

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

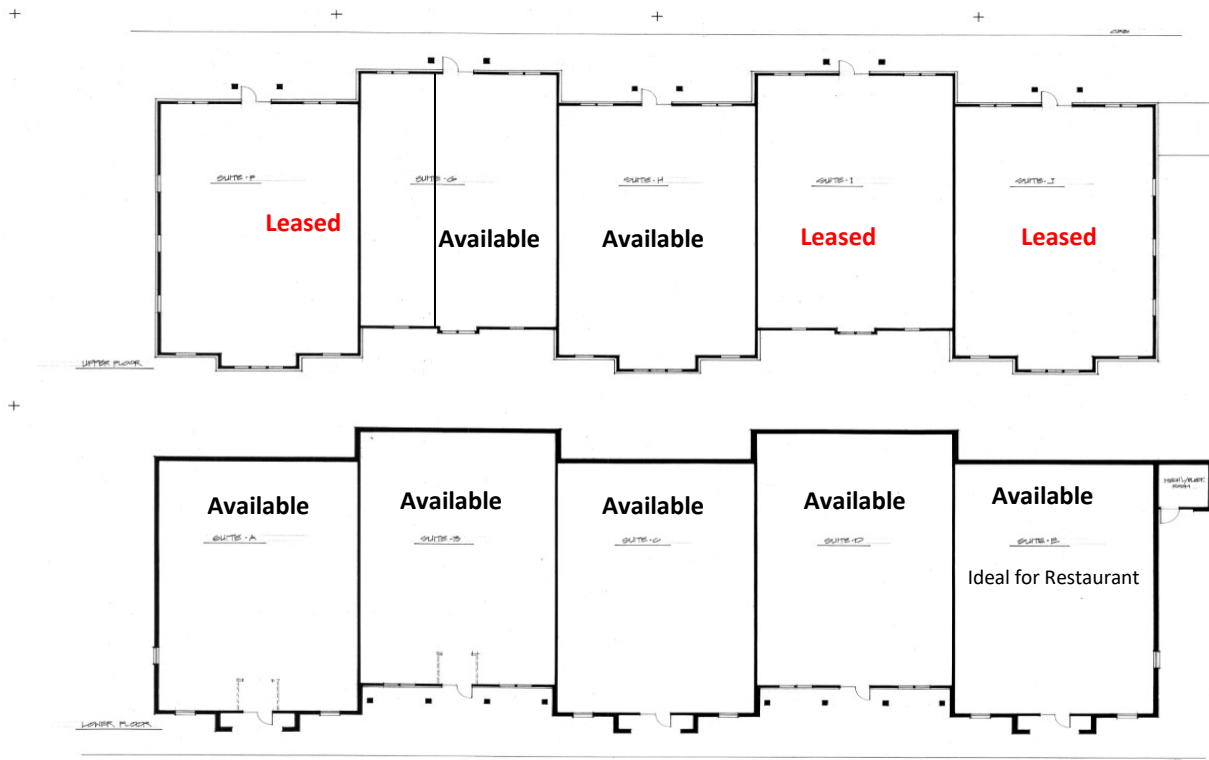
Total Acres	3.5
Zoning	Mixed Use
Parking	Ample 100 +
State Route / Distance To...	1 Mile Interstate Route 8 On State Route 262

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

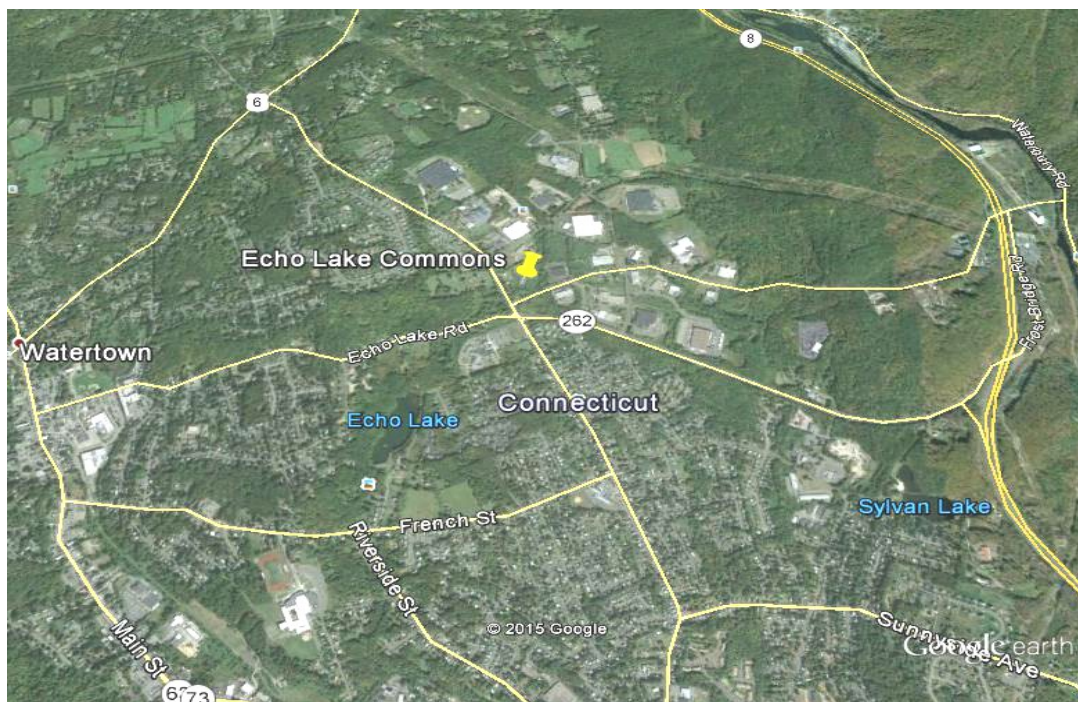
REVISIONS:

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

KENYON & CUTLER
ARCHITECTS

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Water	Yes		On State Route 262
Gas	Yes	TERMS	
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

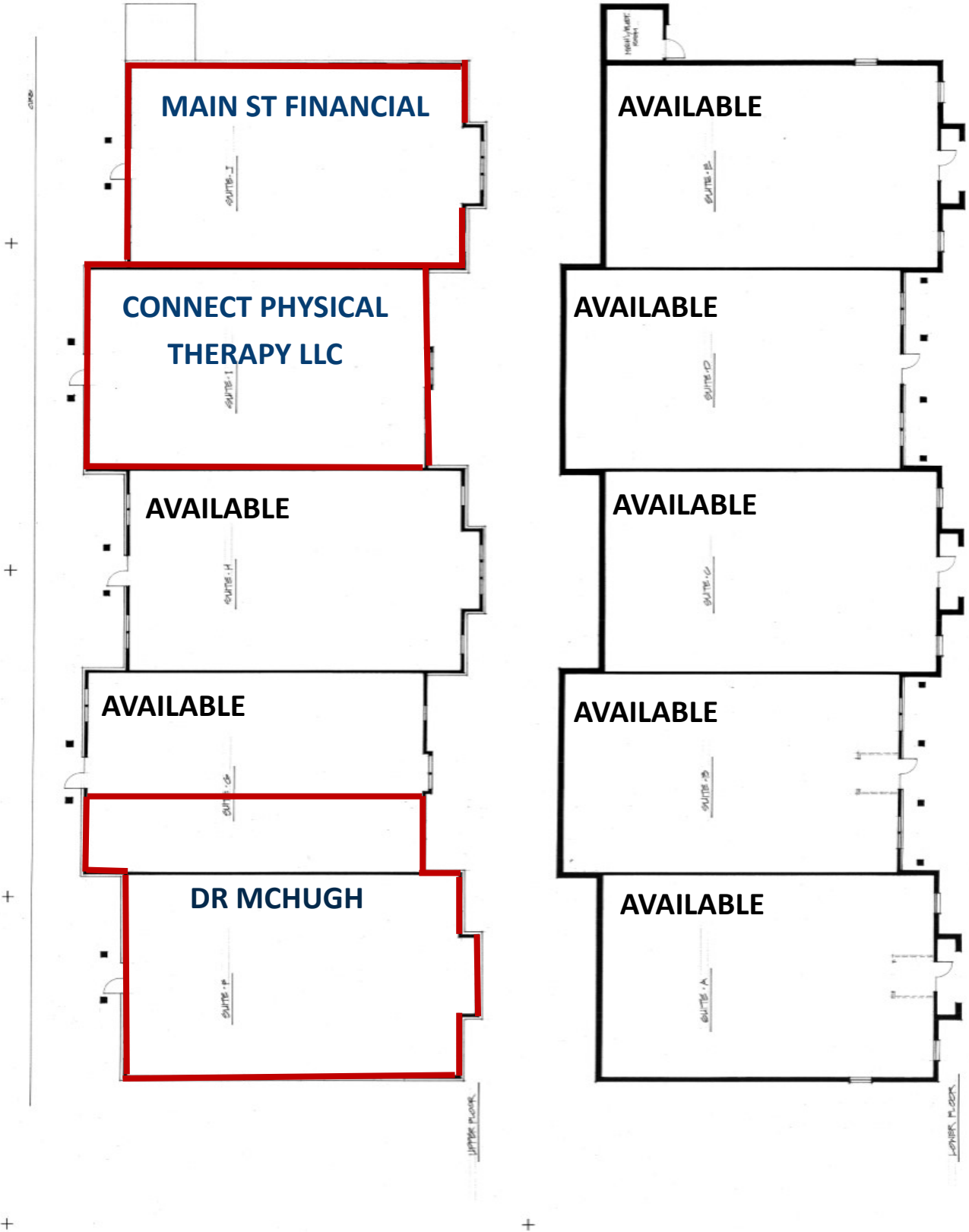
ECHO LAKE MEDICAL & PROFESSIONAL OFFICE COMPLEX
777 ECHO LAKE ROAD
WATERTOWN, CT

REVISIONS:

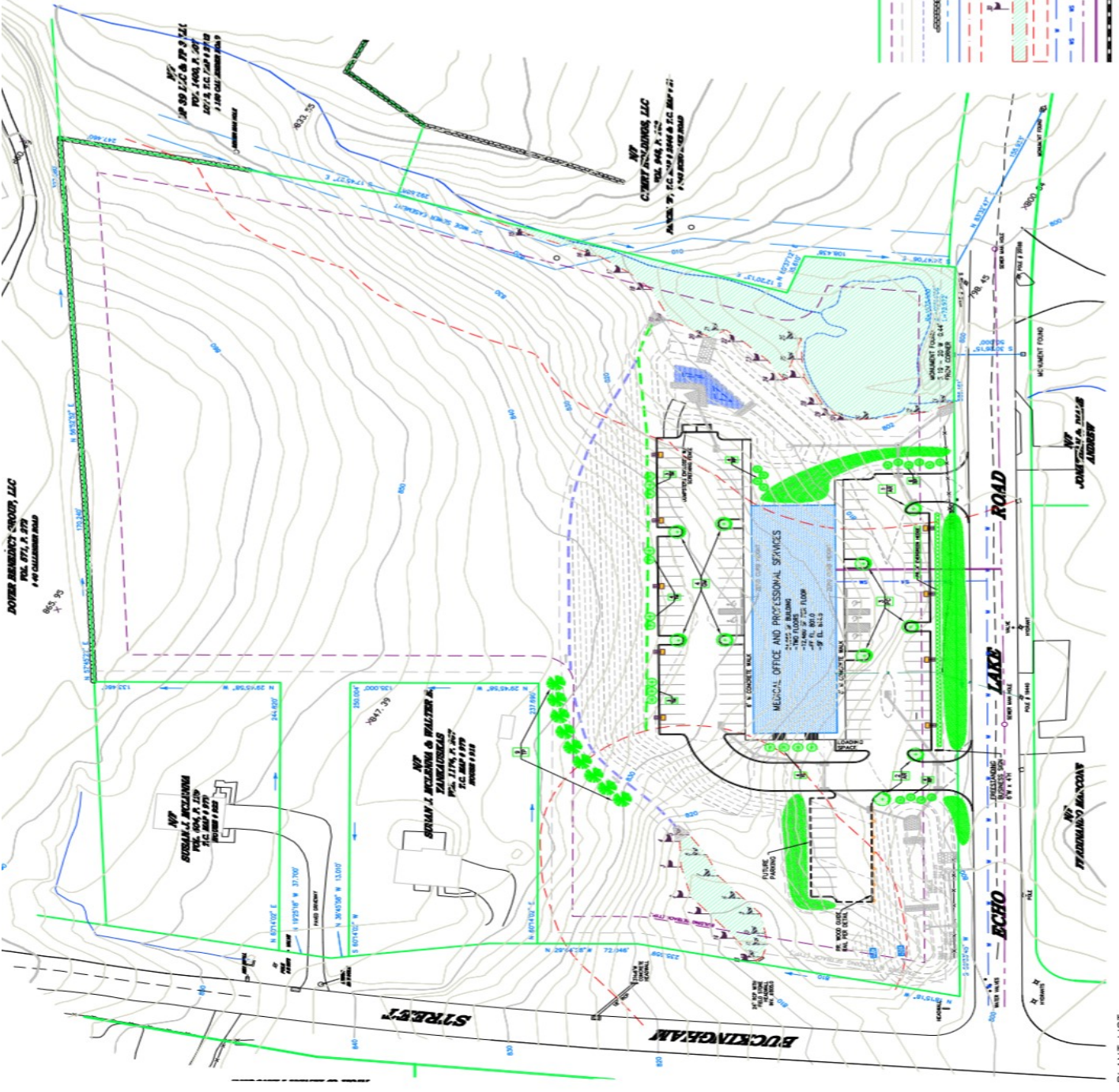
SCALE: 1/8" = 1'-0"
DATE: 2/24/2019

**KENYON
& CUTLER**
ARCHITECTS

ONE DARING DRIVE
MIDDLETOWN, CONNECTICUT 06457
PHONE: 860.336.1000
FAX: 860.336.1001



ECHO LAKE ROAD



NO.	REVISION	DATE



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

SITE LANDSCAPING PLAN

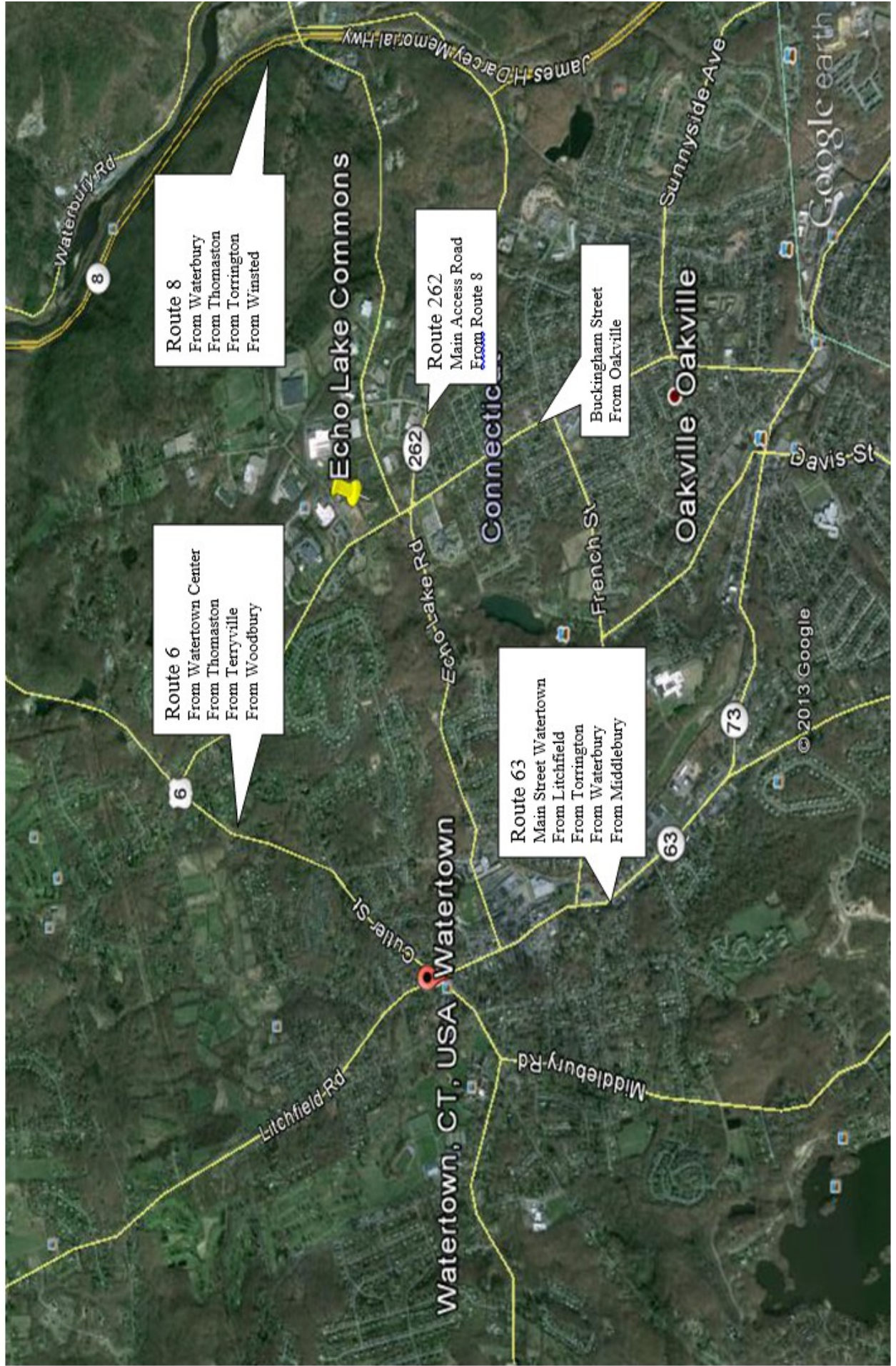
ECHO LAKE COMMONS MEDICAL & PROFESSIONAL COMPLEX
777 ECHO LAKE ROAD



- LEGEND**
- PROPERTY LINE
 - BUILDING SETBACK LINE
 - PARKING SETBACK LINE
 - ASPHALT DRIVE
 - ASPHALT DRIVE
 - EXISTING CONC. WALK
 - EXISTING CONC. WALK
 - EDGE OF WALK
 - WETLANDS
 - WETLANDS CLASS WITH HAZARD
 - WETLANDS AREA
 - 10' WETLANDS BUFFER AREA
 - EXISTING WATER MAIN (APPROX)
 - PROPOSED WATER SERVICE LATERAL
 - EXISTING SANITARY SEWER MAIN (APPROX)
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED STORM DRAINAGE
 - PROPOSED UNDERGROUND ELECT. TEL. CABLE

PLANT LIST

ACCESS ROADS TO ECHO LAKE COMMONS



AREA SURROUNDING ECHO LAKE COMMONS

