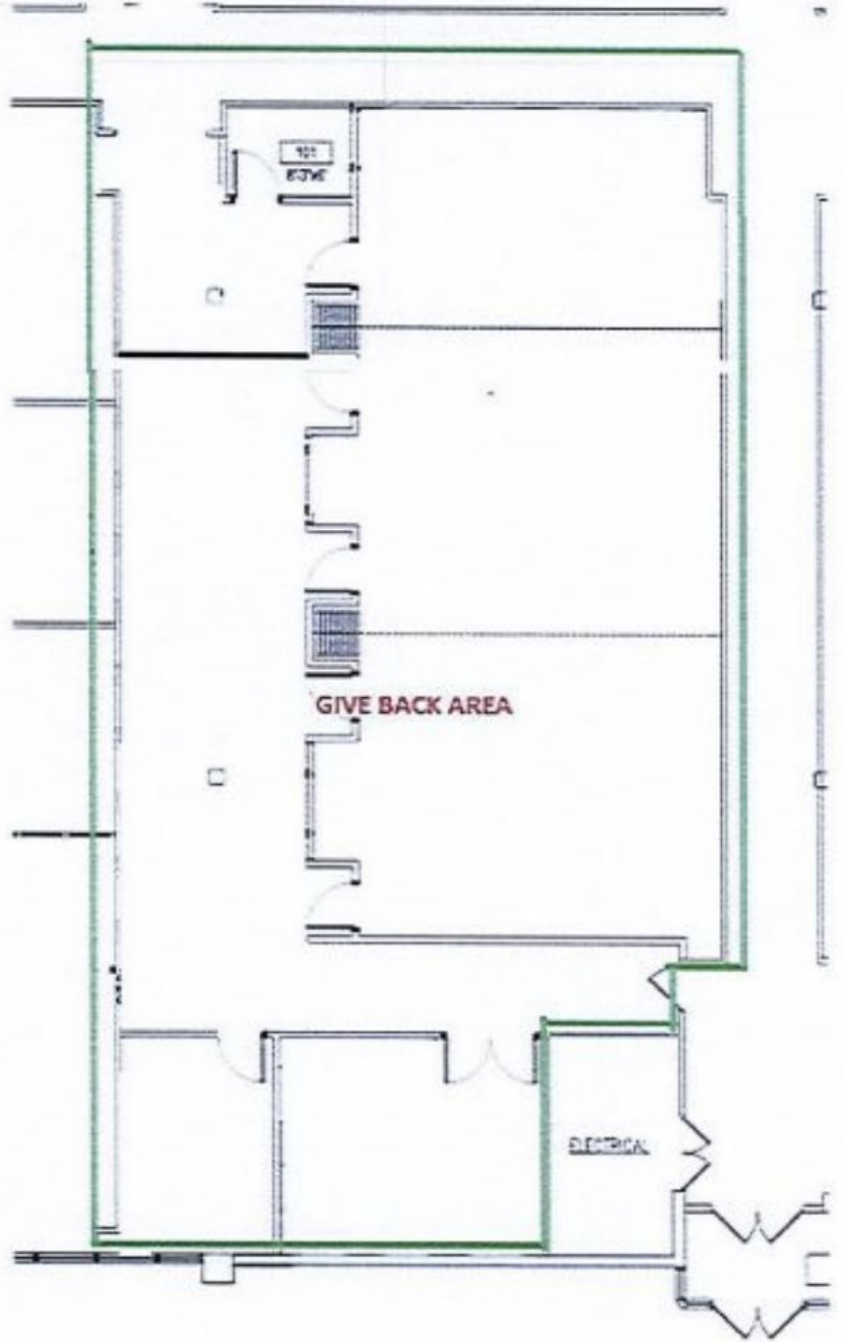
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±3,390 SF

PROPOSED LAYOUT

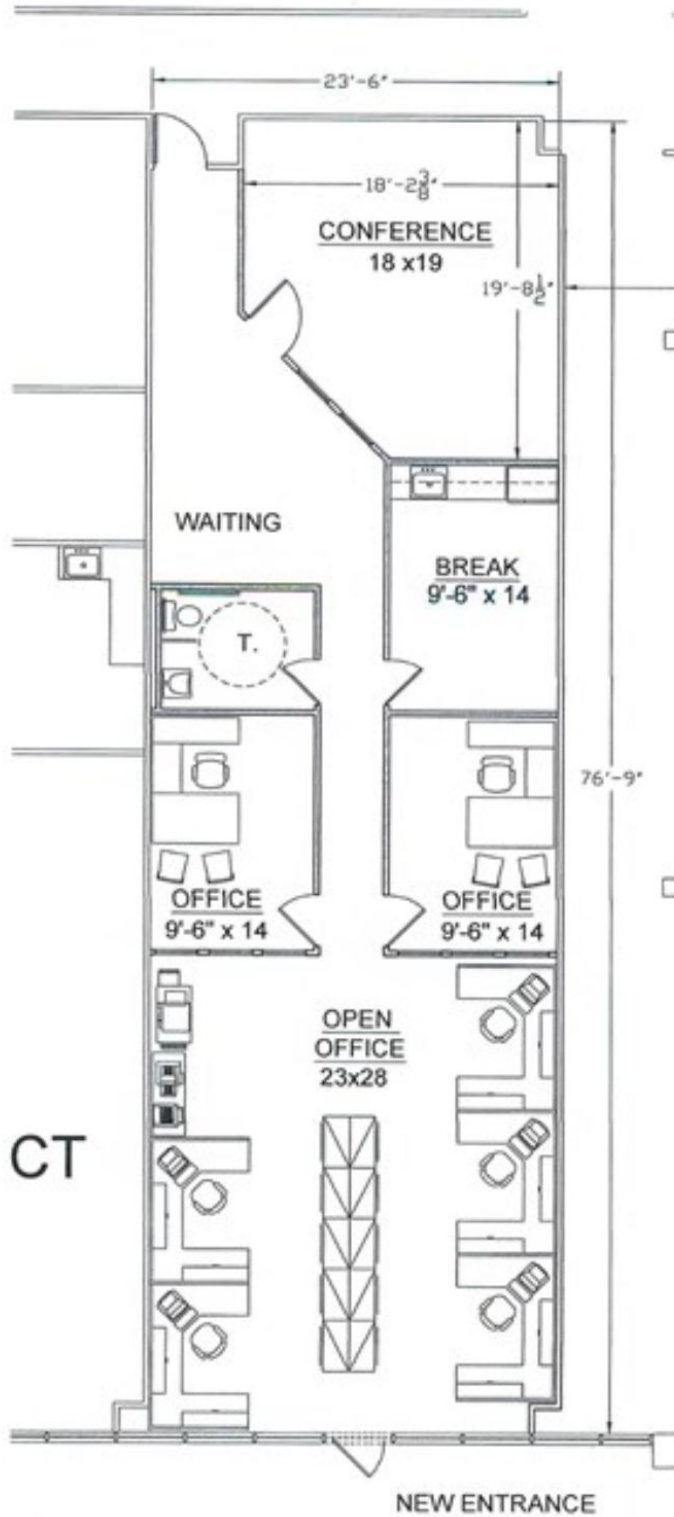


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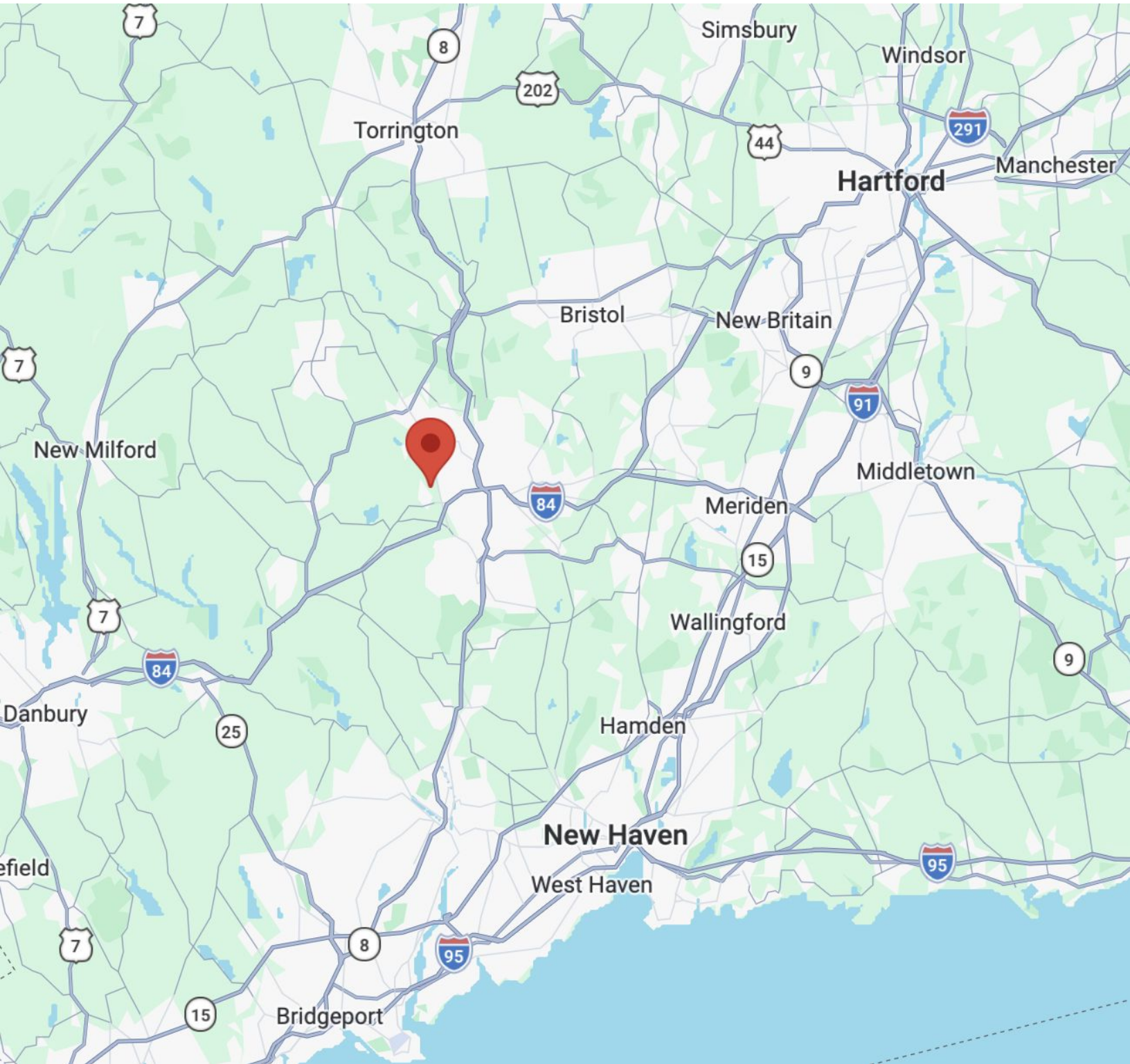
±2,152 SF



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