

FOR LEASE | TURN-KEY MEDICAL / OFFICE SPACE

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

LEASE RATES: 3RD Floor - \$18.00/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.



[Click for Virtual Tour!](#)



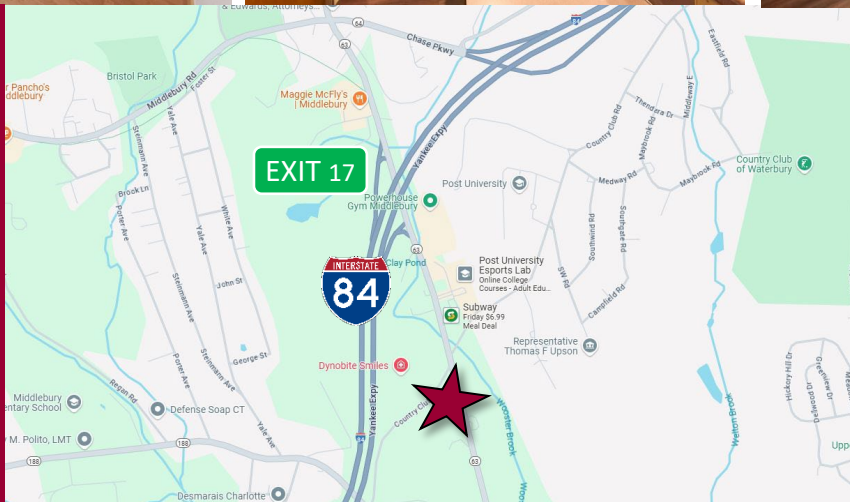
Ground Floor



Third Floor

STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below with the camera on your smart phone to sign-up for email notifications.



Property Highlights

- 17,742± SF Professional Medical Office Building
- 3-Stories with Elevator
- **3,000-6,106± SF - 3RD 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 or Sam Crampton | 203-343-8426 | scrampton@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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.

FOR LEASE | TURN-KEY MEDICAL / OFFICE SPACE

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

LEASE RATES: 3rd Floor - \$18.00/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.

BUILDING INFORMATION

GROSS BLDG AREA 17,742± SF
AVAILABLE AREA 9,015± SF
MAX CONTIGUOUS AREA 3,000 - 6,106± SF – 3RD 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 3rd 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

Property Highlights

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



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact:

Toby Brimberg | 203-640-5575 | tbrimberg@orlcommercial.com or Sam Crampton | 203-343-8426 | scrampton@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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.