

# FOR LEASE

*76 Watertown Rd  
Thomaston, CT 06787*



**New construction Ready for immediate occupancy  
37,000 +/- S/F Retail/Office Space**

**Spaces range from 750 to 6,000 S/F  
Ideal for retail, office and business professionals  
Located right off Route 8 and Exit 38**

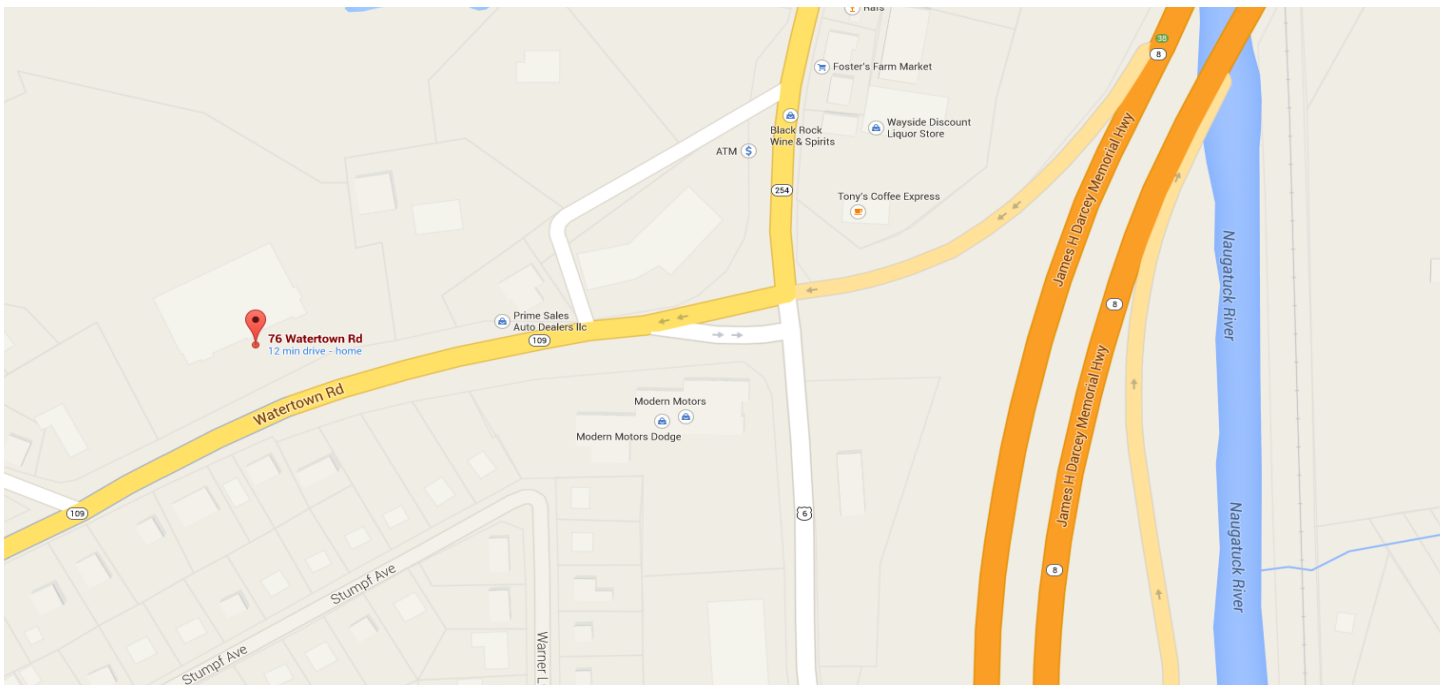
**Thomaston's New Vibrant Power Center**

**Lease Rate: \$12.00 to \$16.00 PSF Gross**

# PROPERTY DATA FORM

PROPERTY ADDRESS	76 Watertown Road
CITY, STATE	Thomaston, CT 06787

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	37,000 +/-	Air Conditioning	Central
Number of Floors	2	Sprinkler / Type	Yes
Avail. S/F	8,800 +/-	Type of Heat	Gas/ Eclectic
Will Subdivide To...	700	<b>TAXES</b>	
Avail. Docks		Assessment	
Ext. Construction	Block	Mill Rate	
Int. Construction		Taxes	TBD
Ceiling Height	8' - 16'	<b>OTHER</b>	
Roof	New	Total Acres	8 +/-
Date Built	2015	Zoning	Commercial
<b>UTILITIES</b>		Parking	Ample
Sewer	City	State Route / Distance To...	Route 8 / Exit 38
Water	City	<b>TERMS</b>	
Gas	Yes	Lease Rate	\$12- \$16 PSF Gross
Electrical	200 amps		



# 76 Watertown Road Renovations

## Total Renovations 5M Project

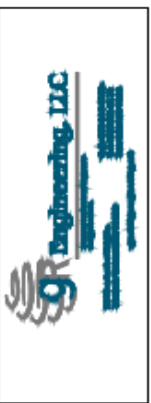
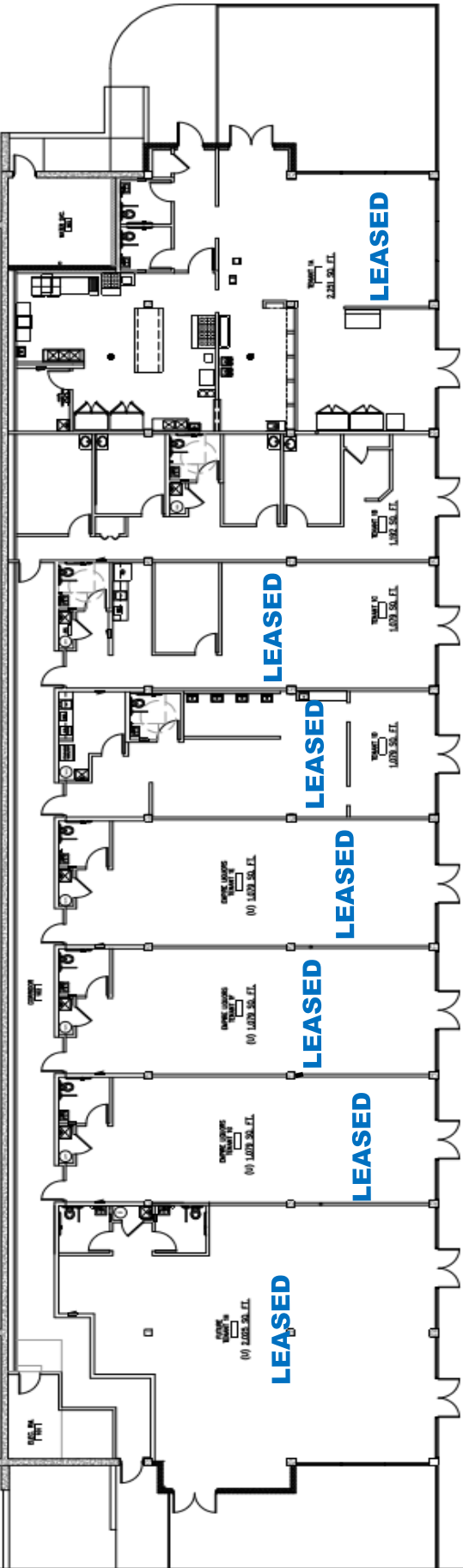
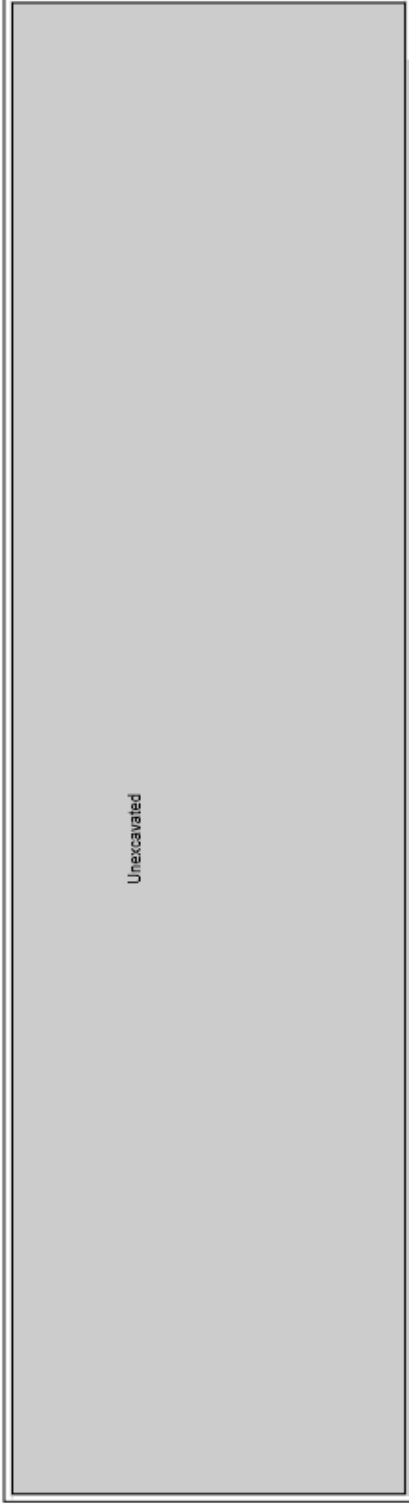
- **Using steel building shell, concrete structure only**
  - New roof system
    - Cut holes in concrete shell encompassing entire building, modernizing existing window openings making them longer in height and create new window openings where there currently are none.
  - Remove greenhouse landscaping present in center of building to allow for more usable square footage on second floor
  - Remove main entrance staircase to parking garage to generate additional usable square footage on first floor.
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  - Eliminate parking garage; close in and split up space to allow for additional retail square footage.
- **Total New Interior Consisting of the following:**
  - New drywall (paint ready)
  - New HV AC (heating and cooling)
  - New electrical
  - New ceilings
  - Reconditioned floors (flooring ready)
  - Fiber optics available
  - New bathrooms (ADA compliant)
  - New sprinkler system
  - New corridors
  - Reconditioned loading dock - 2nd floor
  - Prewired for alarm system
- **Exterior Work to Include**
  - New concrete entrances to sidewalks
  - New parking area in front of building
  - New parking in rear of building
  - Redesigned areas on left and right side of building to allow for easy access and higher volume
  - New architectural retaining wall in rear of building

Original Building



Newly designed 2015



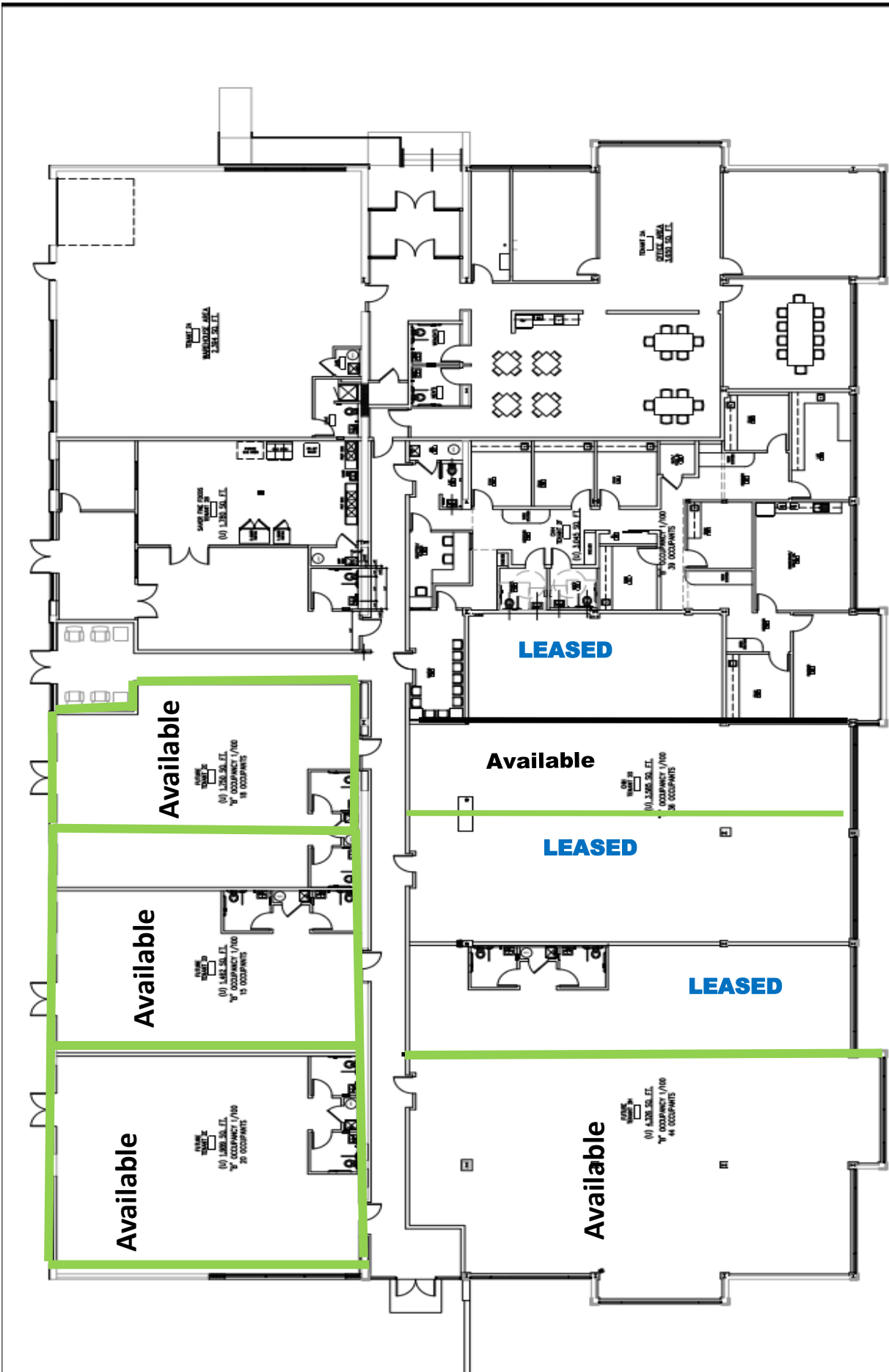


DATE	10/16/15	SCALE	1/8"=1'-0"
DRAWN	DC	CHECK	OK
APP'D	OK	DATE	
REVISIONS			
A	NO	DESCRIPTION	

## First Floor Tenant Spaces

DLM Professional Plaza  
 76 Watertown Road  
 Thomaston, Connecticut

A1



A2

DLM Professional Plaza  
 76 Watertown Road  
 Thomaston, Connecticut

Second Floor  
 Tenant Spaces

DATE	10/11/15
SCALE	1/8"=1'-0"
DRAWN BY	DC
CHECKED BY	OR
APPROVED BY	OR

NO.	DESCRIPTION	DATE
A	REVISIONS	

