

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**

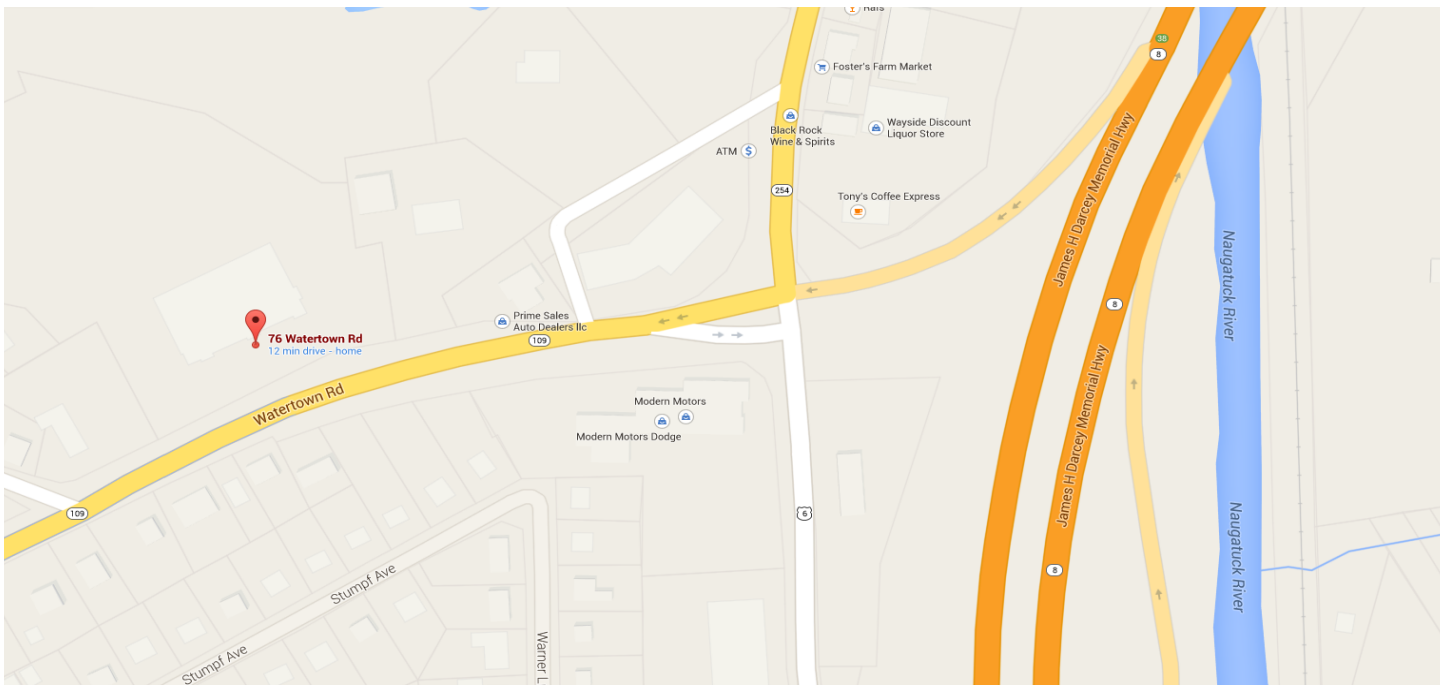
Thomaston's New Vibrant Power Center

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 | TAXES | |
| Avail. Docks | | Assessment | |
| Ext. Construction | Block | Mill Rate | |
| Int. Construction | | Taxes | TBD |
| Ceiling Height | 8' - 16' | OTHER | |
| Roof | New | Total Acres | 8 +/- |
| Date Built | 2015 | Zoning | Commercial |
| UTILITIES | | Parking | Ample |
| Sewer | City | State Route / Distance To... | Route 8 / Exit 38 |
| Water | City | TERMS | |
| Gas | Yes | Lease Rate | \$12- \$16 PSF Gross |
| Electrical | 200 amps | | |



76 Watertown Road Renovations

Total Renovations 5M Project

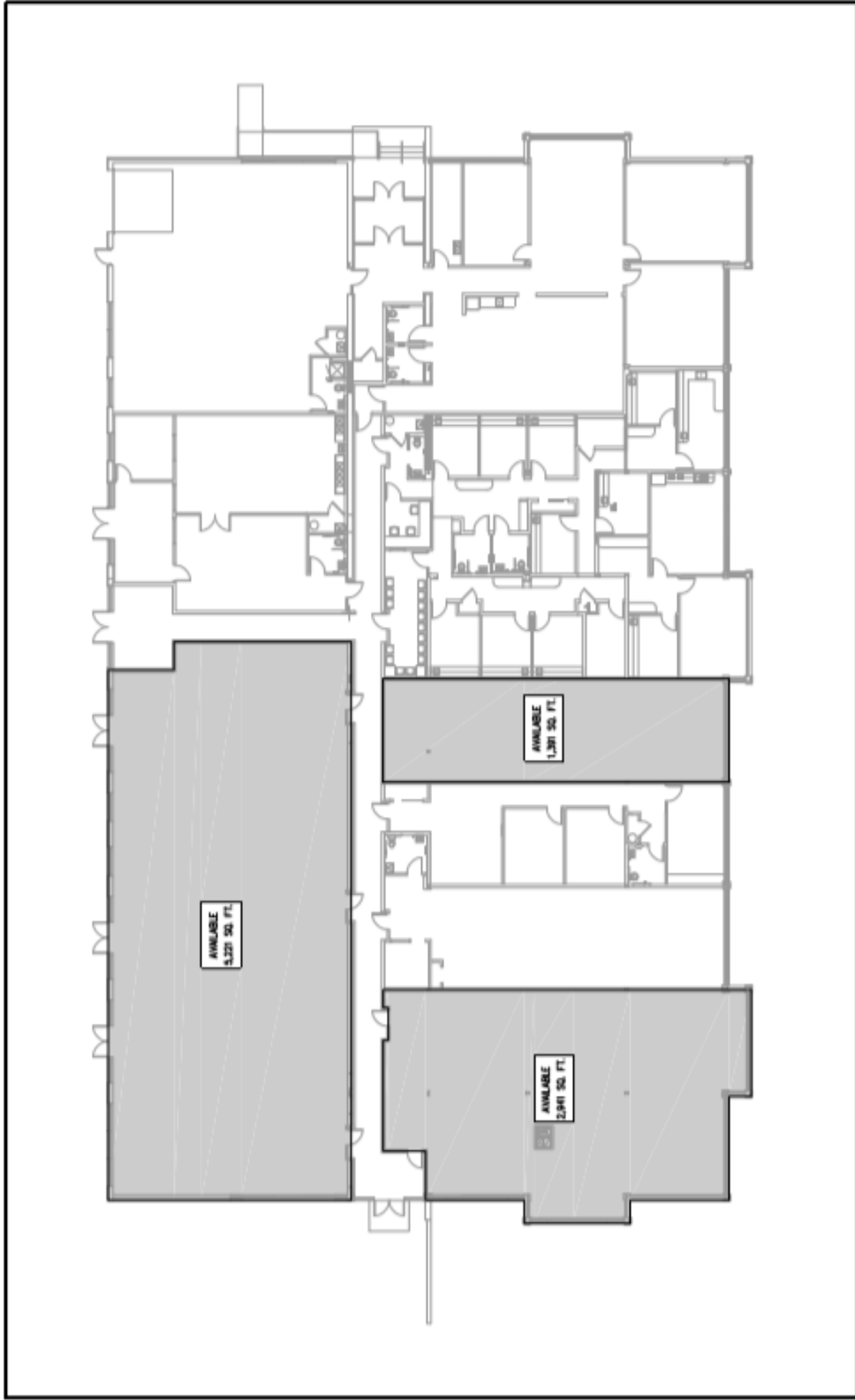
- **Using steel building shell, concrete structure only**
 - New roof system
 - Cut holes in concrete shell encompassing entire building, modernizing existing window openings making them longer in height and create new window openings where there currently are none.
 - Remove greenhouse landscaping present 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





| | |
|----------------------------------------|--------|
| SECOND FLOOR PLAN 76 WATERTOWN ROAD | |
| Project # | 418/19 |
| Project # | A100 |
| City/State | DC |

AVAILABLE TENANT SPACE
76 Watertown Road
 SECOND FLOOR
 THOMASTON, CONNECTICUT

Gen'l Mgr. J. J. ADITYA

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