

FOR LEASE

**61 Interstate Lane
Waterbury, CT 06705**



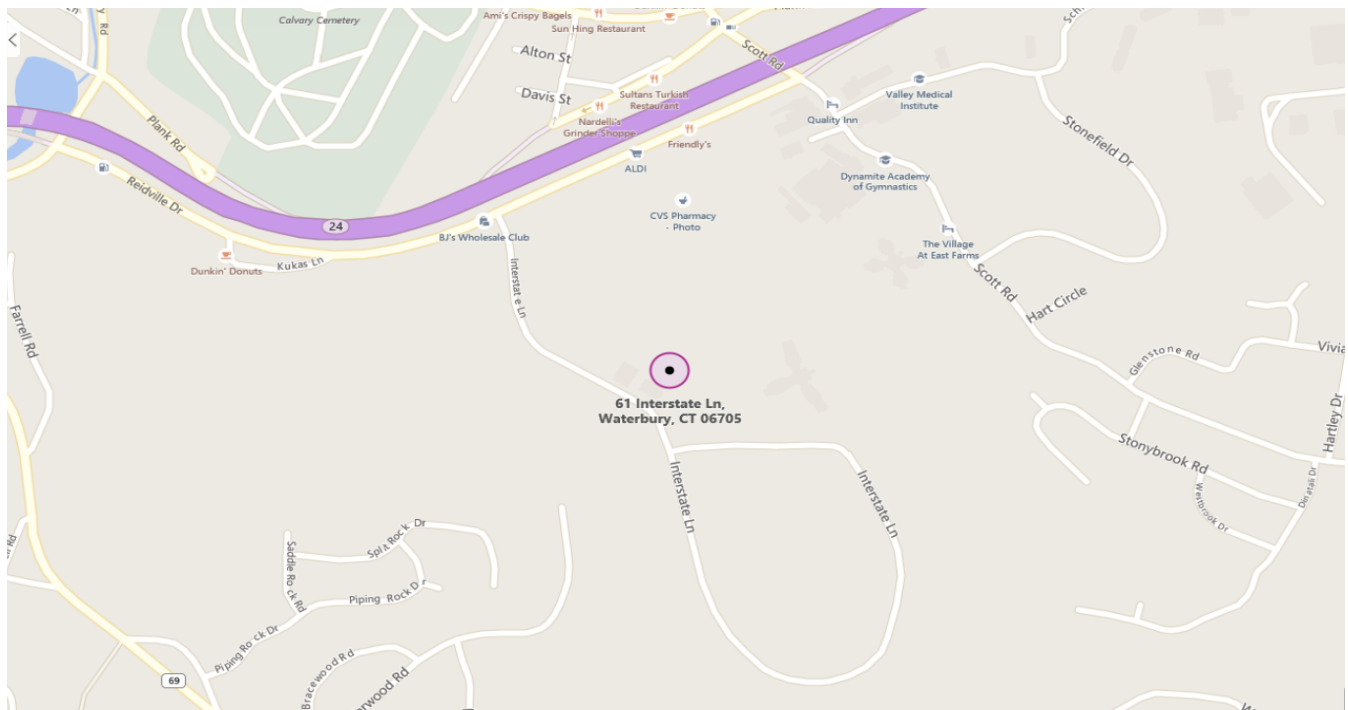
**Modern Upscale Office Space
Move-In Condition /Cummins Diesel Generator / Ample Parking
Easy Access to I-84 at Exit 25
Small Warehouse could be available (2,000 S/F)
Priced to Lease:**

**Option 1: Main Floor Office Space
6,193 S/F Office space
Lease asking price: \$7.50 PSF + Utilities**

**Option 2: 2nd Floor office spaces
+/- 2,600 - +/-5,350 S/F office spaces available
Lease asking price: \$7.50 PSF + Utilities**

PROPERTY DATA FORM

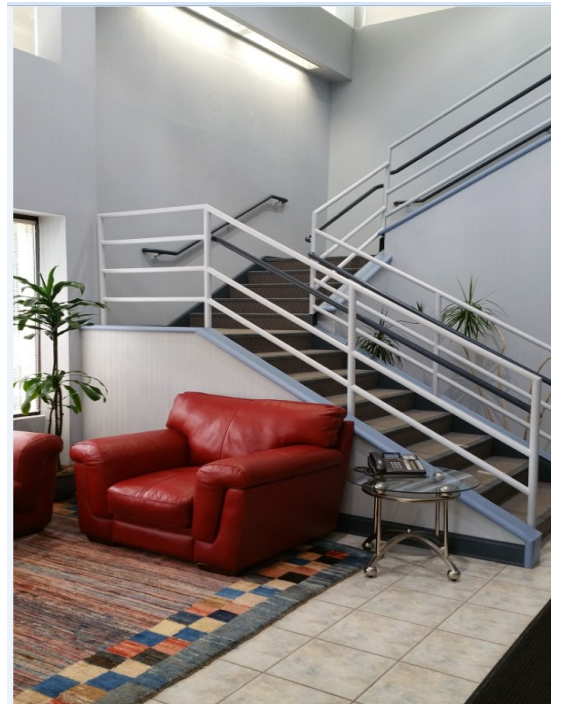
PROPERTY ADDRESS		61 Interstate Lane	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Avail S/F	6,390 SF 1st floor space 5,350 SF 2nd floor space	Air Conditioning	Central
Ext. Construction	Stone / Stucco	Sprinkler / Type	No
Int. Construction	Finished	Type of Heat	Gas
Ceiling Height	9'	Generator	Cummins diesel
Roof	Rubber/ New	OTHER	
Date Built	1988	Zoning	IP
		Parking	Ample
		State Route / Distance To...	Route 8/ 2.5 miles
		TERMS	
		1st floor	\$7.50 PSF+ utilities
		2nd floor	\$7.50 PSF + utilities
UTILITIES			
Sewer	City		
Water	City		
Gas	Yankee Gas		
Electrical	200 Amps		



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



1 St Floor Lobby



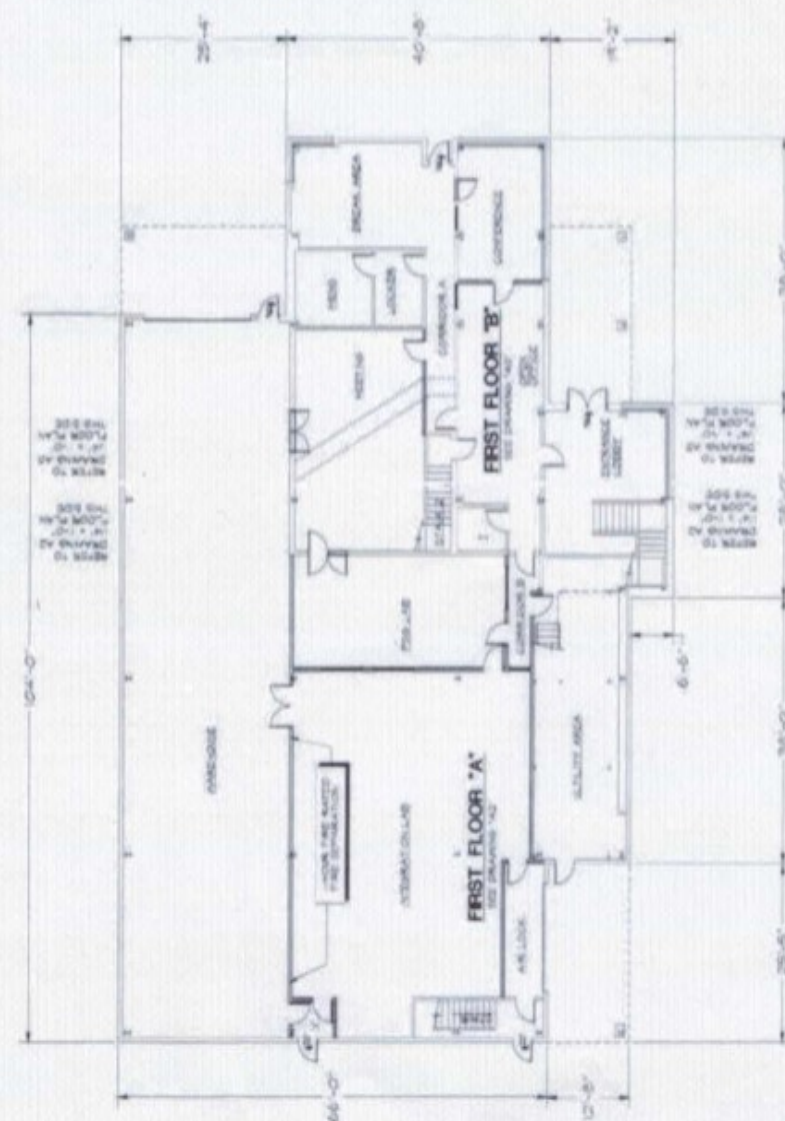


2nd Floor



USE GROUP LEGEND:

- U.G. STORAGE - UNFINISHED
AREA 2.00(1)
- S. FINISH
AREA 2.00(1)



FIRST FLOOR
SCALE: 1/8" = 1'-0"

CONTRACTOR LEGEND:

- 1. FINISH
- 2. FINISH
- 3. FINISH
- 4. FINISH

CONTRACTOR NO.
OF NOT SCALE APPROVED

NO.	REV.	DATE	DESCRIPTION
KUNCAS ASSOCIATES, LLC			
Architects - Planners			
200 Georgetown Street, Middletown, CT 06455			
(860) 341-8376			
Building Improvement			
Project 20000000000000000000			
Project Information Complete			
DATE: 08/15/10			
FIRST FLOOR PLAN			A1