

FOR LEASE

199 Park Road Ext., Middlebury, CT 06762

MATTHEWS COMMERCIAL PROPERTIES



BEAUTIFUL PROFESSIONAL OFFICE SPACES AVAILABLE

- 2,152 SF+/- office space
- 2,245 SF+/- office space
- 3,390 SF+/- office space
- Located at the former Timex World Headquarters
- Other Tenants include Aldo's Restaurant, Comcast Spotlight offices, Next Street Driving School, Garmen International, J&L Medical and Vitas Healthcare
- \$15.00 PSF plus Nets estimated at \$4.52 PSF

Exclusive Broker: Gerry D. Matthews

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203.753.5800

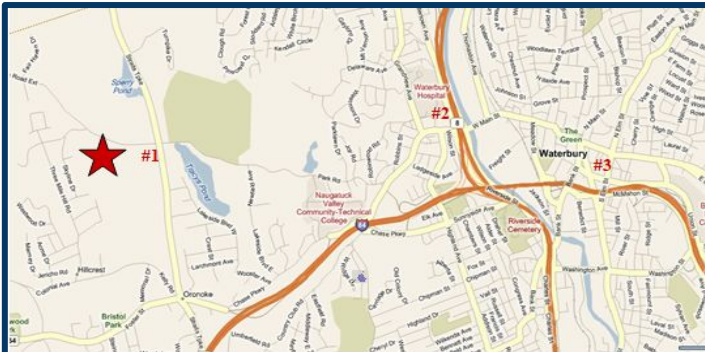
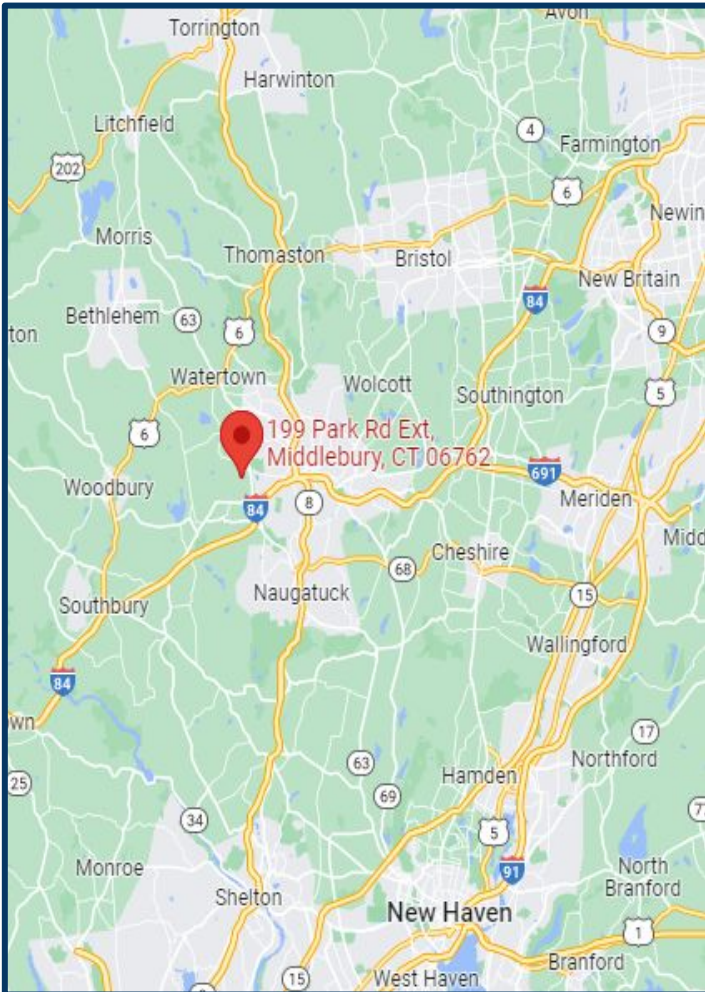
matthewscre@gmail.com

matthewscommercial.com

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- ★ 199 Park Road Ext., Middlebury, CT
- #1 Middlebury Edge, Middlebury 0.40 miles
 - #2 Waterbury Hospital, Waterbury 3.93 miles
 - #3 St. Mary's Hospital, Waterbury 4.77 miles
 - Interstate 84 1.75 miles

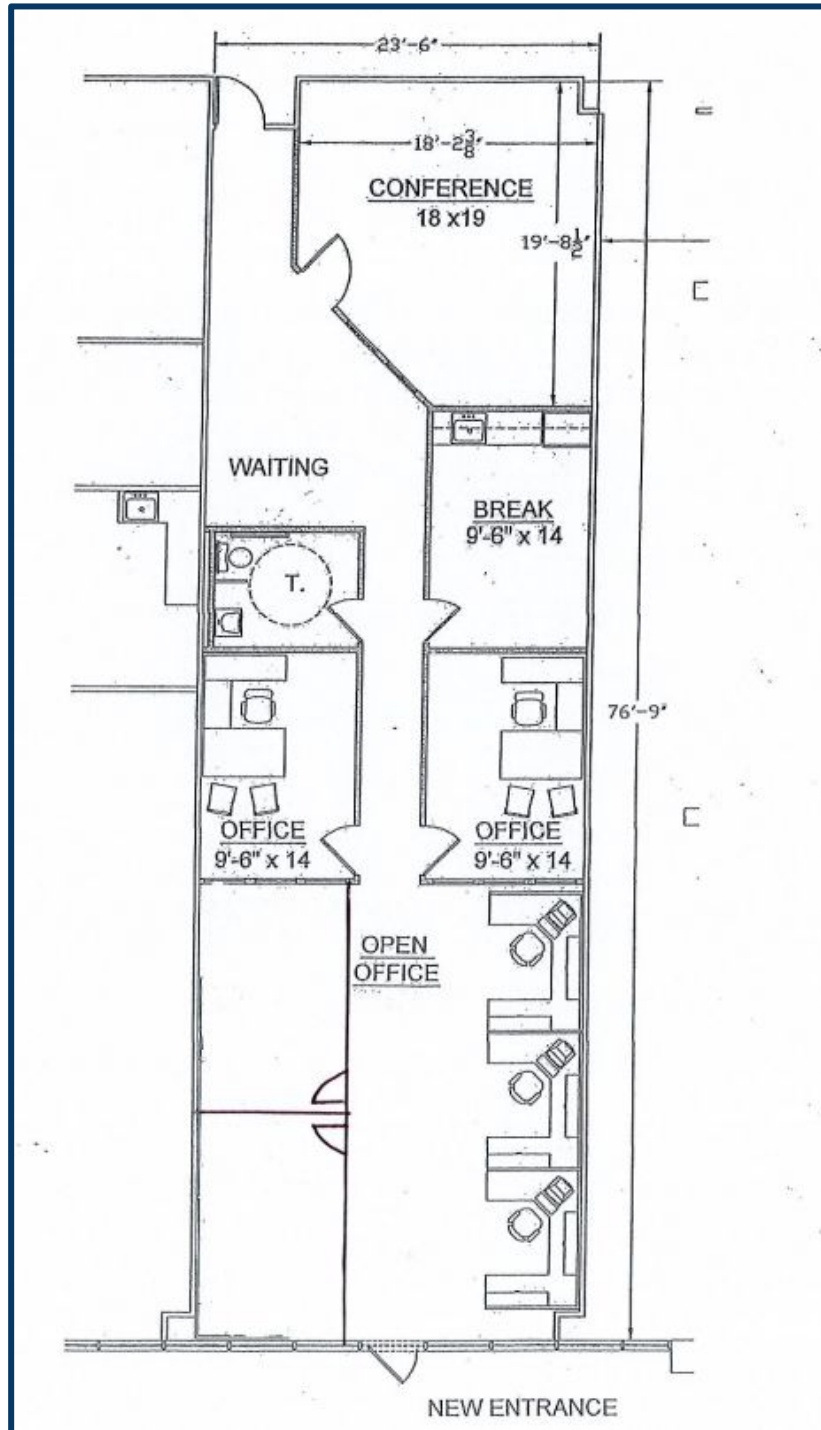
Total SF Available	7,787 SF+/-
Exterior Construction	Decorative
Interior Construction	Finished
Property Use	Office
Roof	Rubber
Zoning	LI200
Sprinklered	Yes
Asphalt Paving	Yes
Parking Area	1,000 cars
Heat Source / Gas	Eversource
Electric	Eversource 200 Amps
Sewer	Town
Water	Town
Lease Rate	\$15.00 PSF plus nets estimated at \$4.52 PSF

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2,152 SF+/-

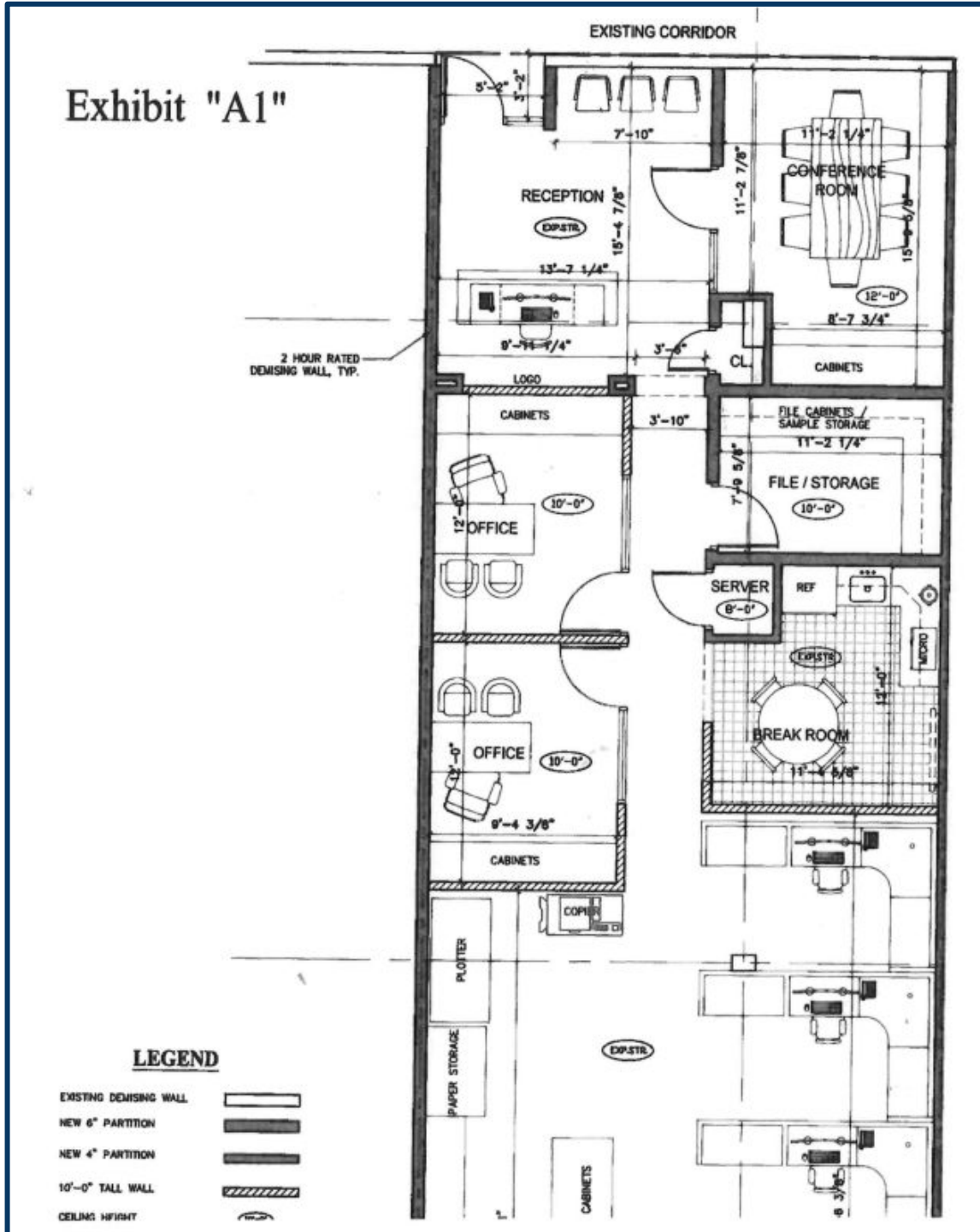


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2,245 SF+/-



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819 Straits Tpke, Suite 3B

Middlebury, CT 06762

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GERRY MATTHEWS
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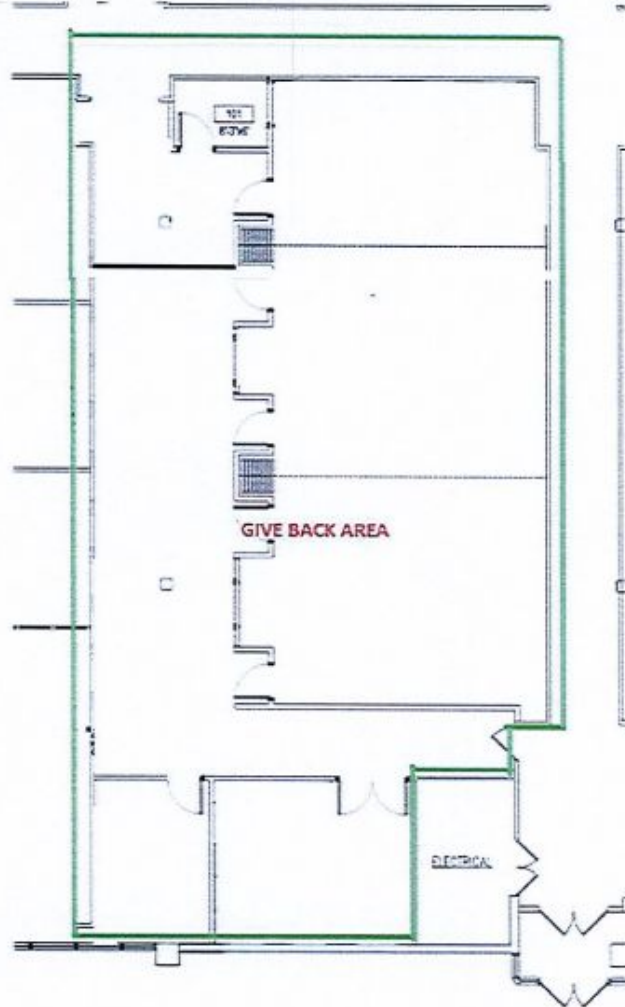
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3,390 SF+/-

PROPOSED LAYOUT



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