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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 MECHANICAL EQUIP.

Total S/F	45,886 S/F	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	20,798 S/F	Type of Heat	Gas F/A
Will subdivide to	1,507 S/F	OTHER	
Continual	13,812 S/F	Zoning	CA
Ext. Construction	Concrete Block	Parking	Ample
Ceiling Height	14'	Total avail/acres	3.31
Roof	Flat	TAXES	
Date Built	1972	Assessment	
		Mill Rate	
		Taxes	

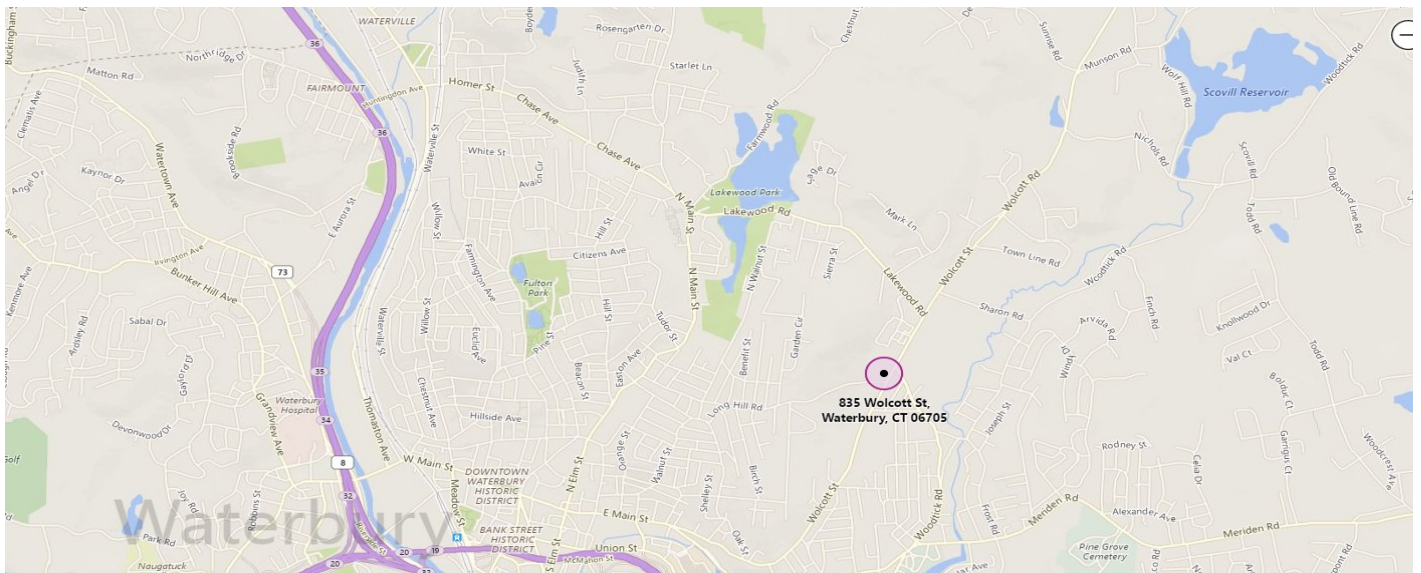
UTILITIES

Sewer City
 Water City
 Gas Yes
 Electrical 200 Amp +

TERMS

Lease rate \$13 -\$18 PSF + NNN

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

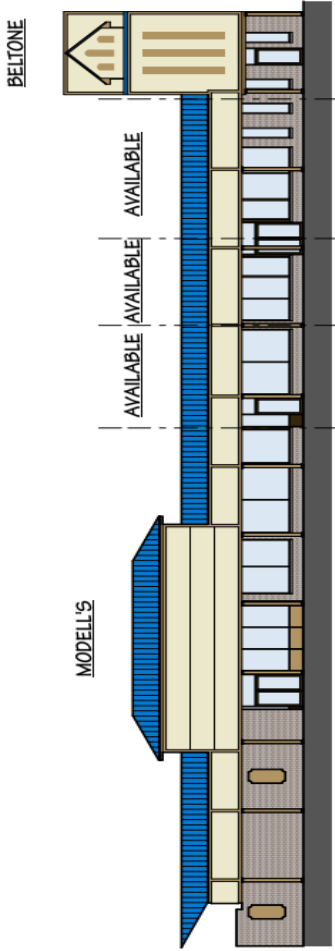


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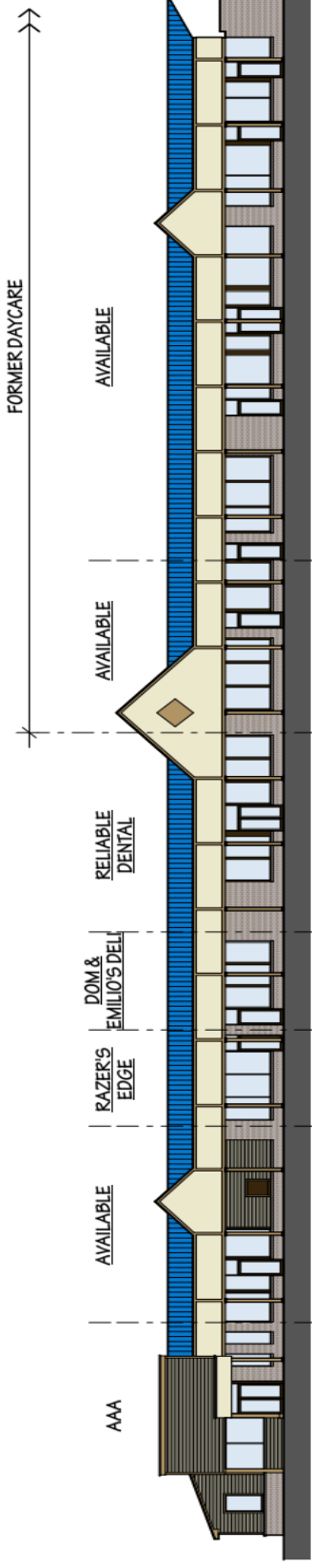
835 WOLCOTT STREET SHOPPING CENTER	
BELTONE	1,000 sq ft
AVAILABLE	1,837 sq ft
AVAILABLE	1,507 sq ft
AVAILABLE	1,505 sq ft
MODELL'S SPORTING GOODS	17,938 sq ft
AVAILABLE	11,009 sq ft
AVAILABLE	2,809 sq ft
RELIABLE DENTAL	2,428 sq ft
DOM & EMILIO'S DELI	1,192 sq ft
RAZERS EDGE	1,178 sq ft
AVAILABLE	2,059 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



