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# FOR LEASE

*76 Watertown Rd  
Thomaston, CT 06787*



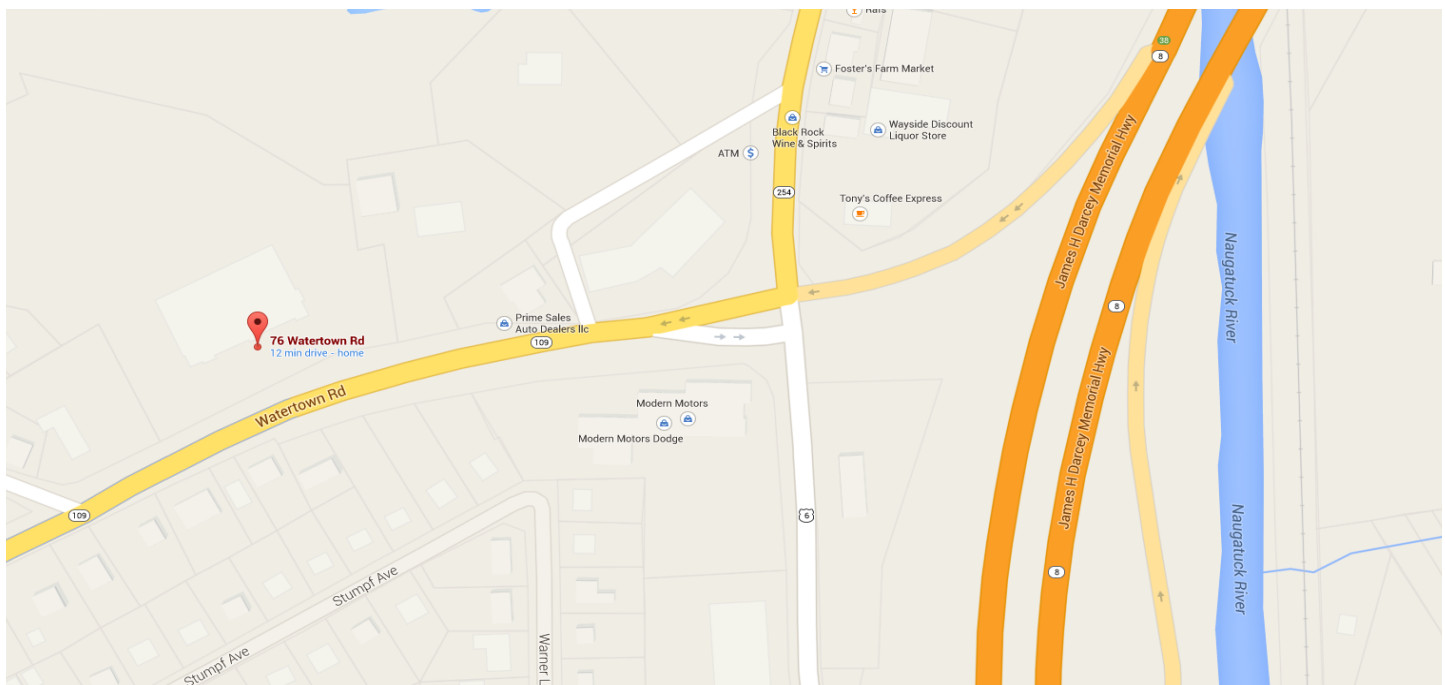
**New construction Ready for immediate occupancy**  
**36,678 +/- S/F Retail/Office Space**  
**Spaces range from 750 to 6,000 S/F**  
**Ideal for retail, office and business professionals**  
**Located right off Route 8 and Exit 38**  
**Thomaston's New Vibrant Power Center**  
  
**Lease Rate: \$12.00 to \$16.00 PSF Gross**

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# PROPERTY DATA FORM

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

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	36,678 +/-	Air Conditioning	Central
Number of Floors	2	Sprinkler / Type	Yes
Avail. S/F	9,000 +/-	Type of Heat	Gas/ Eclectic
Will Subdivide To...	750	<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

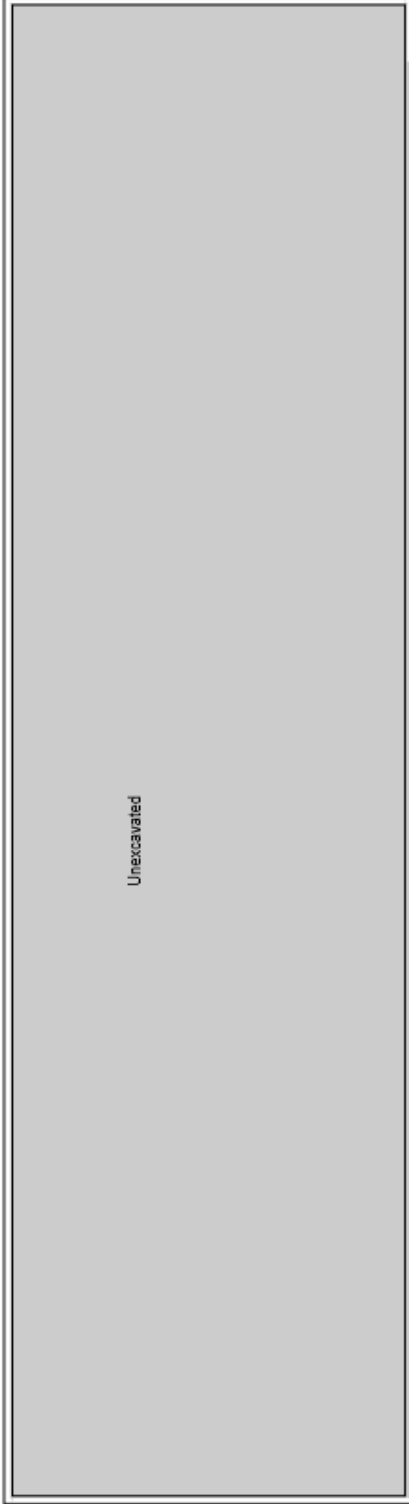
- **Using steel building shell, concrete structure only**
  - New roof system
    - Cut holes in concrete shell encompassing entire building, modernizing existing window openings making them longer in height and create new window openings where there currently are none.
  - Remove greenhouse landscaping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





Unexcavated

Unexcavated

LEASED

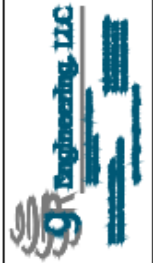
LEASED

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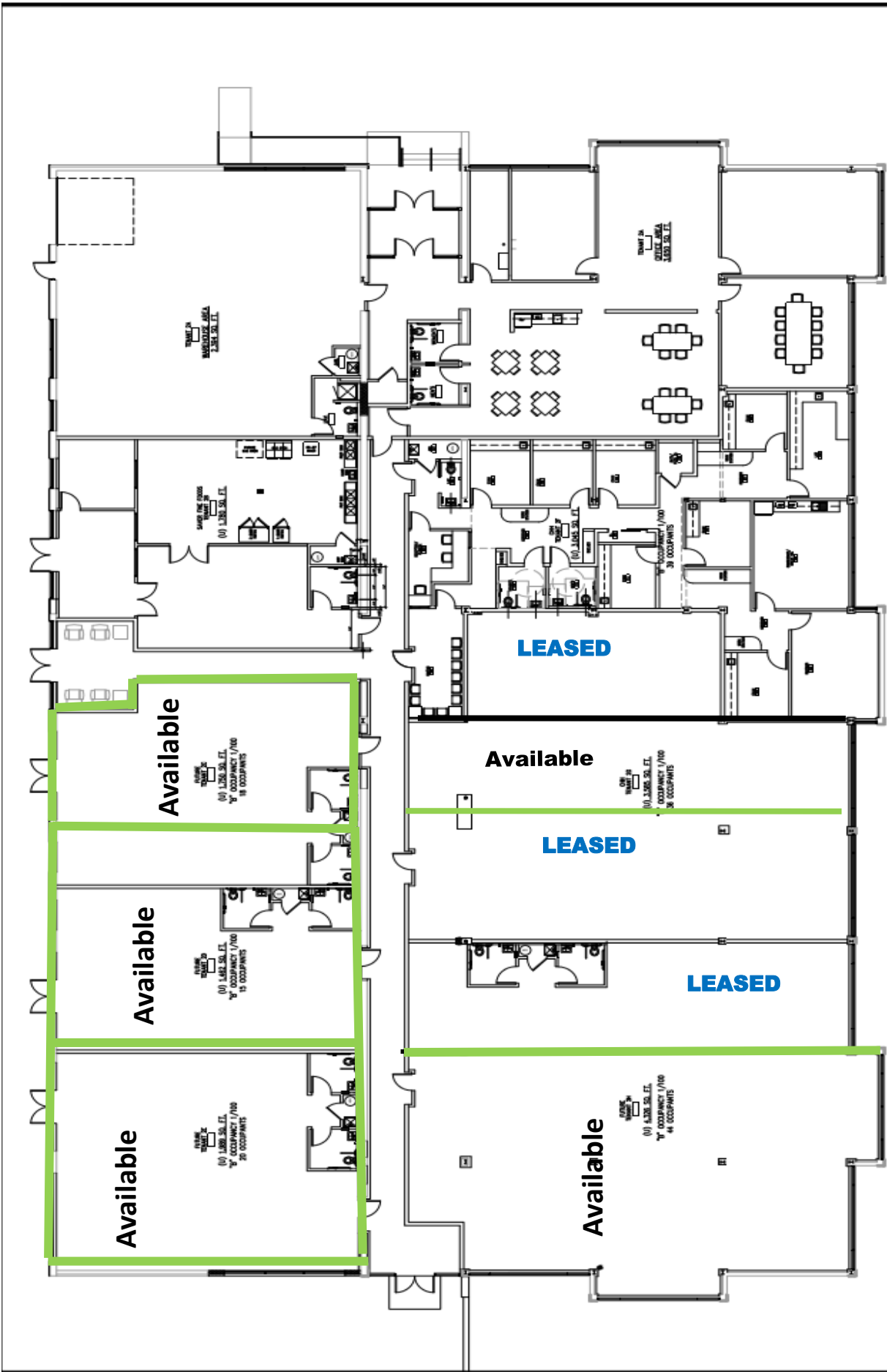


REVISIONS		DATE	APP'D	OR
A	DESCRIPTION	DATE	APP'D	OR

# First Floor Tenant Spaces

DLM Professional Plaza  
76 Watertown Road  
Thomaston, Connecticut

A1



A2

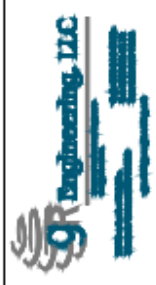
DLM Professional Plaza  
76 Watertown Road  
Thomaston, Connecticut

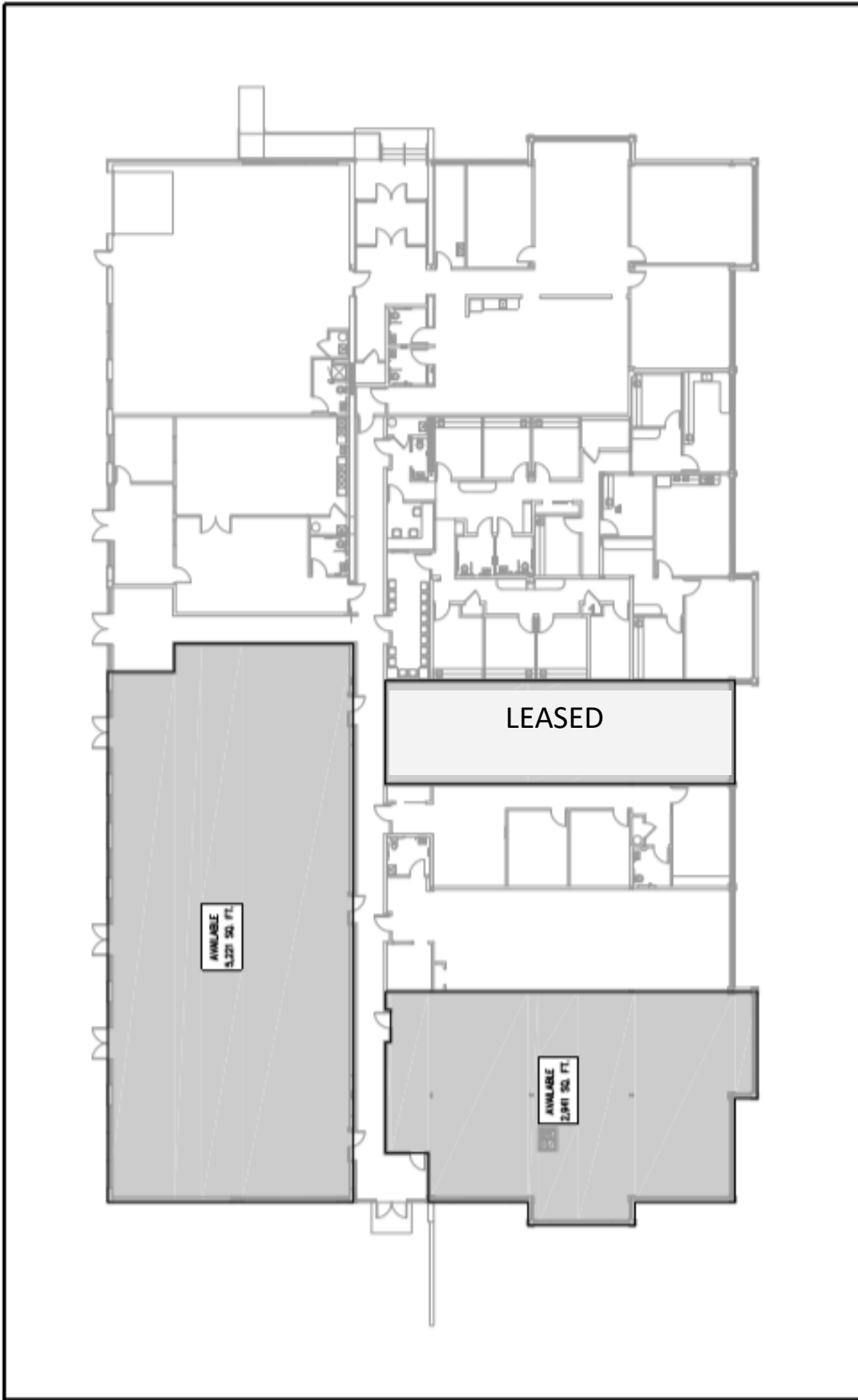
Second Floor  
Tenant Spaces

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

NO.	DESCRIPTION	DATE
A	REVISIONS	





SECOND FLOOR PLAN TO WATERTOWN ROAD	
Project No.	475119
Project Name	<b>A100</b>
Location	DC

**AVAILABLE TENANT SPACE**  
**76 Watertown Road**  
 SECOND FLOOR  
 THOMASTON, CONNECTICUT

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