

# FOR LEASE

**777 Echo Lake Road  
Watertown, CT**



## **ECHO LAKE COMMONS MEDICAL AND PROFESSIONAL COMPLEX**

- **New 25,000 +/- SF Class A Office/ Professional Building**
- **Individual Suites from 1,250 Square Feet**
- **Ready for tenant fit ups**
- **Ample Parking - 100 + Parking Spaces**
- **Zoned for Medical, Professional, Restaurant, and Retail Uses**
- **Magnificent Southern Views**

**Lease asking Price: \$19 PSF + NNN**

# PROPERTY DATA FORM

PROPERTY ADDRESS	777 Echo Lake Road
CITY, STATE	Watertown, CT 06795

## BUILDING INFO

Total S/F	25,000
Number of Floors	2
Avail. S/F	25,000
Will Subdivide To...	1,250
Avail. Docks	
Ext. Construction	Brick, EIFS, Composite
Int. Construction	Framed/Gypsum
Ceiling Height	14 Ft
Roof	Lifetime Shingle
Date Built	2016

## MECHANICAL EQUIP.

Air Conditioning	Central
Sprinkler / Type	Yes
Type of Heat	Gas Forced Air

## TAXES

Date assessed	N/A
Mill rate	29.12
Tax	N/A

## OTHER

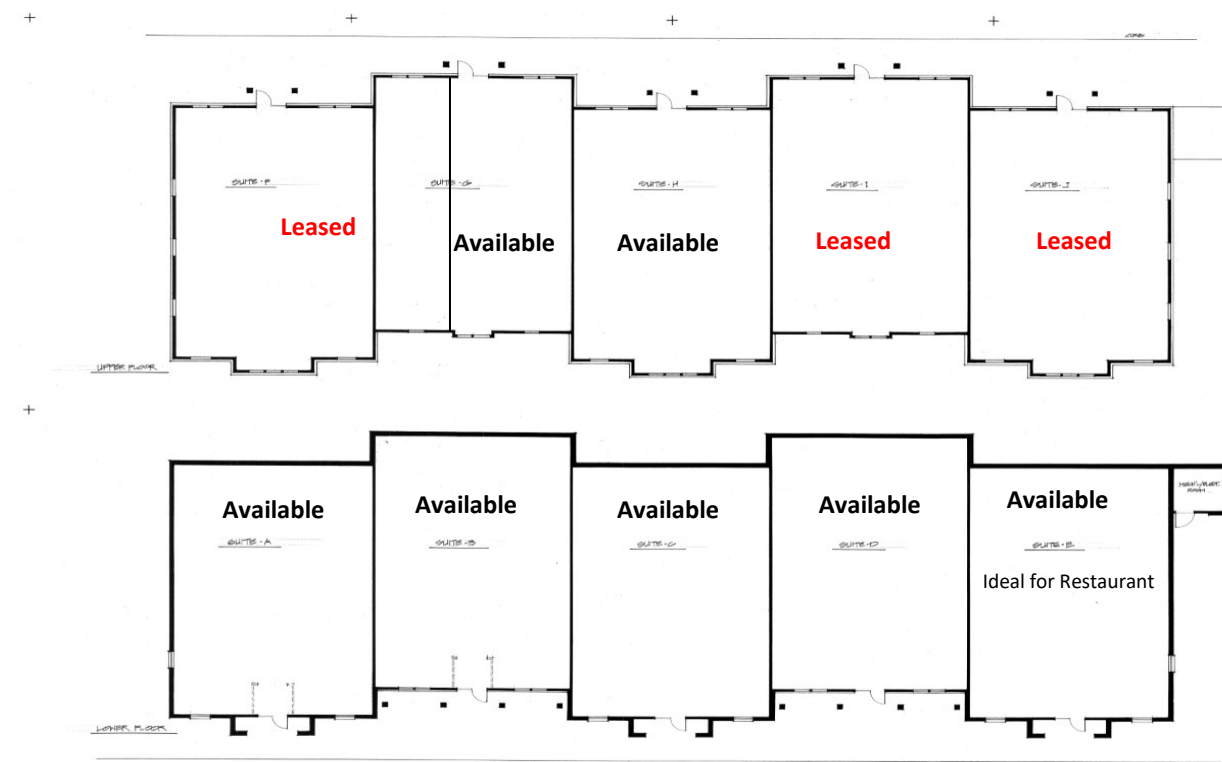
Total Acres	3.5
Zoning	Mixed Use
Parking	Ample 100 +
State Route / Distance To...	1 Mile Interstate Route 8 On State Route 262

## UTILITIES

Sewer	Yes
Water	Yes
Gas	Yes
Electrical	Yes

## TERMS

Lease Rate	\$19.00 PSF + NNN
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PLAN NORTH

ECHO LAKE MEDICAL & PROFESSIONAL OFFICE COMPLEX  
777 ECHO LAKE ROAD  
WATERTOWN, CT

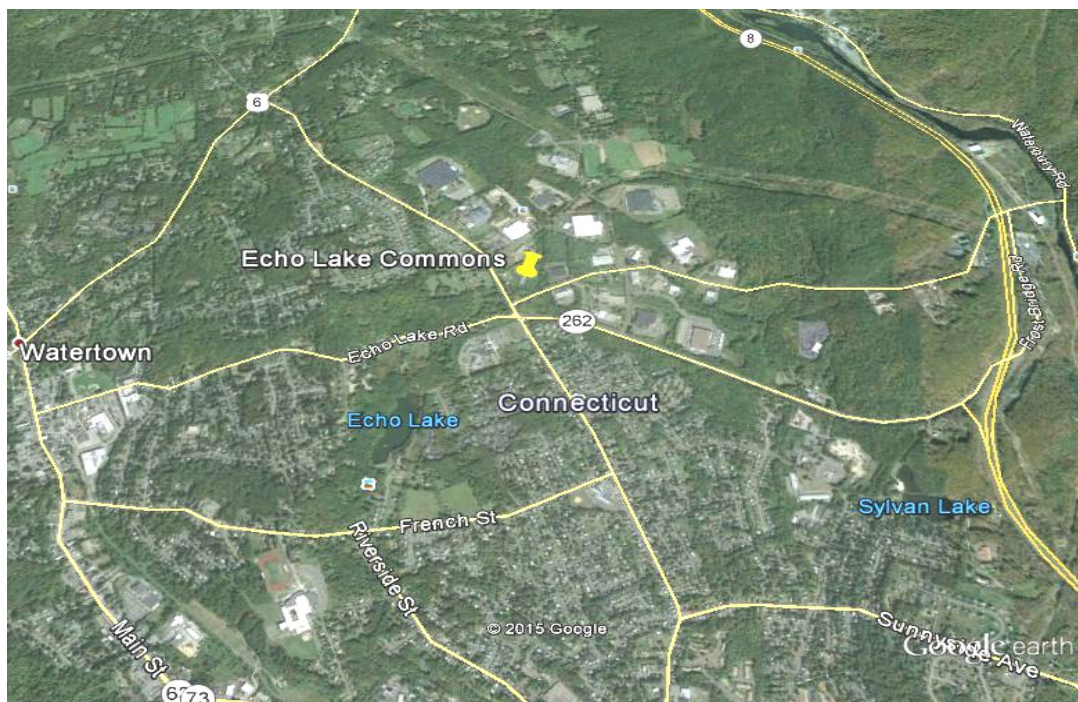
REVISIONS:

SCALE: 1/8" = 1'-0"  
DATE: 03/25/2019

KENYON & CUTLER  
ARCHITECTS

# PROPERTY DATA FORM

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<b>CITY, STATE</b>		Watertown, CT 06795	
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Gas	Yes	<b>TERMS</b>	
Electrical	Yes	Lease Rate	\$19.00 PSF + NNN



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



# ECHO LAKE COMMONS

## MEDICAL AND PROFESSIONAL CENTER

### **BUILDING**

- Phase I New Construction Class A building (\$19/sqft) NNN  
2 Story (12,500 sqft each)  
118 free parking spaces close to building
- Phase II New Construction Class A building (\$19/sqft) NNN  
3 Story (16,000 sqft each) or can be 2 Story (24,000 sqft each)  
280 free parking spaces close to building
- Located in Watertown, CT between 3 major State Roads and Highways.
- Four (4) year Tax Abatement Program.
- Magnificent Views
- 24 hour camera surveillance
- Parking lot lighting
- Low maintenance construction to reduce CAM costs
- Leed (Leadership in Energy & Environmental Design) features designed into building, i.e. white .060 TPO roof membrane, double insulation in wall construction, etc.
- Individual energy use cost responsibility
- Open floor plans
- Opportunity to assist in the design to accommodate individual company needs .i.e. communication cabling, shielding for radiology, etc.
- Population of 78,000 within 5 mile radius and 264,000 within 10 mile radius
- Currently have approximately 10,000 S/F committed:  
Doctor's Office  
Financial Advisor  
Physical Therapy

### **WATERTOWN**

Over 30 restaurants, Starbucks, Dunkin Donuts, Chubba's Bagels and Coffee Shop, grocery stores, car dealerships, 7 banks, 2 post offices, 4 pharmacies, UPS and Federal Express hubs adjacent to building site, high school, middle school, 3 grammar schools, ice cream shops, banquet hall, lakes, 2 libraries, swimming and recreation parks, Crestwood Park Public Golf Club, Watertown Country Club, greenway and more.

Mill Rate is a very attractive 29.12 which will significantly reduce real property and personal property taxes in comparison to all surrounding towns and cities.



PLAN NORTH

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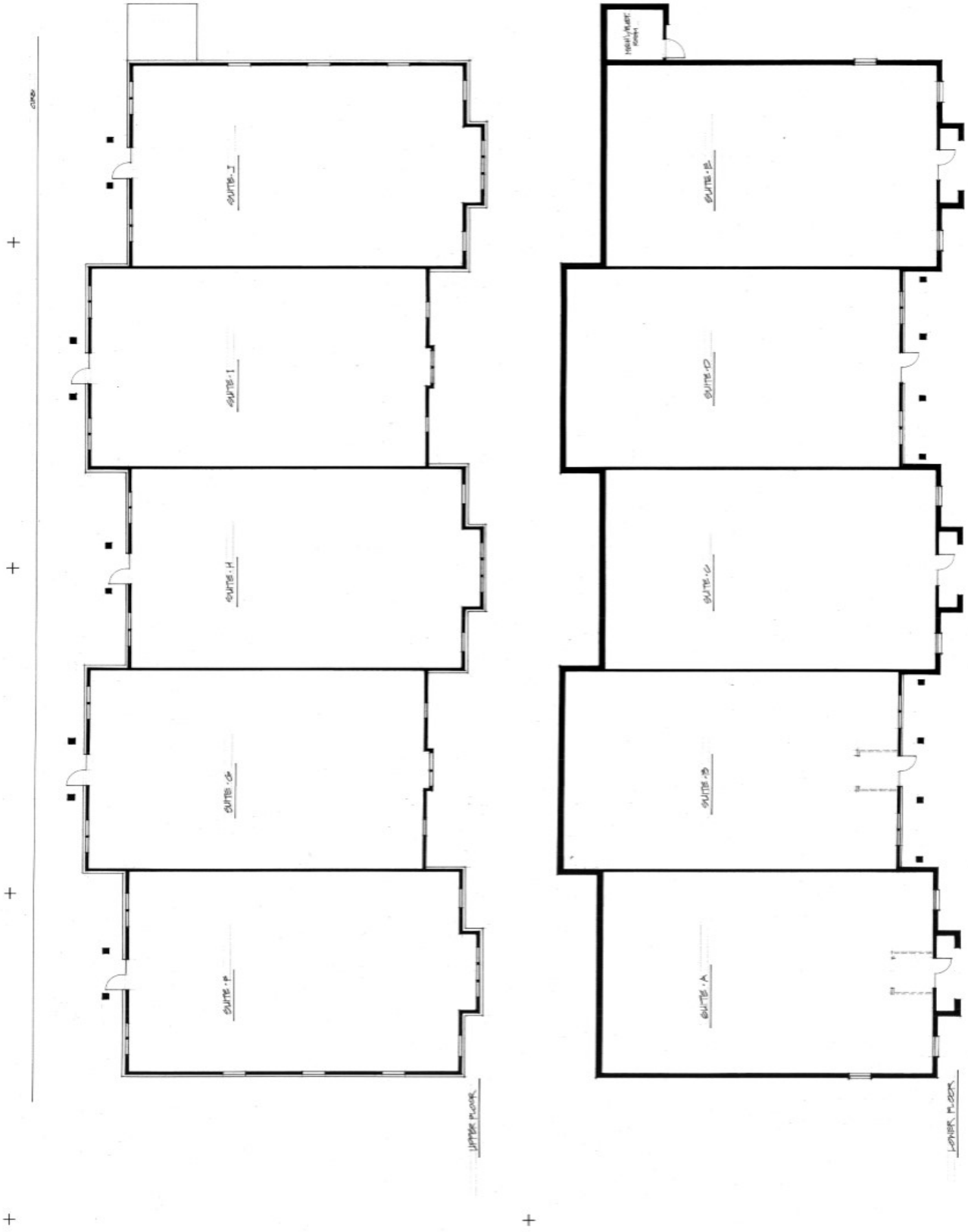
REVISIONS:

SCALE: 1/8" = 1'-0"  
DATE: 2/24/2019

**KENYON  
& CUTLER**  
ARCHITECTS

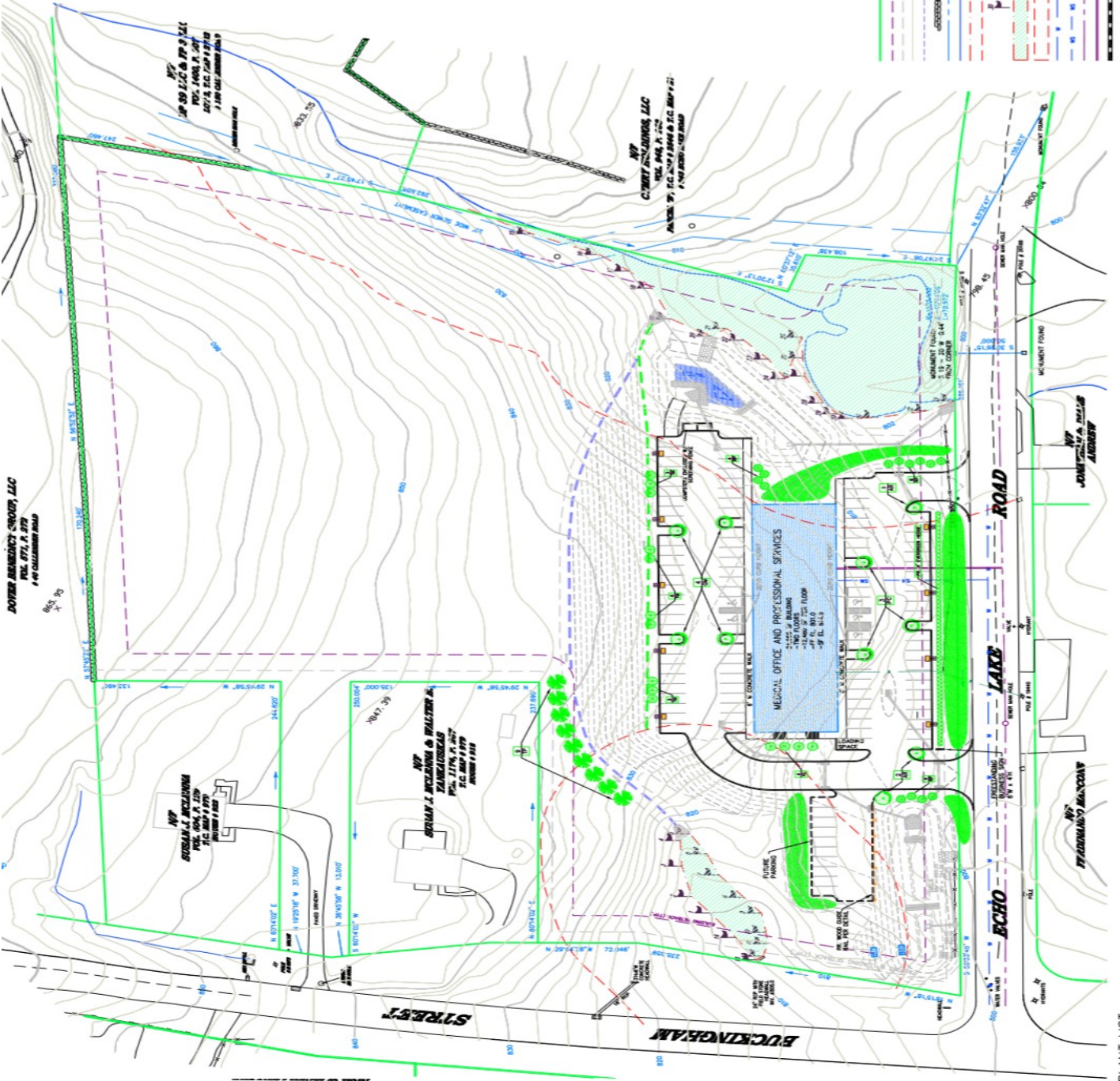
ONE DARING DRIVE  
MIDDLETOWN, CONNECTICUT 06457  
PHONE: 860.339.1000  
WWW.KENYONCUTLER.COM

2019

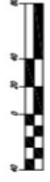


UPPER FLOOR

LOWER FLOOR



NO.	REVISION	DATE



**ECHO LAKE COMMONS, LLC**  
**95 HIDDEN POND DRIVE**  
**WATERTOWN, CT**

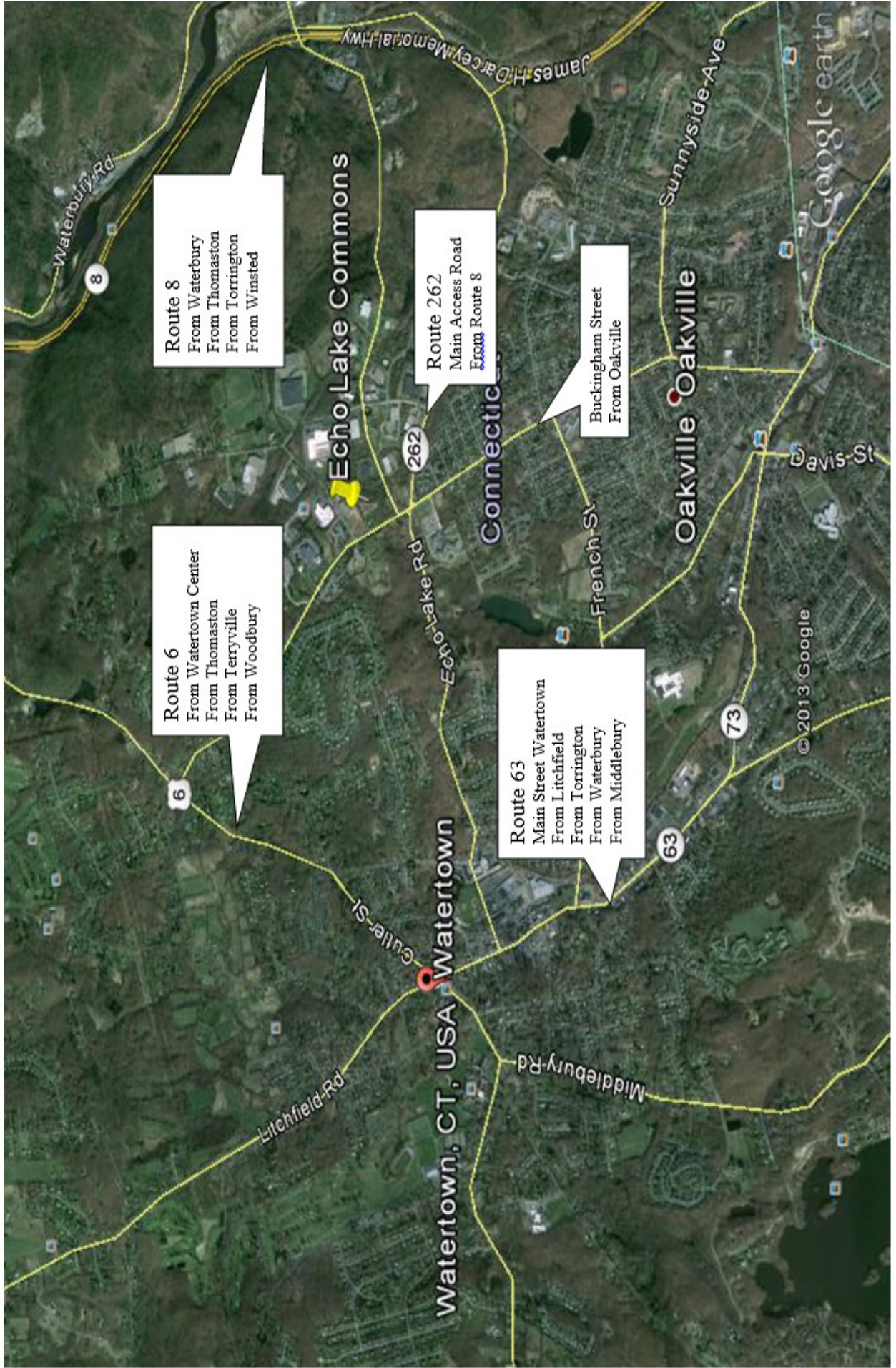
**SITE LANDSCAPING PLAN**

**ECHO LAKE COMMONS MEDICAL & PROFESSIONAL COMPLEX**  
**777 ECHO LAKE ROAD**





**ACCESS ROADS TO ECHO LAKE COMMONS**





# AREA SURROUNDING ECHO LAKE COMMONS

