

FOR LEASE

*84 Progress Lane
Waterbury, CT*



Office Space

15,000 S/F

Sub dividable to 6,000 S/F

Former Bank Headquarters

Office Park setting located right off I-84 Exit 25A

Elevator Abundant free on-site parking On city bus line

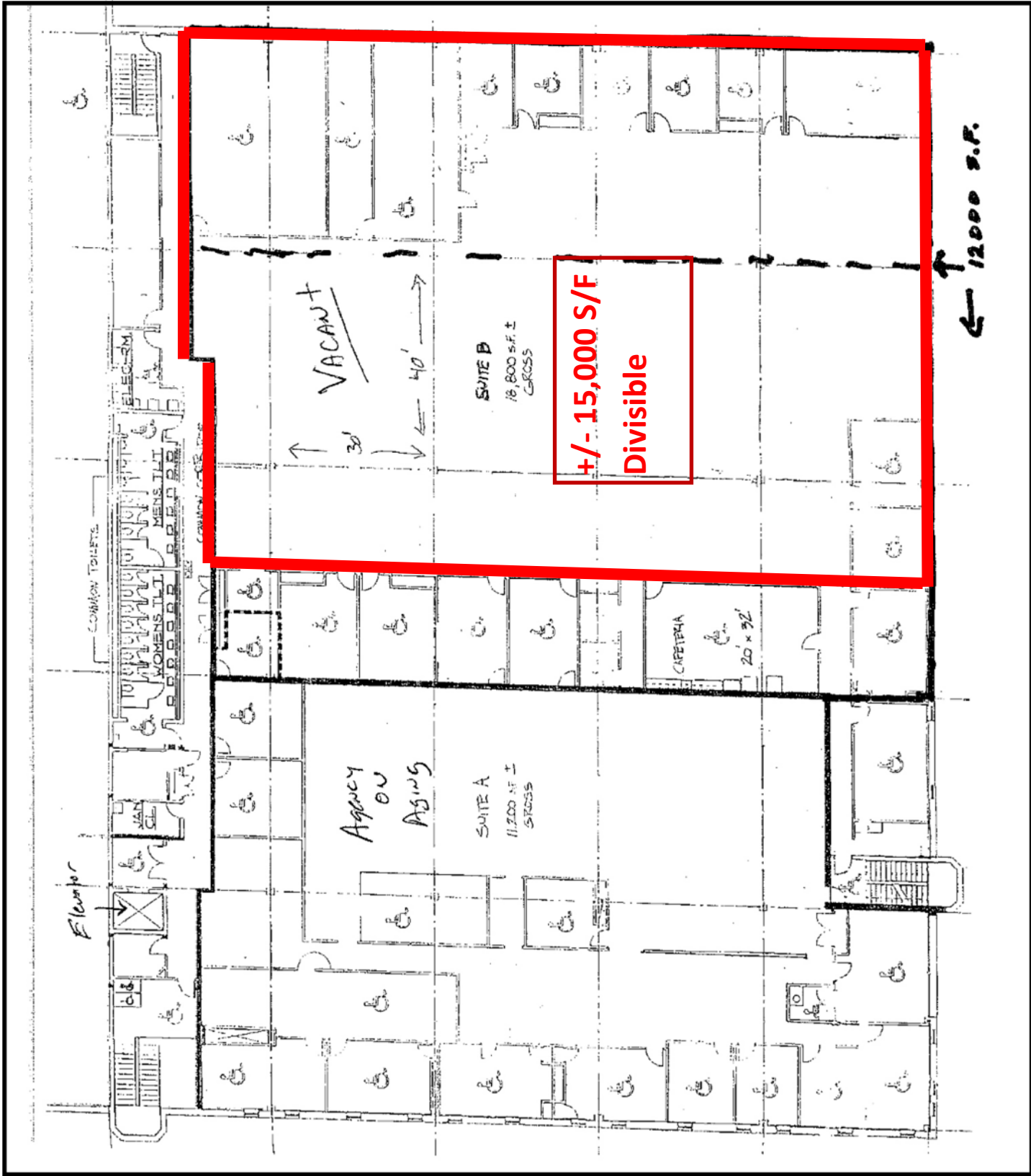
6 T1 phone lines with capacity for 25 sub-lines off each

Professionally managed and owned

Offered at \$6.95 PSF plus Nets

PROPERTY DATA FORM

PROPERTY ADDRESS	84 Progress Lane		
CITY, STATE	Waterbury, CT 06705		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	150,000 S/F +/-	Air conditioning	Yes / Trane units
Number of floors	2	Sprinklered	Yes
Avail S/F	15,000 S/F +/-	Type	Wet
Will subdivide to	6,000 S/F	Type of heat	Gas / Trane units
Office space	15,000 S/F +/-	Elevator	Yes
Exterior construction	Brick/block		
Interior construction	Finished	TAXES	
Ceiling height	12'	Date assessed	2004
Roof	Carlisle membrane	Assessment	\$2,709,980
Date built	1982	Mill rate	53.312
		Tax	\$144,474 / 0.96 PSF
UTILITIES		OTHER	
Sewer	City	Total acres	15.3
Water	City	Zoning	I.P.
Gas	Yankee Gas	Parking	5 per thousand
Electrical		Distance to I-84	.5 miles
Amps	2500	Distance to Route 8	4.97 miles
Volts	227/480	Distance to I-691	4.5 miles
Phase	3		
		TERMS	
		Lease rate	\$6.95 PSF
			Plus Nets
COMMENTS: Beautifully well maintained office space with large open bull-pen area and office lined outer perimeter. Easy access to Interstate 84. New 4-way intersection. Possible tax incentives based on your use and SIC Code.			



Elevator

COMMON TOILETS

ELECTRICAL

WOMEN'S TOILET

MEN'S TOILET

COMMON CORRIDOR

Agency on Aging

SUITE A
11,700 S.F. GROSS

SUITE B
18,800 S.F. GROSS

VACANT

30'

40'

+/- 15,000 S/F
Divisible

CAFETERIA

20' x 32'

← 12,000 S.F. ↑

84 PROGRESS LANE

