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FOR LEASE

*574 Heritage Road
Southbury, CT*



Heritage Office Building

Nice 2nd Floor Corner Suite 5,006 S/F (Divisible) Available

Premier Southbury Office Location

**Located next door to the Dolce Heritage Resort &
Conference Center and Golf Course**

Excellent access to Interstate I-84

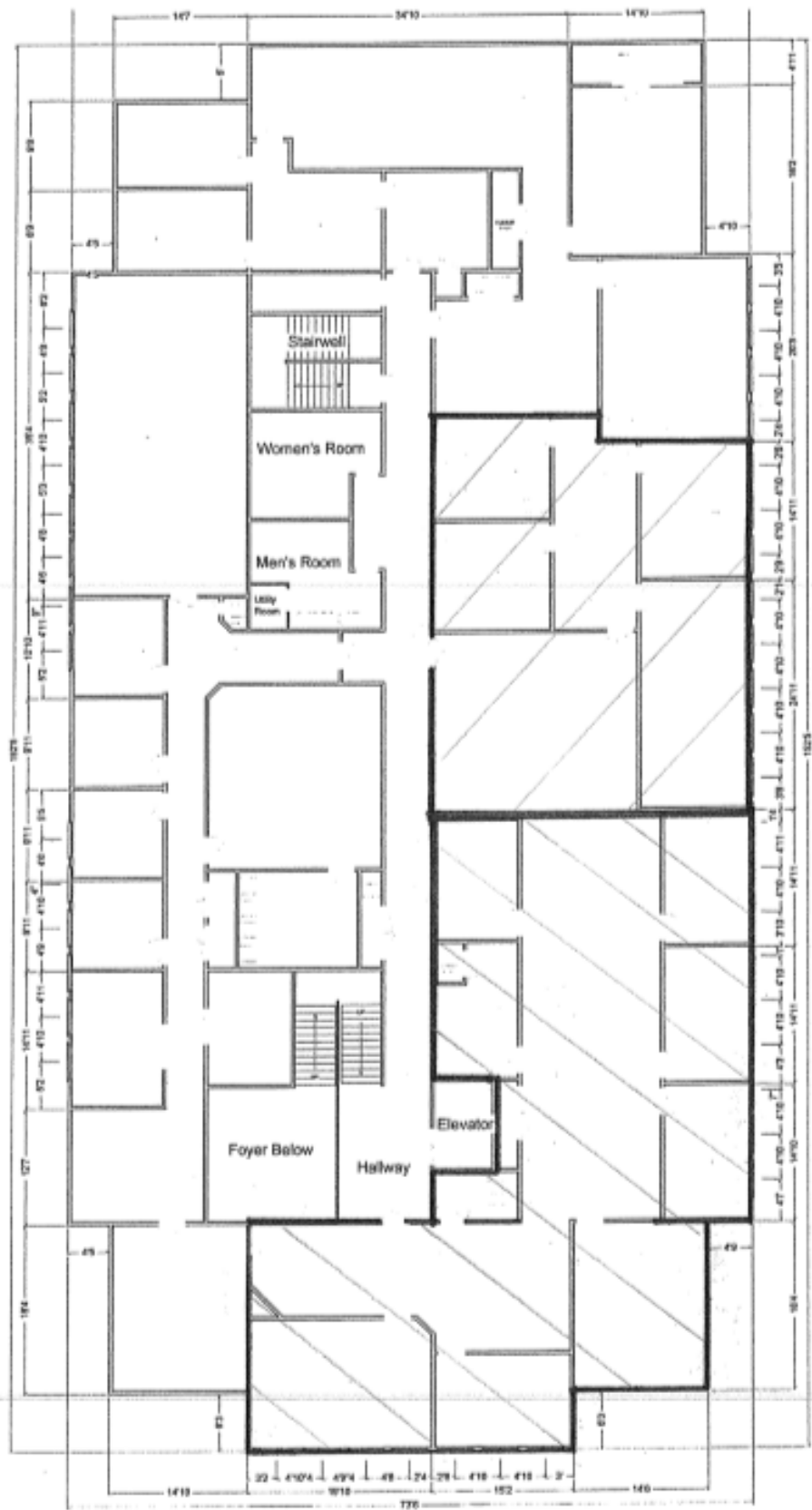
Ample on-site parking

Lease Rate of \$15.00 PSF Gross plus utilities

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PROPERTY DATA FORM			
PROPERTY ADDRESS	574 Heritage Road		
CITY, STATE	Southbury, CT		
BUILDING INFO		MECHANICAL EQUIP	
Available S/F	5,006	Air conditioning	Yes
Will subdivide to	2,030	Sprinkler / type	Yes / wet
Exterior construction	Wood	Type of heat	Electric
Interior construction	Finished	Elevator	Otis / 2500 lb
Ceiling height	9'	OTHER	
Date built	1985	Zoning	Office
UTILITIES		Parking	Excellent
Sewer	City	Interstate / Distance to	I-84 / 2 miles
Water	Heritage Village Water Co	State Route / Distance to	Route 6 / 1 mile
Electric	Separate	TERMS	
		Lease rate	\$15.00 PSF Gross plus utilities
COMMENTS: Premier office building. Convenient to Exit 15 on I-84. Located next door to the Dolce Heritage Resort, Conference Center and 18 hole Golf Course. Suite 200 = 2,976 S/F (Occupied through Oct 2019 - May vacate sooner) Suite 201 B = 2,030 S/F			





Heritage Office Building /Second Floor

not to scale

10487 sq ft