

# FOR LEASE

558 Chase Ave #7  
Waterbury, CT



**2,700 +/- S/F**

**Spacious Professional Office Suite**

**Great location with easy highway access**

**CT Traffic Count 22,000 per day**

**Sub Dividable**

**Includes: Large Reception/ Waiting Area**

**Conference Room /Oversized Offices**

**Lease rate: \$2,000 + utilities + snow removal percentage**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		558 Chase Ave #7	
<b>CITY, STATE</b>		Waterbury, CT	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	14,080	Air Conditioning	Central air
Number of floors	1	Sprinkler / Type	No
Avail S/F	2,700	Type of Heat	w/air
Will subdivide	yes	<b>OTHER</b>	
Ext. Construction		Acres	
Ceiling Height		Zoning	IP
Roof	Asphalt	Parking	Ample
Date Built	1987	State Route / Distance To...	Route 8/ 2.5 miles
<b>UTILITIES</b>		<b>TAXES</b>	
Sewer	City	Assessment	\$452,330.00
Water	City	Appraisal	\$646,190.00
Gas	Yankee Gas	Mill Rate	60.21
Electrical	200 Amps	Taxes	\$27,234.00
		<b>TERMS</b>	
		Lease rate	\$2,000 + utilities + snow removal



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