

# FOR LEASE | TURN-KEY MEDICAL / OFFICE SPACE

3,000 - 6,106± SF – 3<sup>RD</sup> FLOOR / 2,909± SF – GROUND FLOOR

LEASE RATES: 3<sup>rd</sup> Floor - \$20.00/SF Gross + Utilities & Ground Floor: \$14.00/SF Gross + Utilities

687 STRAITS TURNPIKE, MIDDLEBURY, CT 06762



Ranked in Top 50  
Commercial Firms in U.S.



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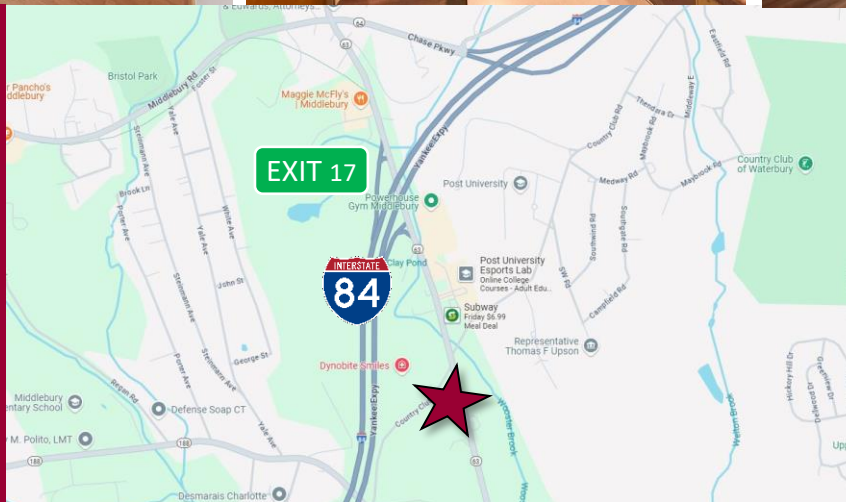
Ground Floor



Third Floor

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## Property Highlights

- 17,742± SF Professional Medical Office Building
- 3-Stories with Elevator
- **3,000-6,106± SF - 3<sup>rd</sup> Floor**
- **2,909± SF - Ground Floor**
- Beautiful Open Layout
- Central Air
- 64 Parking Spaces Surrounding Building
- Convenient Access to I-84
- Many area amenities
  - Shopping, Banking, Dining

For more information contact:

Toby Brimberg | 203-640-5575 | [tbrimberg@orlcommercial.com](mailto:tbrimberg@orlcommercial.com) or Sam Crampton | 203-343-8426 | [scrampton@orlcommercial.com](mailto:scrampton@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882  
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



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## BUILDING INFORMATION

GROSS BLDG AREA 17,742± SF  
AVAILABLE AREA 9,015± SF  
MAX CONTIGUOUS AREA 3,000 - 6,106± SF – 3<sup>RD</sup> FL  
MIN SQUARE FEET 2,909± SF – Ground FL  
NUMBER OF FLOORS 3  
CEILING HEIGHTS 12 Feet  
CONSTRUCTION Wood, Masonry  
ROOF TYPE Asphalt Shingles  
YEAR BUILT 1990

## SITE INFORMATION

SITE AREA 1.8± Acres  
ZONING CA 40  
PARKING 64 Spaces  
SIGNAGE Pyon  
VISIBILITY Excellent  
FRONTAGE 200 Feet  
HWY ACCESS I-84

## EXPENSES

RE TAXES  Tenant  Landlord  
UTILITIES  Tenant  Landlord  
INSURANCE  Tenant  Landlord  
MAINTENANCE  Tenant  Landlord  
JANITORIAL  Tenant  Landlord

## TAXES

ASSESSMENT \$1,369,100  
MILL RATE 32.60  
TAXES \$44,632.66

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Hot Air  
ELEVATOR(S) 1

## UTILITIES

SEWER Public Connected  
WATER Public Connected  
GAS Yes

**COMMENTS** O,R&L Commercial is pleased to offer 9,015± SF of turn-key Medical Office space for Lease located at 687 Straits Turnpike in Middlebury, CT. The available space is beautifully built out with gleaming floors, and an open layout consisting of 3,000 - 6,106± SF on the 3<sup>rd</sup> floor and 2,909± SF on the ground level. Located in a 17,742± SF professional office building with an elevator, the property is multi-tenanted with various medical and office tenants. Ample parking surrounding the building and convenient access to highways.

**DIRECTIONS** I-84 to Exit 17 to Chase Parkway to Straits Turnpike

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