

FOR LEASE

*76 Watertown Rd
Thomaston, CT 06787*



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

**Spaces range from 1,200 to 17,000 S/F
Ideal for retail, office and business professionals
Located right off Route 8 and Exit 38**

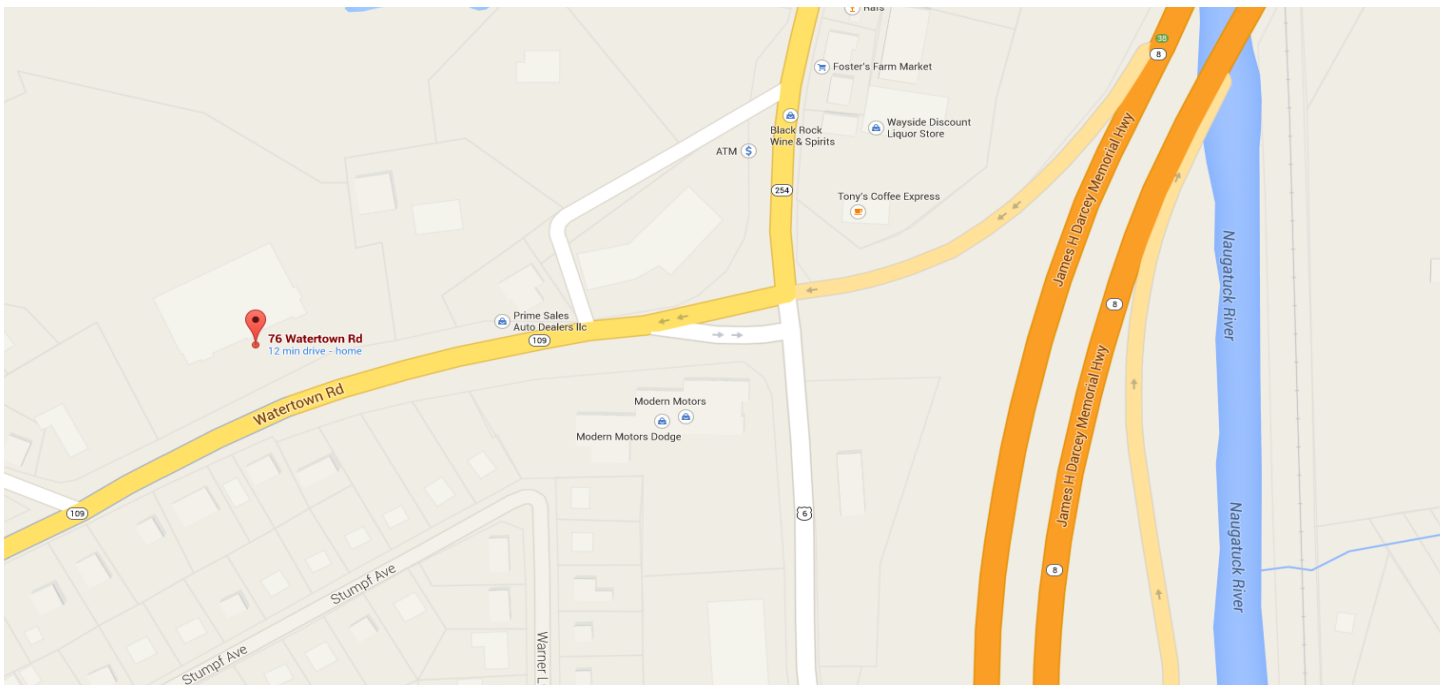
Thomaston's New Vibrant Power Center

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	26,000	Type of Heat	Gas/ Eclectic
Will Subdivide To...	1,200	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

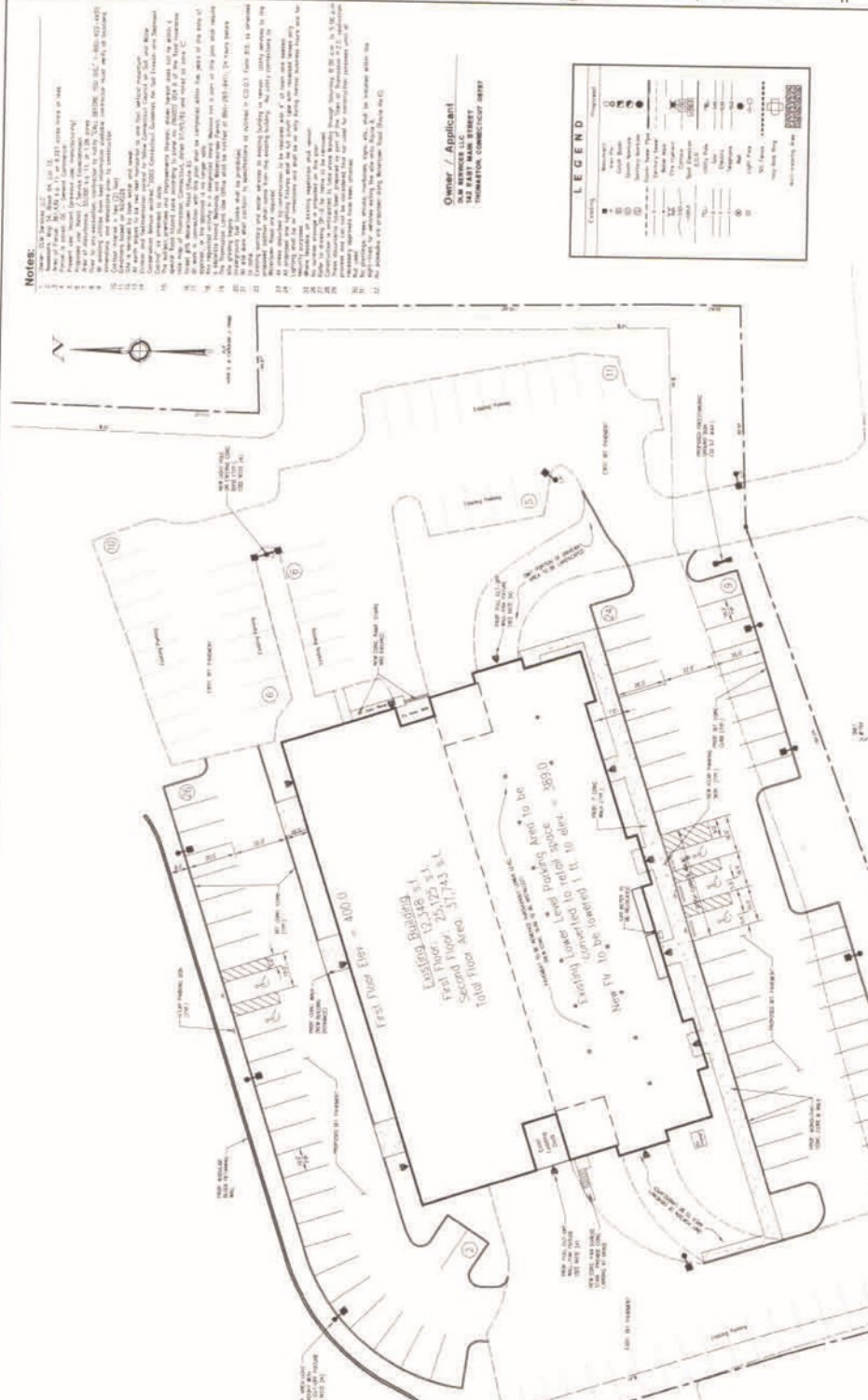
- **Using steel building shell, concrete structure only**
 - New roof system
 - Cut holes in concrete shell encompassing entire building, modernizing existing window openings making them longer in height and create new window openings where there currently are none.
 - Remove greenhouse landscaping present 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.
 - Remove main entrance staircase to parking garage to generate additional usable square footage on first floor
 - 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





NOTES:

1. SEE PLAN FOR ALL DIMENSIONS.
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Owner / Applicant
DLM SERVICES LLC
1000 W. MAIN STREET
WATERTOWN, CONNECTICUT 06795

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING BUILDING
(Symbol)	PROPOSED BUILDING
(Symbol)	EXISTING PARKING
(Symbol)	PROPOSED PARKING
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING CURB
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING LANDSCAPE
(Symbol)	PROPOSED LANDSCAPE
(Symbol)	EXISTING TREE
(Symbol)	PROPOSED TREE
(Symbol)	EXISTING SIGN
(Symbol)	PROPOSED SIGN
(Symbol)	EXISTING LIGHT
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(Symbol)	PROPOSED DOOR
(Symbol)	EXISTING WINDOW
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(Symbol)	EXISTING STAIR
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(Symbol)	PROPOSED ESCAPE ROUTE
(Symbol)	EXISTING FIRE EXTINGUISHER
(Symbol)	PROPOSED FIRE EXTINGUISHER
(Symbol)	EXISTING SMOKE DETECTOR
(Symbol)	PROPOSED SMOKE DETECTOR
(Symbol)	EXISTING SPRINKLER
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(Symbol)	PROPOSED ALARM
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(Symbol)	PROPOSED CARBON MONOXIDE ALARM
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(Symbol)	EXISTING ACCELERATION DETECTOR
(Symbol)	PROPOSED ACCELERATION DETECTOR

Zoning Information

ITEM	REQUIRED/ALLOWED	PROVIDED
1. ZONING DISTRICT	SP-1	SP-1
2. ZONING REGULATIONS	SP-1	SP-1
3. ZONING MAP	SP-1	SP-1
4. ZONING CODE	SP-1	SP-1
5. ZONING COMMISSION	SP-1	SP-1
6. ZONING BOARD	SP-1	SP-1
7. ZONING OFFICER	SP-1	SP-1
8. ZONING DEPARTMENT	SP-1	SP-1
9. ZONING DIVISION	SP-1	SP-1
10. ZONING SECTION	SP-1	SP-1
11. ZONING UNIT	SP-1	SP-1
12. ZONING AREA	SP-1	SP-1
13. ZONING ZONE	SP-1	SP-1
14. ZONING SUBZONE	SP-1	SP-1
15. ZONING DISTRICT	SP-1	SP-1
16. ZONING REGULATIONS	SP-1	SP-1
17. ZONING MAP	SP-1	SP-1
18. ZONING CODE	SP-1	SP-1
19. ZONING COMMISSION	SP-1	SP-1
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WATERTOWN ROAD
 (Route 6)

1" = 20' (1:200)

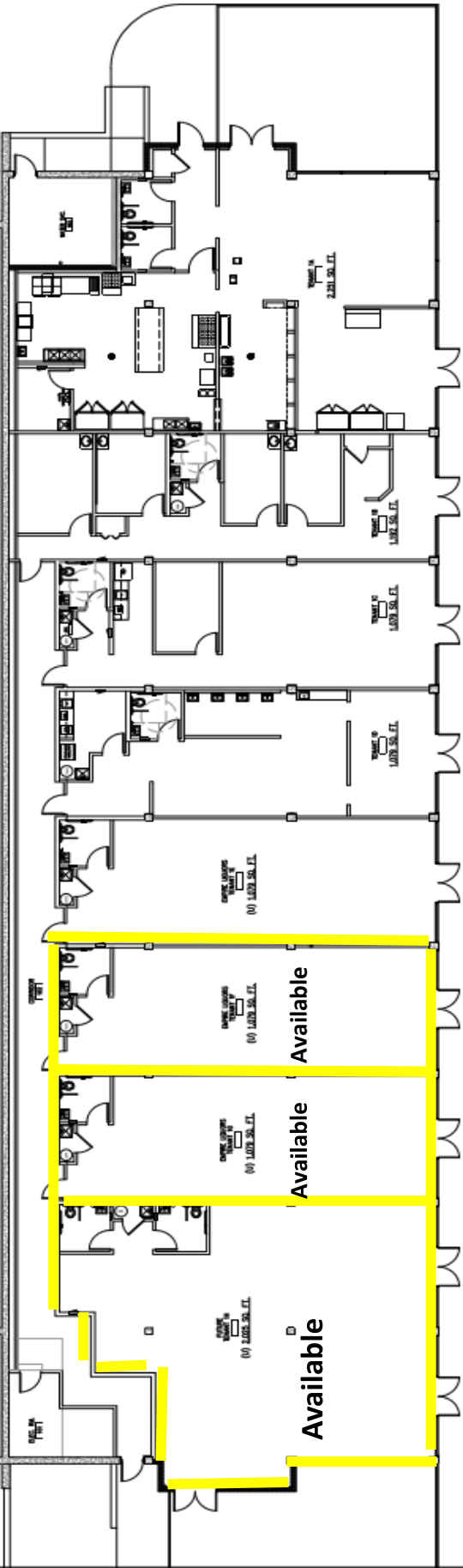
Pustola Associates
 ENGINEERS & ARCHITECTS
 1150 MAIN STREET
 WATERTOWN, CT 06795
 (860) 946-1111
 WWW.PUSTOLA.COM

DLM PROFESSIONAL PLAZA
 DLM SERVICES LLC
 1000 W. MAIN STREET
 WATERTOWN, CT 06795

SP-1

Unexcavated

Unexcavated

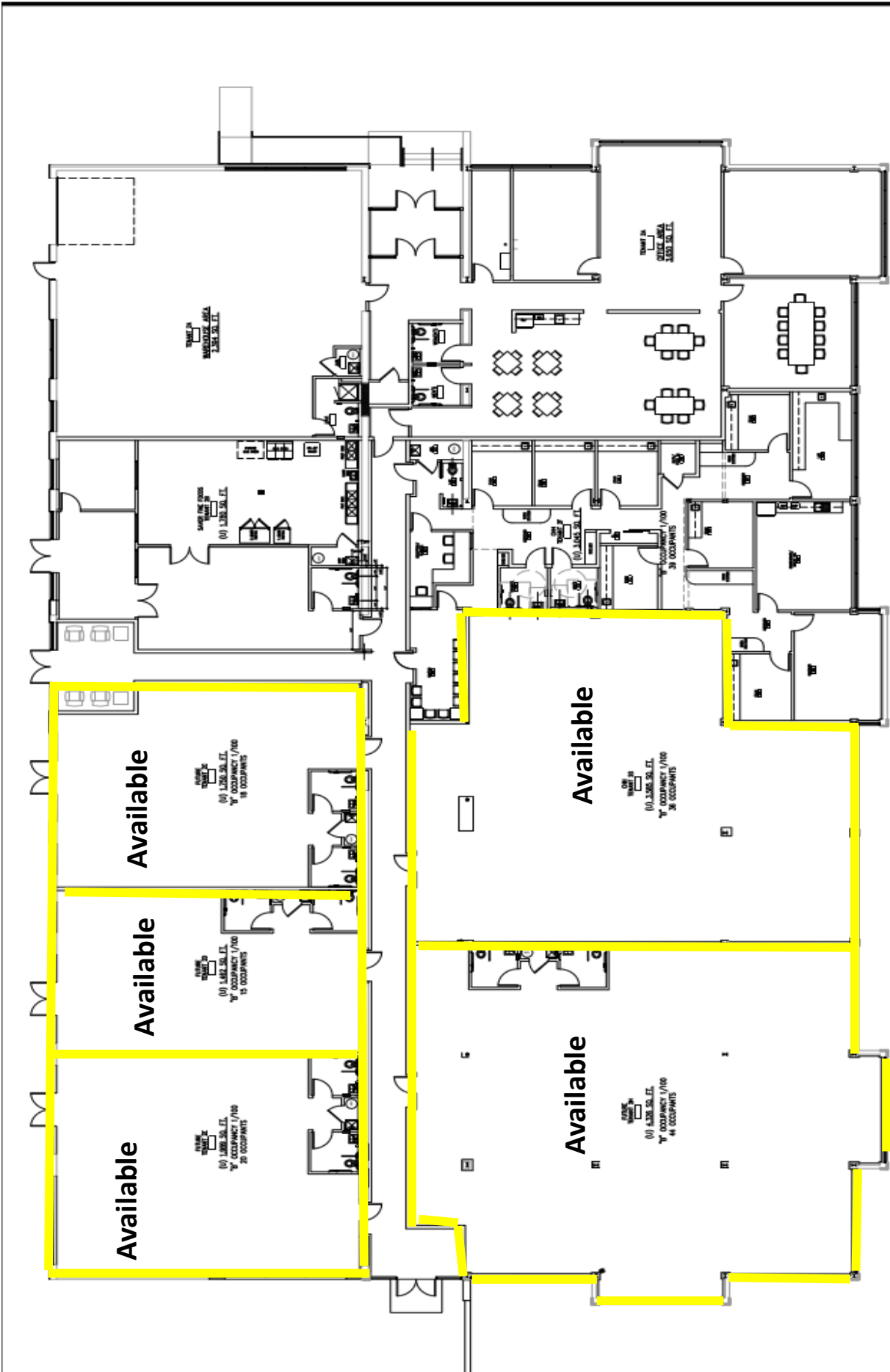


NO.	DESCRIPTION	DATE	APP'D	CHK'D

First Floor Tenant Spaces

DLM Professional Plaza
76 Watertown Road
Thomaston, Connecticut

A1



A2

DLM Professional Plaza
 78 Watertown Road
 Thomaston, Connecticut

Second Floor
 Tenant Spaces

DATE	10/01/15	SCALE	1/8"=1'-0"
		DRAWN	DC
		CPO	OK
		APPD	OK
REVISIONS		DATE	OK
A	DESCRIPTION		

