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FOR LEASE

*76 Watertown Rd
Thomaston, CT 06787*



New construction Ready for immediate occupancy
36,678 +/- S/F Retail/Office Space
Spaces range from 750 to 6,000 S/F
Ideal for retail, office and business professionals
Located right off Route 8 and Exit 38
Thomaston's New Vibrant Power Center

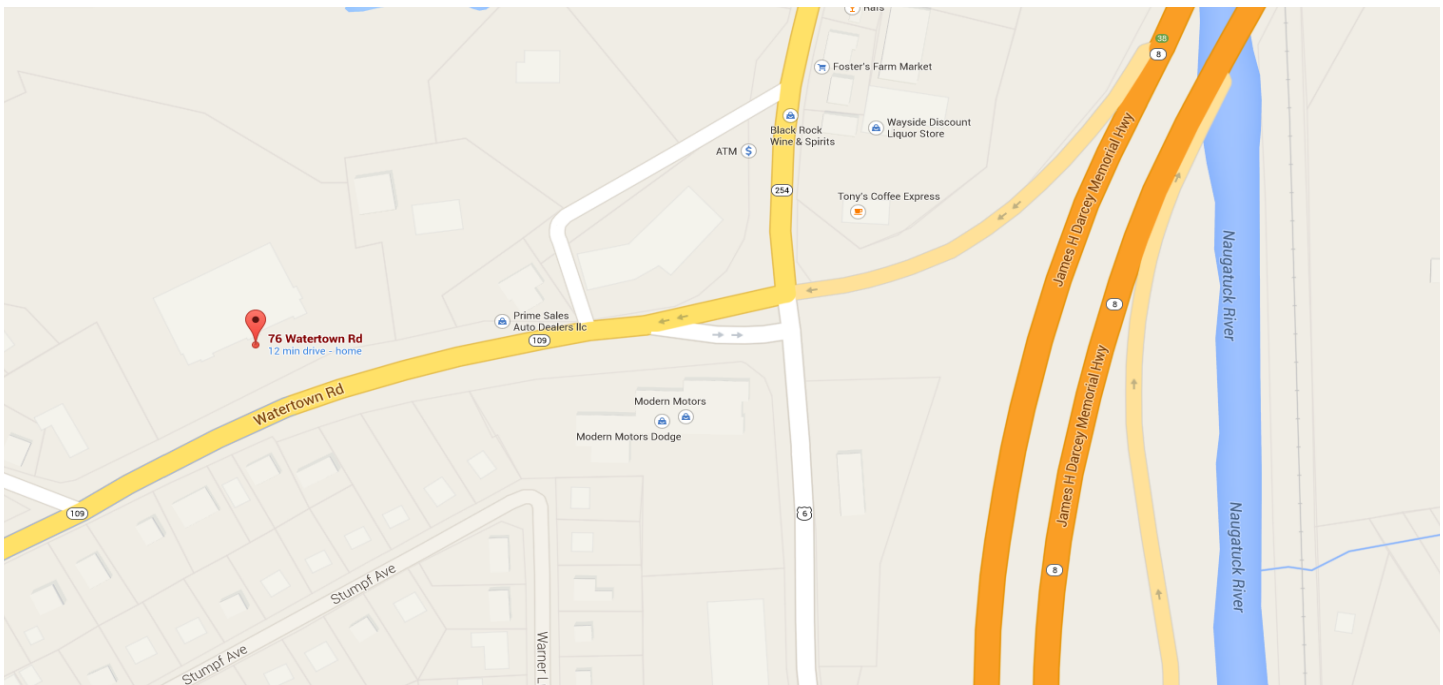
Lease Rate: \$12.00 to \$16.00 PSF Gross

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PROPERTY DATA FORM

PROPERTY ADDRESS	76 Watertown Road
CITY, STATE	Thomaston, CT 06787

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	36,678 +/-	Air Conditioning	Central
Number of Floors	2	Sprinkler / Type	Yes
Avail. S/F	9,000 +/-	Type of Heat	Gas/ Eclectic
Will Subdivide To...	750	TAXES	
Avail. Docks		Assessment	
Ext. Construction	Block	Mill Rate	
Int. Construction		Taxes	TBD
Ceiling Height	8' - 16'	OTHER	
Roof	New	Total Acres	8 +/-
Date Built	2015	Zoning	Commercial
UTILITIES		Parking	Ample
Sewer	City	State Route / Distance To...	Route 8 / Exit 38
Water	City	TERMS	
Gas	Yes	Lease Rate	\$12- \$16 PSF Gross
Electrical	200 amps		



76 Watertown Road Renovations

Total Renovations 5M Project

- **Using steel building shell, concrete structure only**
 - New roof system
 - Cut holes in concrete shell encompassing entire building, modernizing existing window openings making them longer in height and create new window openings where there currently are none.
 - Remove greenhouse landscaping present in center of building to allow for more usable square footage on second floor
 - Remove main entrance staircase to parking garage to generate additional usable square footage on first floor.
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 - Eliminate parking garage; close in and split up space to allow for additional retail square footage.
- **Total New Interior Consisting of the following:**
 - New drywall (paint ready)
 - New HV AC (heating and cooling)
 - New electrical
 - New ceilings
 - Reconditioned floors (flooring ready)
 - Fiber optics available
 - New bathrooms (ADA compliant)
 - New sprinkler system
 - New corridors
 - Reconditioned loading dock - 2nd floor
 - Prewired for alarm system
- **Exterior Work to Include**
 - New concrete entrances to sidewalks
 - New parking area in front of building
 - New parking in rear of building
 - Redesigned areas on left and right side of building to allow for easy access and higher volume
 - New architectural retaining wall in rear of building

Original Building

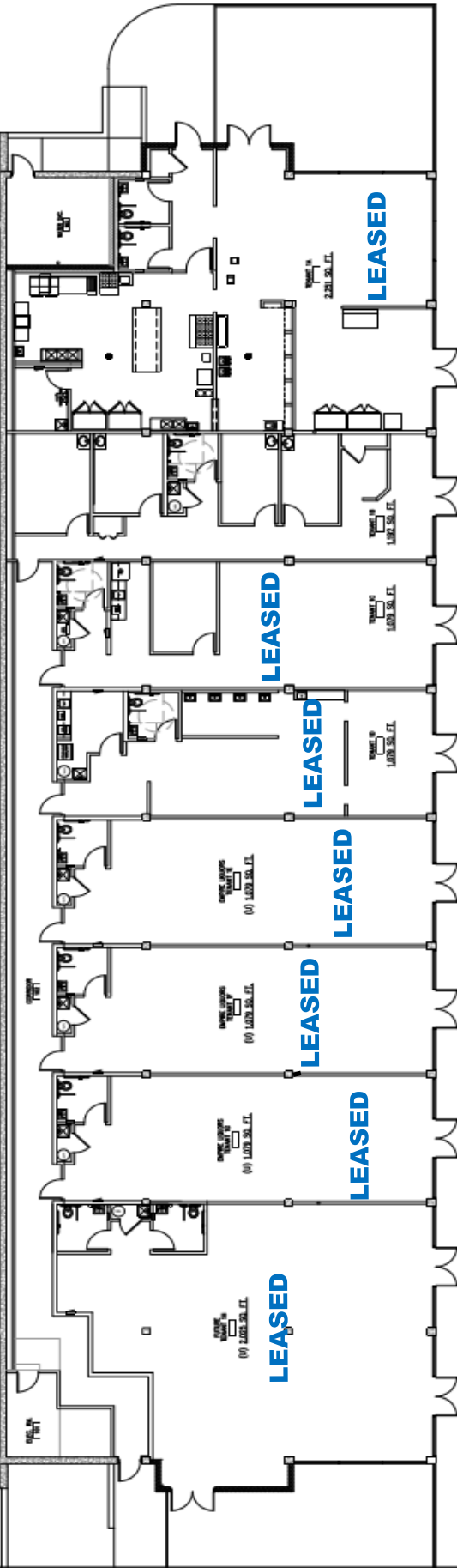


Newly designed 2015



Unexcavated

Unexcavated



DATE	10/11/15
SCALE	1/8"=1'-0"
DRAWN	DC
CND	DK
APPD	DK



First Floor
Tenant Spaces

DLM Professional Plaza
76 Watertown Road
Thomaston, Connecticut

A1

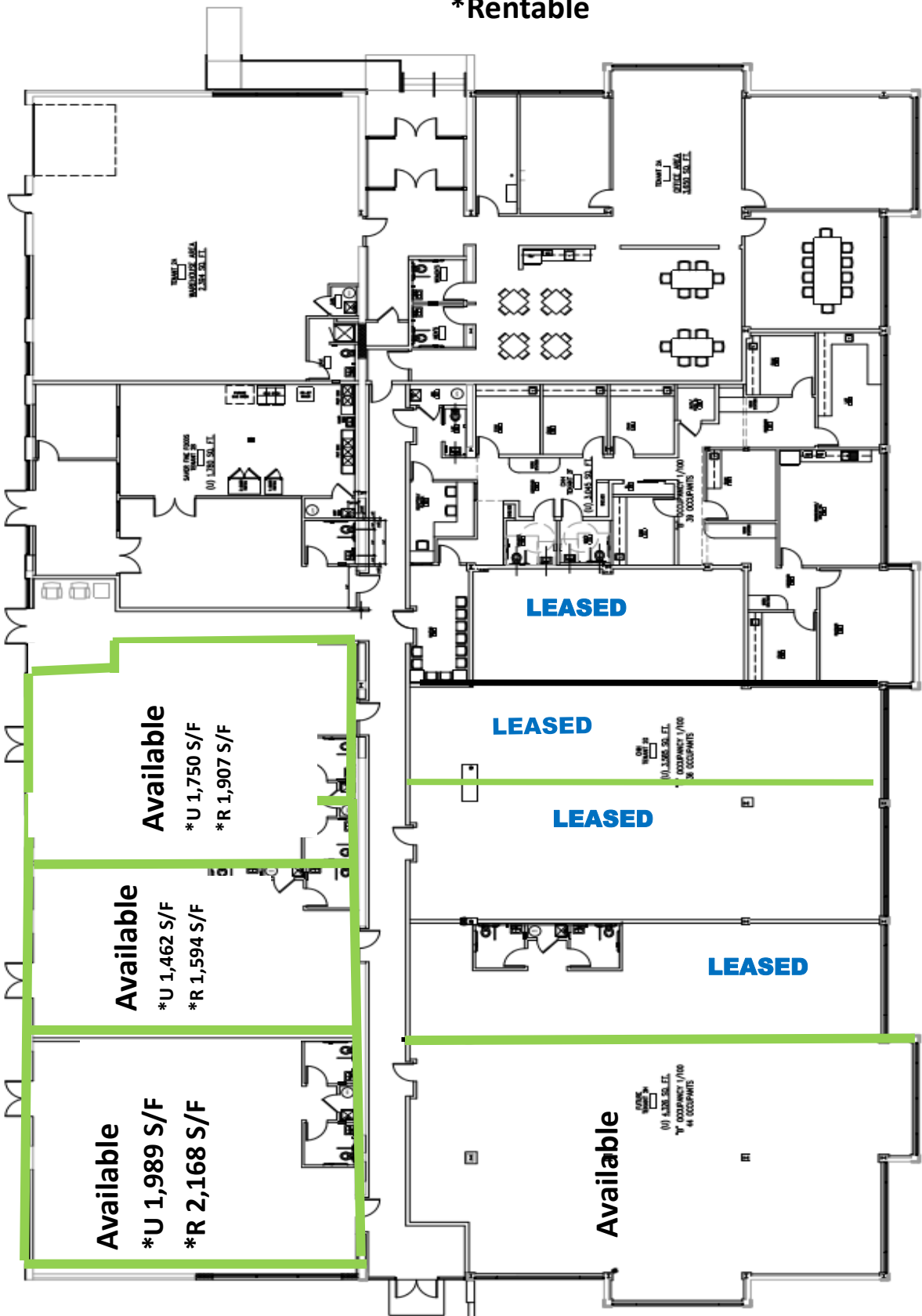
*Useable
*Rentable

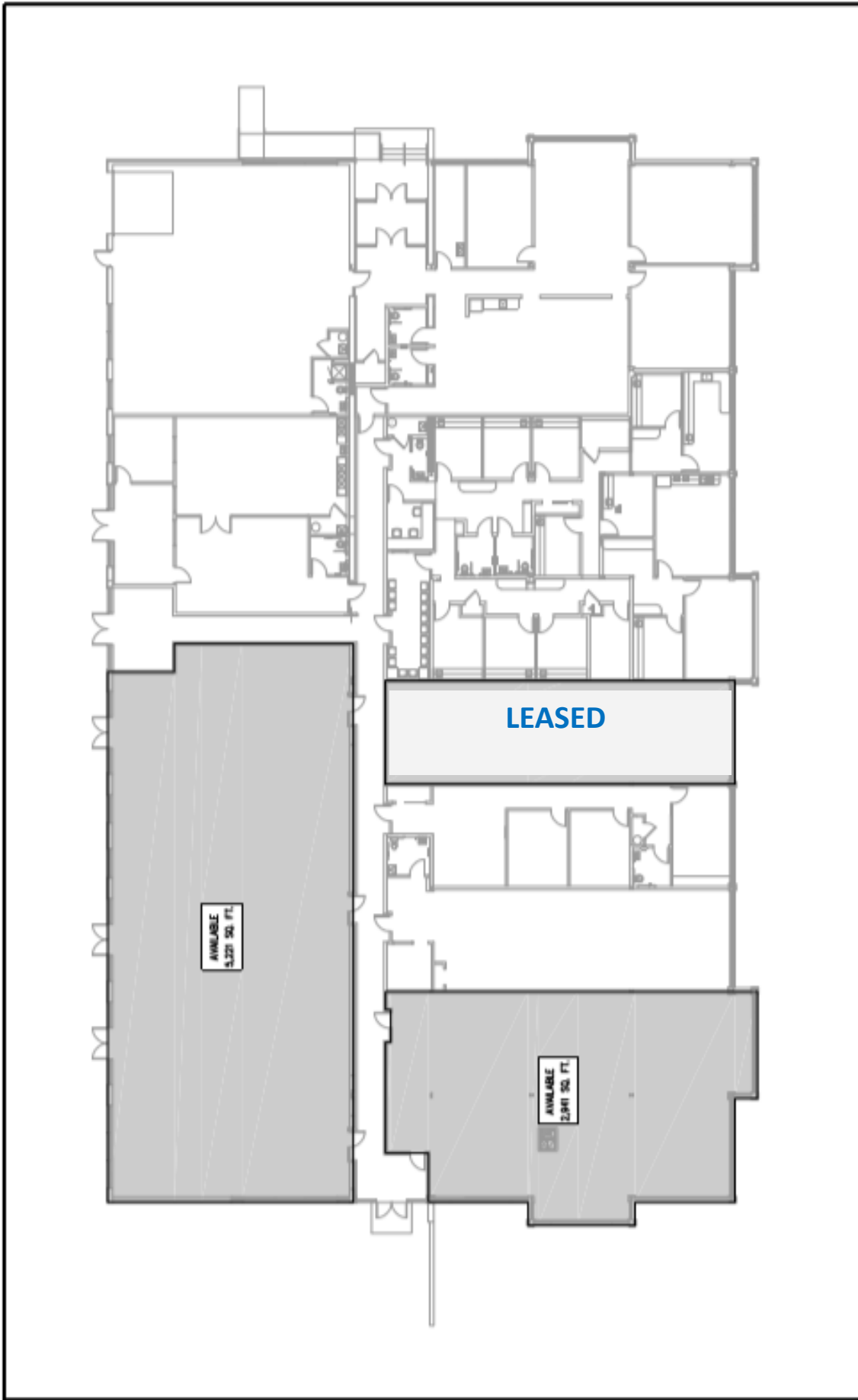
A2

DLM Professional Plaza
76 Watertown Road
Thomaston, Connecticut

Second Floor
Tenant Spaces

DATE	10/11/15
SCALE	1/8"=1'-0"
DRAWN BY	DC
CHECKED BY	OR
APPROVED BY	OR
REVISIONS	
NO.	DESCRIPTION DATE





SECOND FLOOR PLAN TO WATERTOWN ROAD	
Project No.	475119
Project Name	A100
Location	DC

AVAILABLE TENANT SPACE
76 Watertown Road
 SECOND FLOOR
 THOMASTON, CONNECTICUT

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