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FOR LEASE

835 Wolcott Street
Waterbury, CT 06705



Prime Retail/ Office Opportunity

Spaces range from 1,507 S/F - 13,812 S/F

Open ready 13,812 S/F Day Care space

2,059 Restaurant space available:

Includes hood system and 2 large walk-ins

**Join: Modell's Sporting Goods, JoAnn Fabrics, TD Bank and
many others**

Great Visibility- Traffic count 24,300 Daily

Clean, well maintained plaza

Lease Price: \$13 - \$18 PSF + NNN+ Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS	835 Wolcott Street
CITY, STATE	Waterbury, CT 06705

BUILDING INFO

Total S/F	45,886 S/F
Number of floors	1
Avail S/F	20,798 S/F
Will subdivide to	1,507 S/F
Continual	13,812 S/F
Ext. Construction	Concrete Block
Ceiling Height	14'
Roof	Flat
Date Built	1972

UTILITIES

Sewer	City
Water	City
Gas	Yes
Electrical	200 Amp +

MECHANICAL EQUIP.

Air Conditioning	Central
Sprinkler / Type	Yes
Type of Heat	Gas F/A
OTHER	
Zoning	CA
Parking	Ample
Total avail/acres	3.31

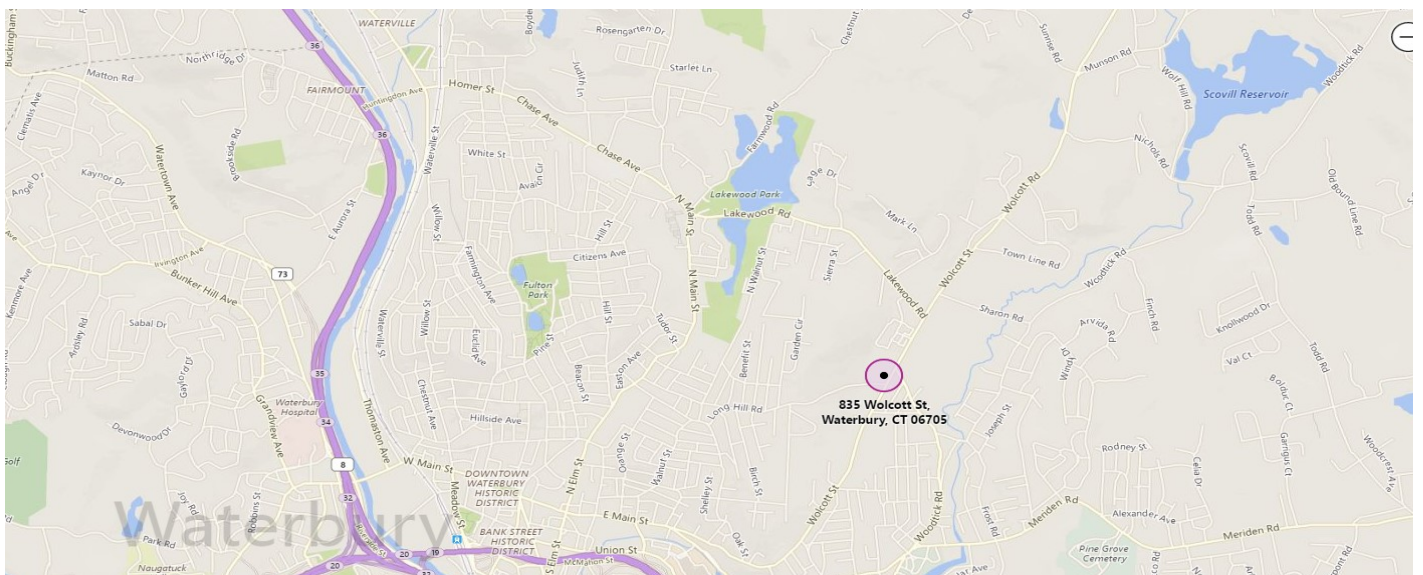
TAXES

Assessment	
Mill Rate	
Taxes	

TERMS

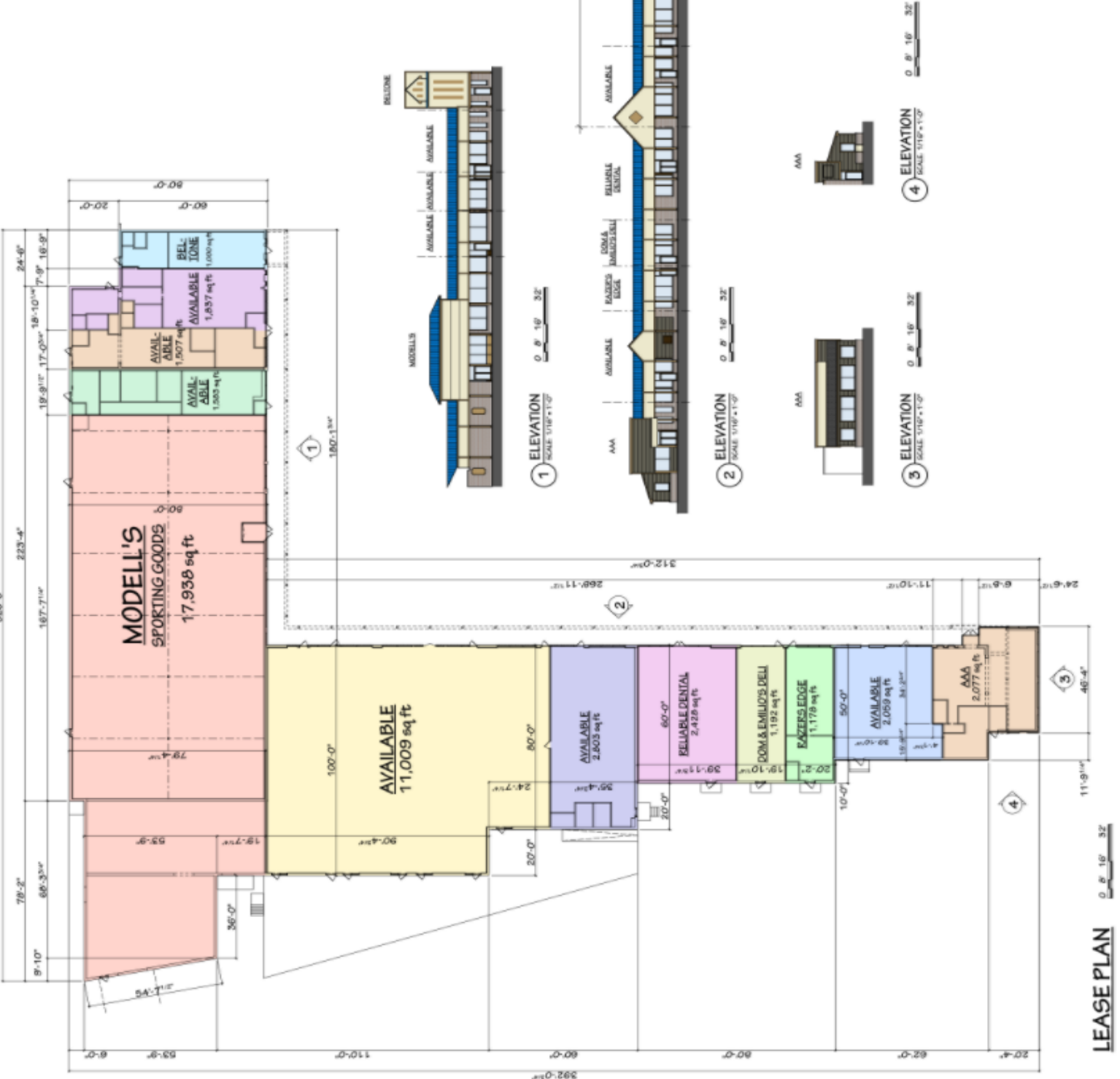
Lease rate	\$13 -\$18 PSF + NNN
Nets:	\$4.98 PSF
Taxes	\$3.71
Cam:	\$1.27

6 Suites Available: 2,059, 2,803, 11,009, 1583, 1507, 1837

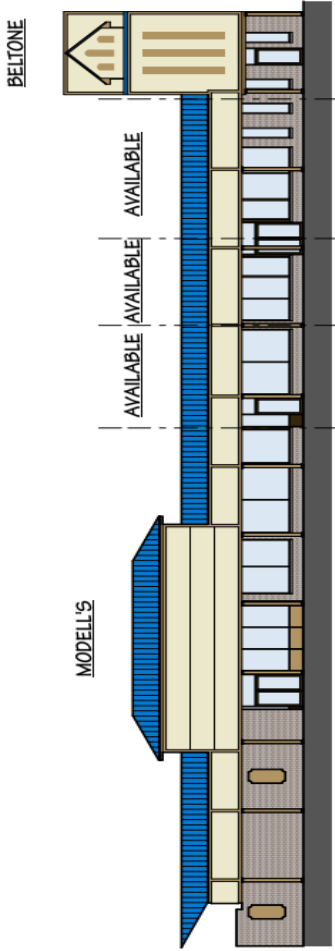


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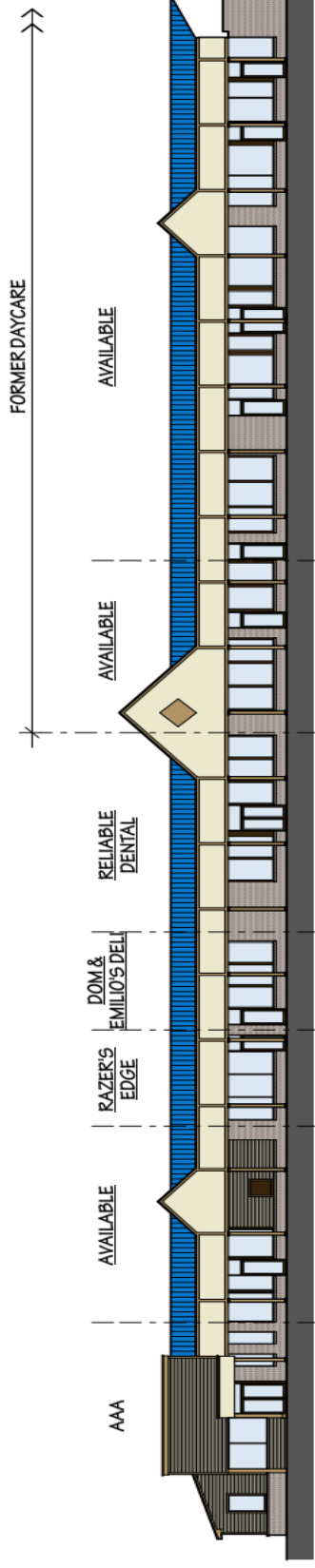
BELTONE	1,000 sq ft
AVAILABLE	1,837 sq ft
AVAILABLE	1,507 sq ft
AVAILABLE	1,505 sq ft
MODELL'S SPORTING GOODS	17,938 sq ft
AVAILABLE	11,009 sq ft
AVAILABLE	2,809 sq ft
RELIABLE DENTAL	2,428 sq ft
DOM & EMILIO'S DELI	1,192 sq ft
RAZERS EDGE	1,178 sq ft
AVAILABLE	2,059 sq ft
AAA	2,077 sq ft
TOTAL BUILDING AREA	46,811 sq ft



LEASE PLAN 0.8" = 16' 32"



1 ELEVATION
SCALE: 1/16" = 1'-0"



2 ELEVATION
SCALE: 1/16" = 1'-0"



835 WOLCOTT STREET SHOPPING CENTER	
BELTONE	1,000 sq ft
AVAILABLE	1,237 sq ft
AVAILABLE	1,507 sq ft
AVAILABLE	1,583 sq ft
MODELL'S SPORTING GOODS	17,938 sq ft
AVAILABLE	11,009 sq ft
AVAILABLE	2,803 sq ft
RELIABLE DENTAL	2,428 sq ft
DOM & EMILIO'S DELI	1,192 sq ft
RAZER'S EDGE	1,178 sq ft
AVAILABLE	2,059 sq ft
AAA	2,077 sq ft
TOTAL BUILDING AREA	46,611 sq ft





