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Phone: 203-577-2277 Fax: 203-577-2100

**FOR LEASE**



**1525 Hamilton Ave  
Waterbury, CT 06706**

**2,700 +/- S/F Professional Office Space  
Includes: Reception Area, Kitchen,  
Bath & (9) Private Offices  
High Visibility on busy RTE 69  
Easy I-84 Access  
Ample Parking  
Lease Price \$12 PSF + Utilities +  
Percentage of Snow and Lawn Care**

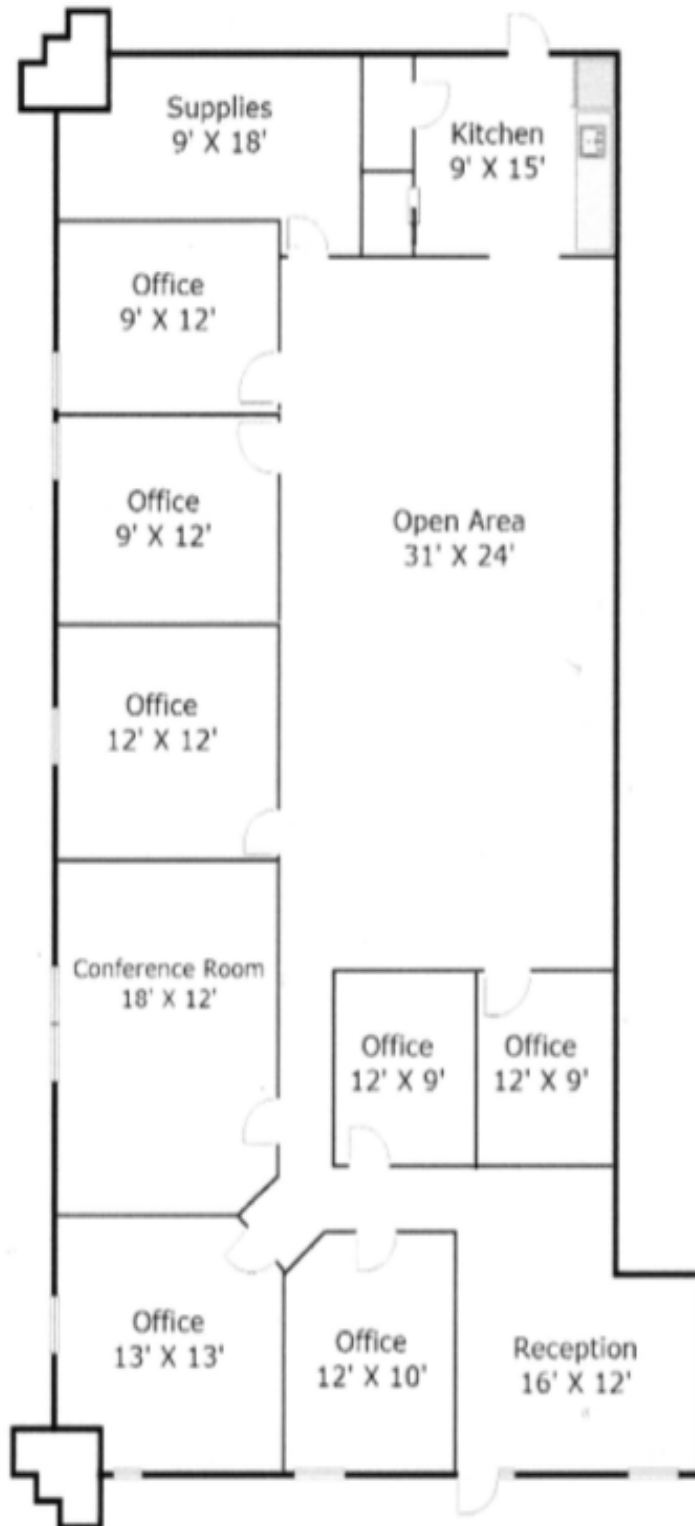




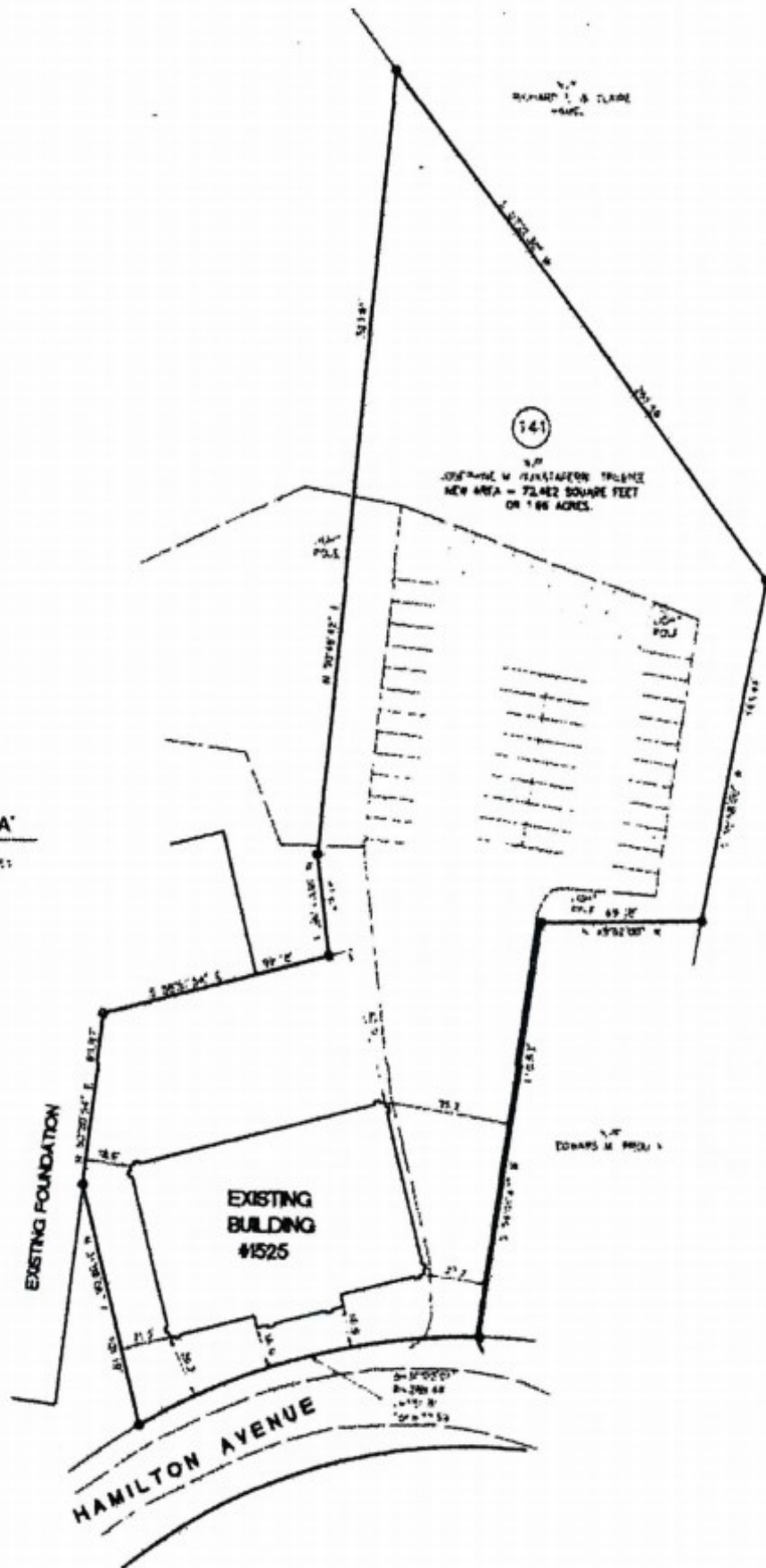


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1525 Hamilton Ave- North Suite  
Waterbury, CT  
2700 SF

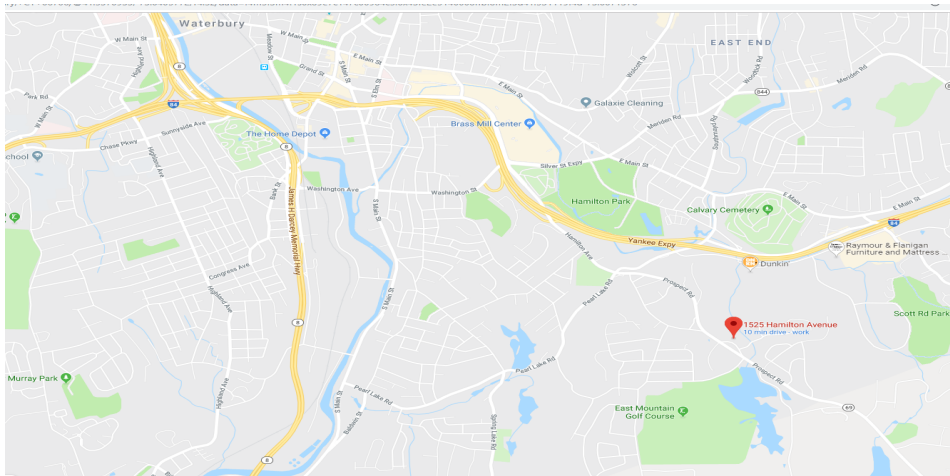


PARCEL "A"  
 1/4  
 1/4



# PROPERTY DATA FORM

PROPERTY ADDRESS		1525 Hamilton Ave	
CITY, STATE		Waterbury, CT 06706	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	9,794	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Gas/ Main Floor
Avail S/F	2,700	Type of Heat	Electric/ Lower level
Ext. Construction	Block with Stucco	OTHER	
Ceiling Height		Acres	1.54
Roof	Composite built up	Zoning	RS
Date Built	1972	Parking	Ample
		State Route / Distance To...	I-84 / 1.5 miles
UTILITIES		TAXES	
Sewer	City	Assessment	\$440,210.00
Water	City	Appraisal	
Gas	EverSource	Mill Rate	60.21
Electrical	200 Amps	Taxes	\$27,337.04
		TERMS	
		Lease	\$12 PSF + Utilities
			& % of snow & lawn care



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