

# FOR LEASE

*92 Brookside Road  
Waterbury, CT 06708*



**Private Office Suites**  
**Shared Conference Room/ Break Room**  
**Ideal for small office user needing private work space**  
**Total accumulation to 4,000 +/- S/F**  
**Excellent Views across the City**  
**Ample parking with easy access to Route 8 and I-84**  
  
**Suites from \$400.00 per month including utilities**

PROPERTY DATA FORM			
<b>PROPERTY ADDRESS</b>	92 Brookside Road		
<b>CITY, STATE</b>	Waterbury, CT 06708		
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP</b>	
Total S/F	15,982	Air conditioning	Central
Number of floors	2	Sprinkler / type	Yes
Accumulative S/F	4,000 +/-	Type of heat	Gas forced air
Suites	From 400 S/F		
Exterior construction	Brick	<b>OTHER</b>	
Interior construction	Finished	Total acres	7.73
Roof		Zoning	IP
Date built	1974	Parking	Ample
<b>UTILITIES</b>		Interstate / distance to	I-84
Sewer	Yes	State Route / distance to	Route 8
Water	Yes		
Gas	Yes		
Electric	1000 amps	<b>TERMS</b>	
		Lease rate	
		Suites from \$400.00 per month	4,000 S/F @ \$15.00 PSF Gross





Shared Conference Room



Break Room



Office View