

# FOR LEASE

**199 Park Road Extension  
Middlebury, CT 06762**



**2,237 S/F  
PROFESSIONAL OFFICE SPACE**

- **Beautiful Professional Office Space available January 1, 2019**
- **2,237 s/f corner office suite fitted out with glass on two sides**
- **Located at the former Timex World Headquarters**
- **Other tenants include L Restaurant, Vitas Health Care, Comcast Spotlight offices and J&L Medical**

**Lease Rate: \$15.00 PSF plus nets currently \$4.52 PSF**



**MATTHEWS COMMERCIAL PROPERTIES LLC.**

**819 Straits Turnpike, Suite 3B, Middlebury, CT 06762**

**Phone: 203-753-5800 Fax: 203-574-3875**

**[www.matthewscommercial.com](http://www.matthewscommercial.com)**

**EXCLUSIVE BROKER: GERRY D. MATTHEWS**

**Email: [gdmattthews@snet.net](mailto:gdmattthews@snet.net)**

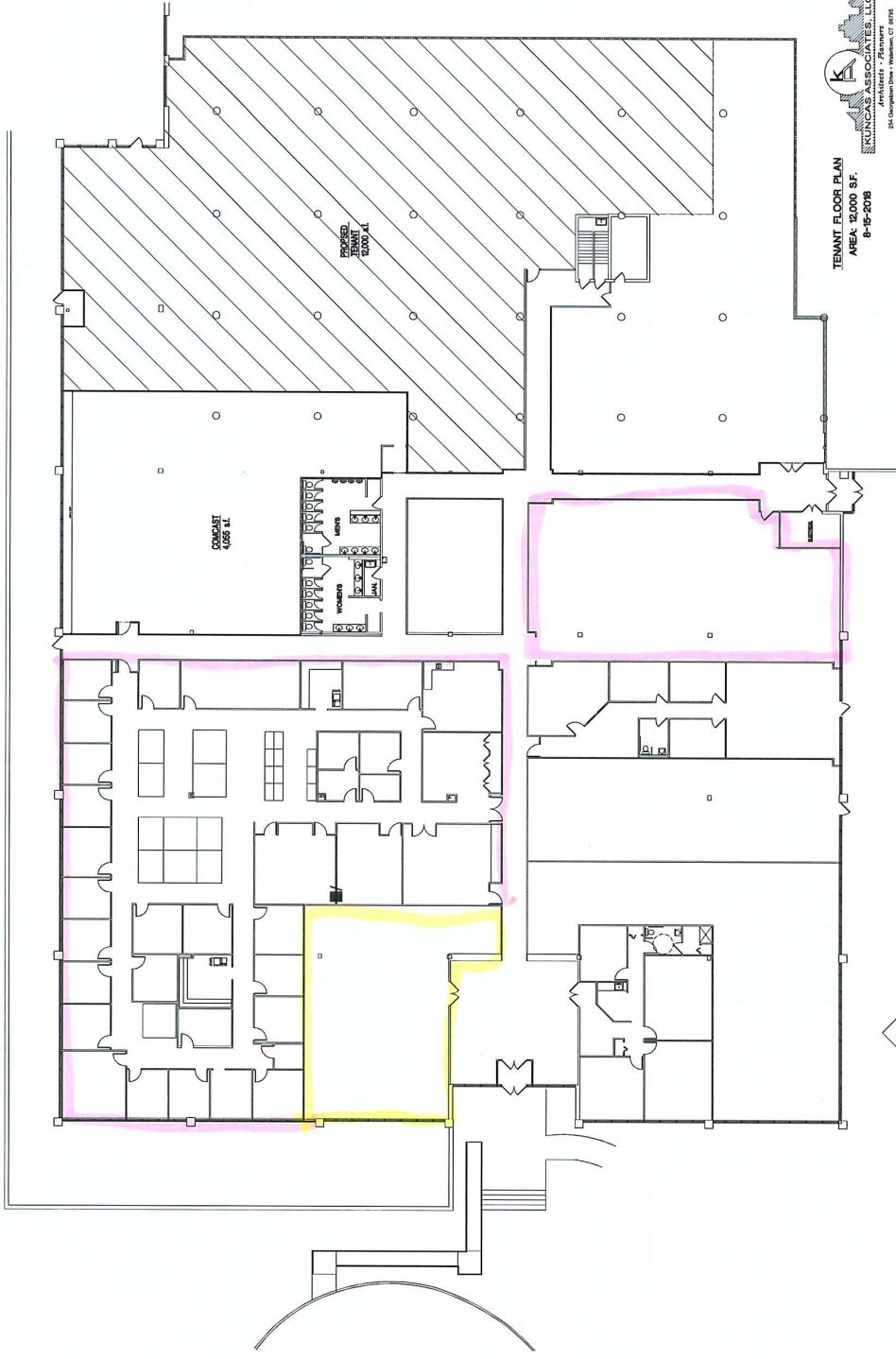
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## PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	199 Park Road Extension		
<b>CITY, STATE</b>	Middlebury, CT 06762		
<b>BUILDING INFO</b>			
Total S/F	285,000	<b>MECHANICAL EQUIP</b>	
Number of floors	1	Air conditioning	Yes
Avail S/F	2,327	Sprinklered	Yes
Office space	2,327	Type of heat	Gas
Exterior construction	Decorative	<b>OTHER</b>	
Ceiling height	10'	Zoning	LI200
Roof	Rubber	Parking	Excellent
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	Town	Lease rate	\$15.00 PSF plus nets
Water	Town		estimated at \$4.52 PSF
Gas	Eversource		
Electric	Eversource		
Amps Roof	200		
<b>COMMENTS:</b>			
<ul style="list-style-type: none"> <li>• Beautiful corner office directly off the lobby</li> <li>• Professionally managed</li> </ul>			

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203-753-5800                      FAX 2



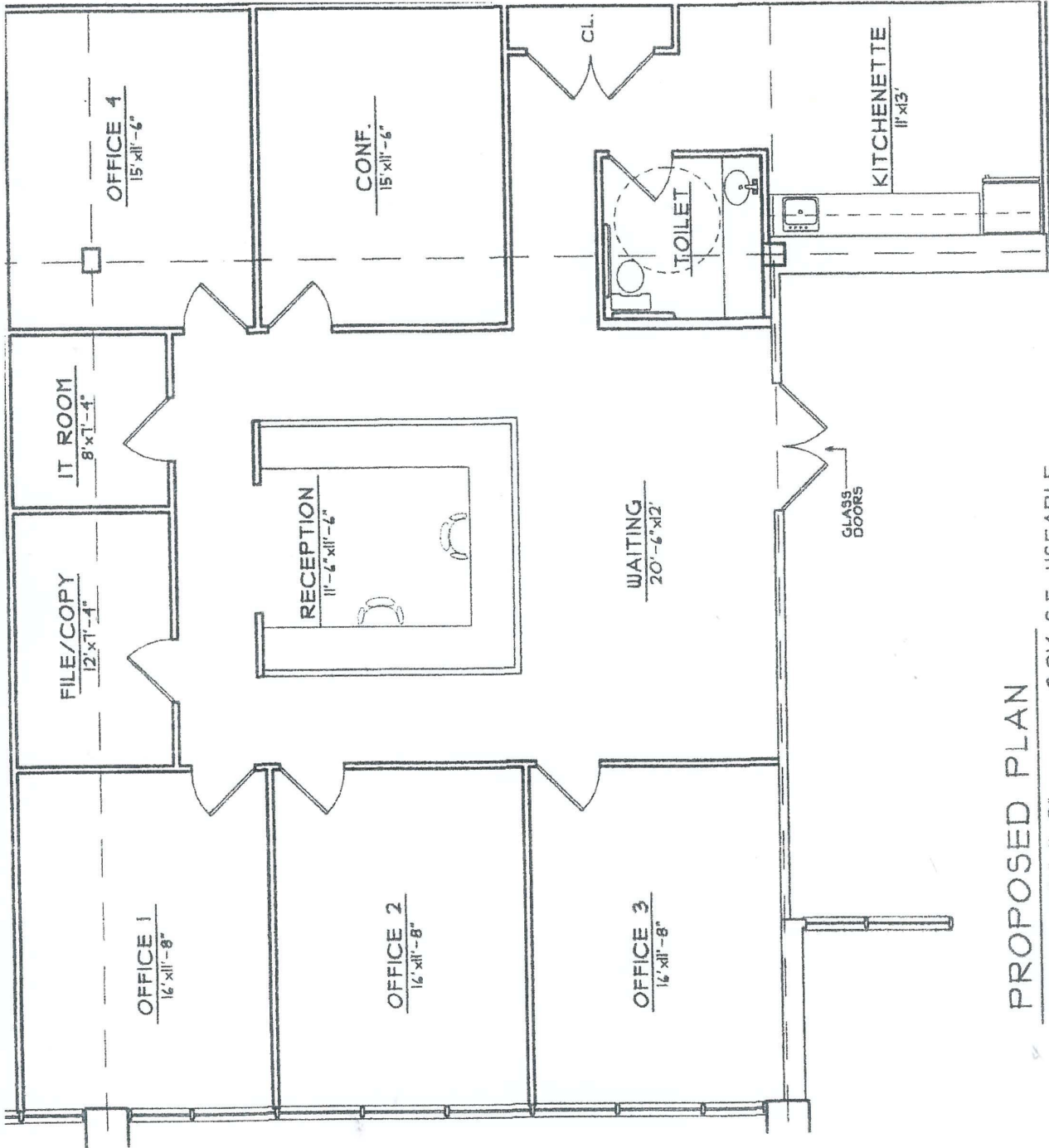
**TENANT FLOOR PLAN**  
 AREA: 12,000 SF.  
 8-15-2018

KUNICKS ASSOCIATES, LLC  
 Architects / Planners  
 245 Campbell Avenue, Suite 200, Westport, CT 06890  
 (860) 426-4444



VITAS

Available



PROPOSED PLAN  
 SCALE: 3/16" = 1' - 0"      2,014 S.F. USEABLE



