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850 Straits Turnpike, Suite 204
Middlebury, CT, 06762

FOR LEASE

*76 Watertown Rd
Thomaston, CT 06787*



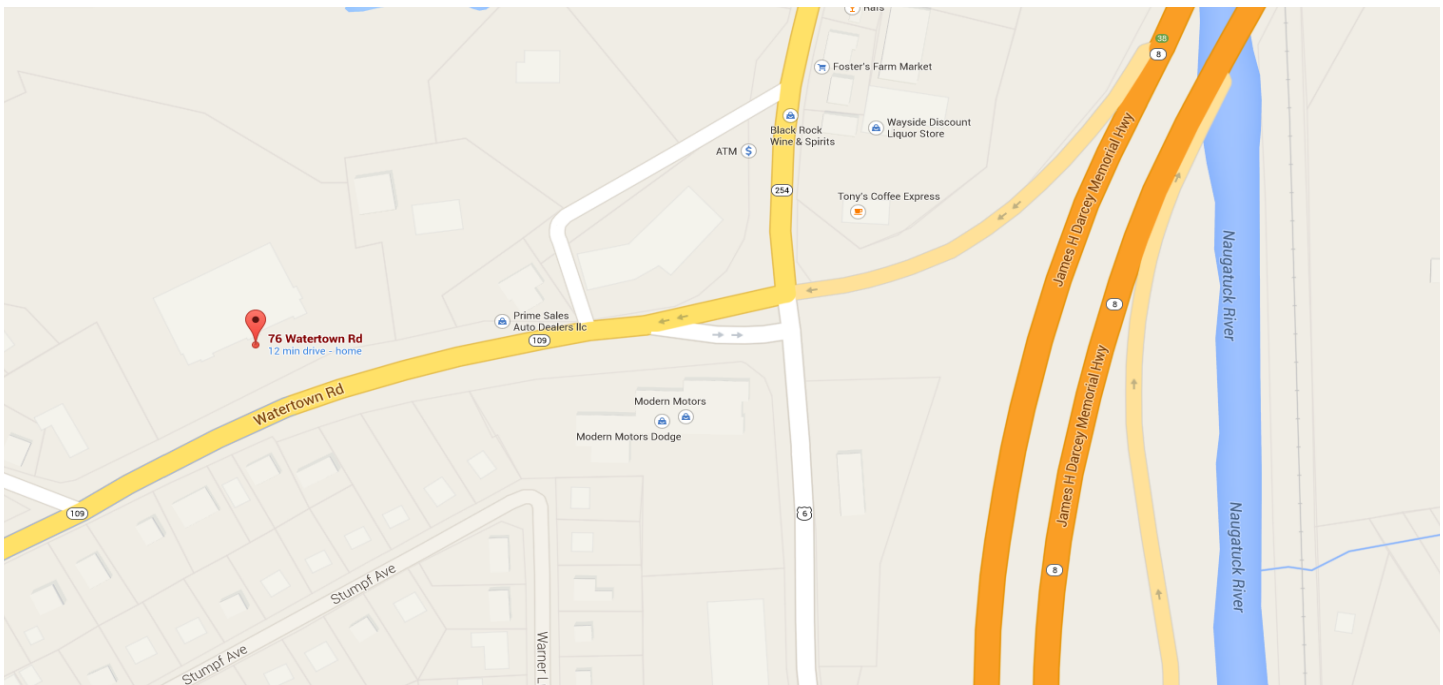
Thomaston's Vibrant New Power Center
Retail / Professional Office Space
Suites from 200 S/F to 4,000 S/F
Ideal for retail, office and business professionals
Located right off Route 8 and Exit 38
Lease Rate: \$12.00 to \$16.00 PSF Gross
New Private Suites From \$500 Mo. Including Utilities

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

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		



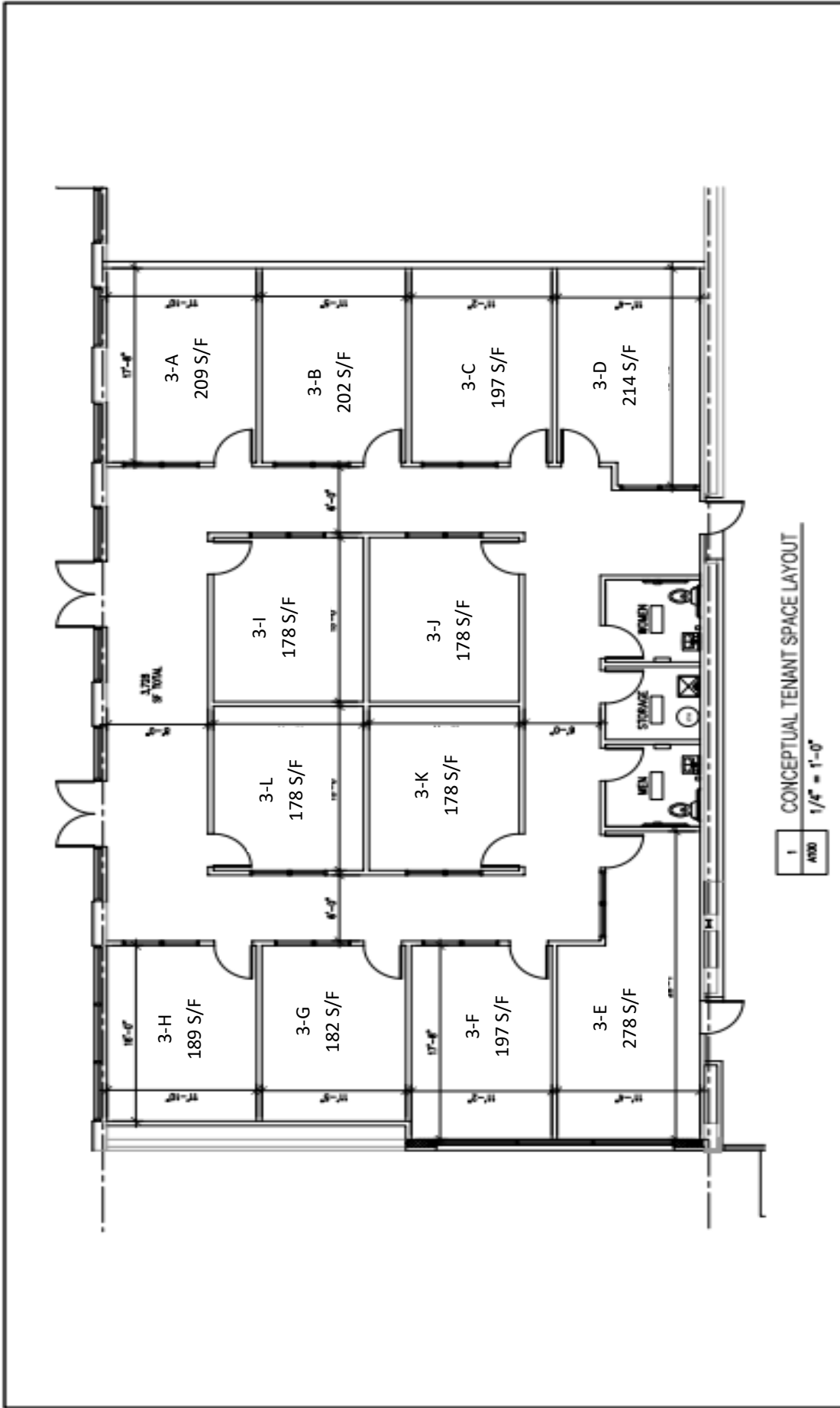
76 Watertown Road Renovations

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.
 - Remove main entrance staircase to parking garage to generate additional usable square footage on first floor
 - 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

Private Suites		
Suite A	\$600.00	Incudes Utilities
Suite B	\$600.00	Incudes Utilities
Suite C	\$600.00	Incudes Utilities
Suite D	\$600.00	Incudes Utilities
Suite E	\$900.00	Incudes Utilities
Suite F	\$750.00	Incudes Utilities
Suite G	\$600.00	Incudes Utilities
Suite H	\$750.00	Incudes Utilities
Suite I	\$600.00	Incudes Utilities
Suite J	\$500.00	Incudes Utilities
Suite K	\$500.00	Incudes Utilities
Suite L	\$600.00	Incudes Utilities





FLOOR PLAN	
NO. 100	DATE: 10-14-2020
A100	
Drawn by: DC	Checked by: DR

CONCEPTUAL TENANT SPACE LAYOUT
 DUM PROFESSIONAL PLAZA
 76 Watertown Road
 Thomaston, Connecticut

 Greg Smith, P.E., AIA, LEED AP
 Project Manager

CONCEPTUAL SPACE LAYOUT
 ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND FOR INFORMATION ONLY.
 ALL DIMENSIONS AND AREAS ARE THE SOLE PROPERTY OF G.R. ENGINEERING, LLC AND SHALL BE SUBJECT TO CHANGE WITHOUT NOTICE.
 G.R. ENGINEERING, LLC

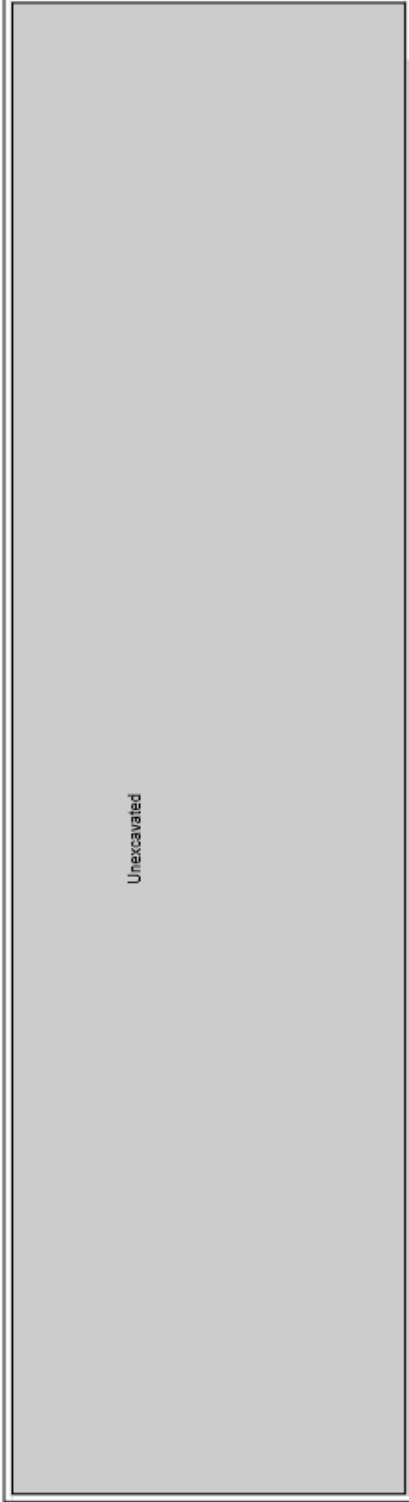
G.R. Engineering, LLC
 100 Main Street, 10th Floor
 Thomaston, Connecticut 06488
 Phone: 203-255-1234
 Fax: 203-255-1235
 www.gr-engineering.com

Original Building



Newly designed 2015





Unexcavated

Unexcavated

Available

LEASED

LEASED

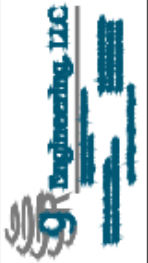
LEASED

LEASED

LEASED

LEASED

LEASED



REVISIONS	
NO.	DESCRIPTION

DATE	10/01/15
SCALE	1/8"=1'-0"
DRAWN	DC
CHK	DK
APPD	DK

First Floor Tenant Spaces

DLM Professional Plaza
76 Watertown Road
Thomaston, Connecticut

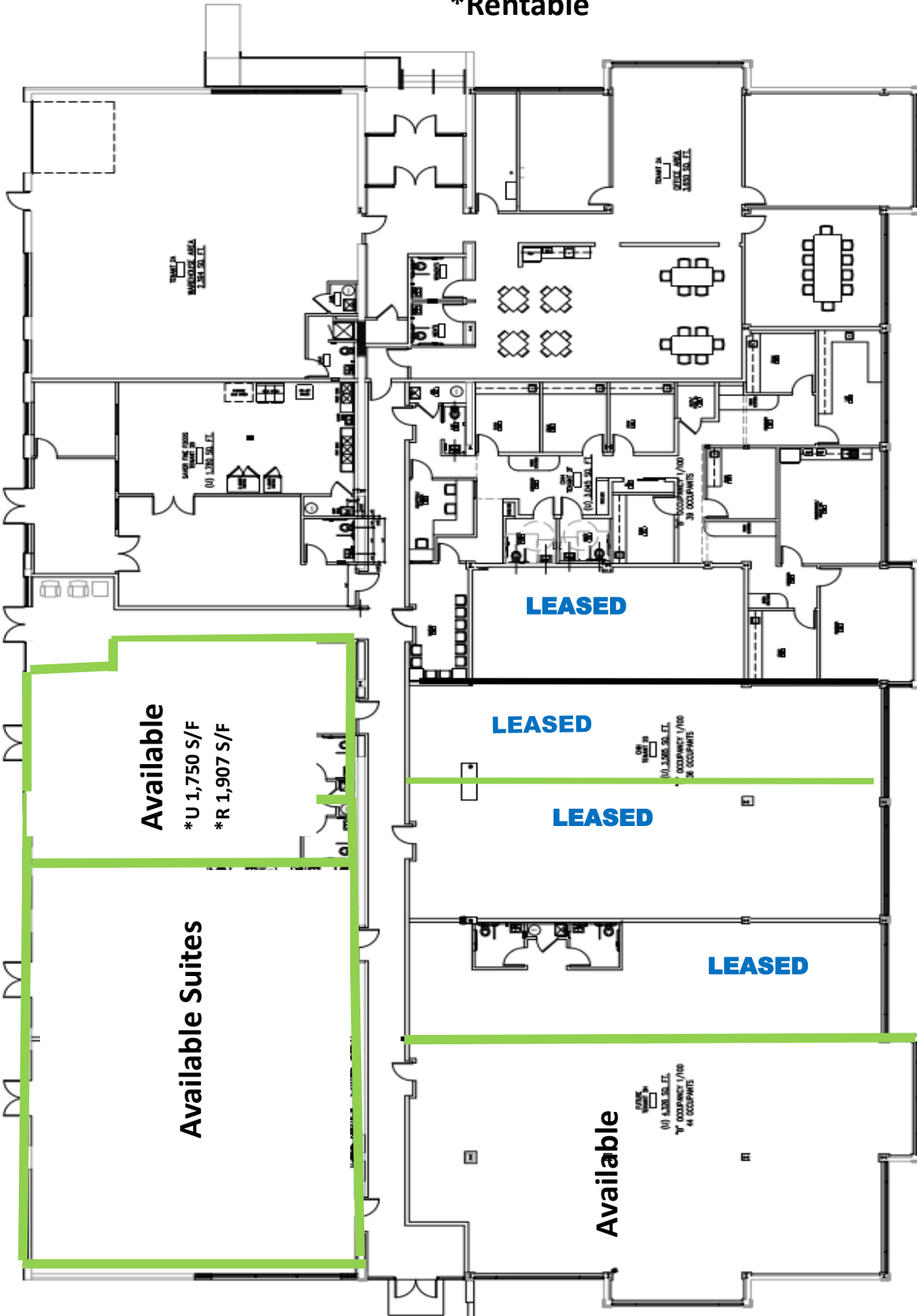
A1

*Useable
*Rentable

A2

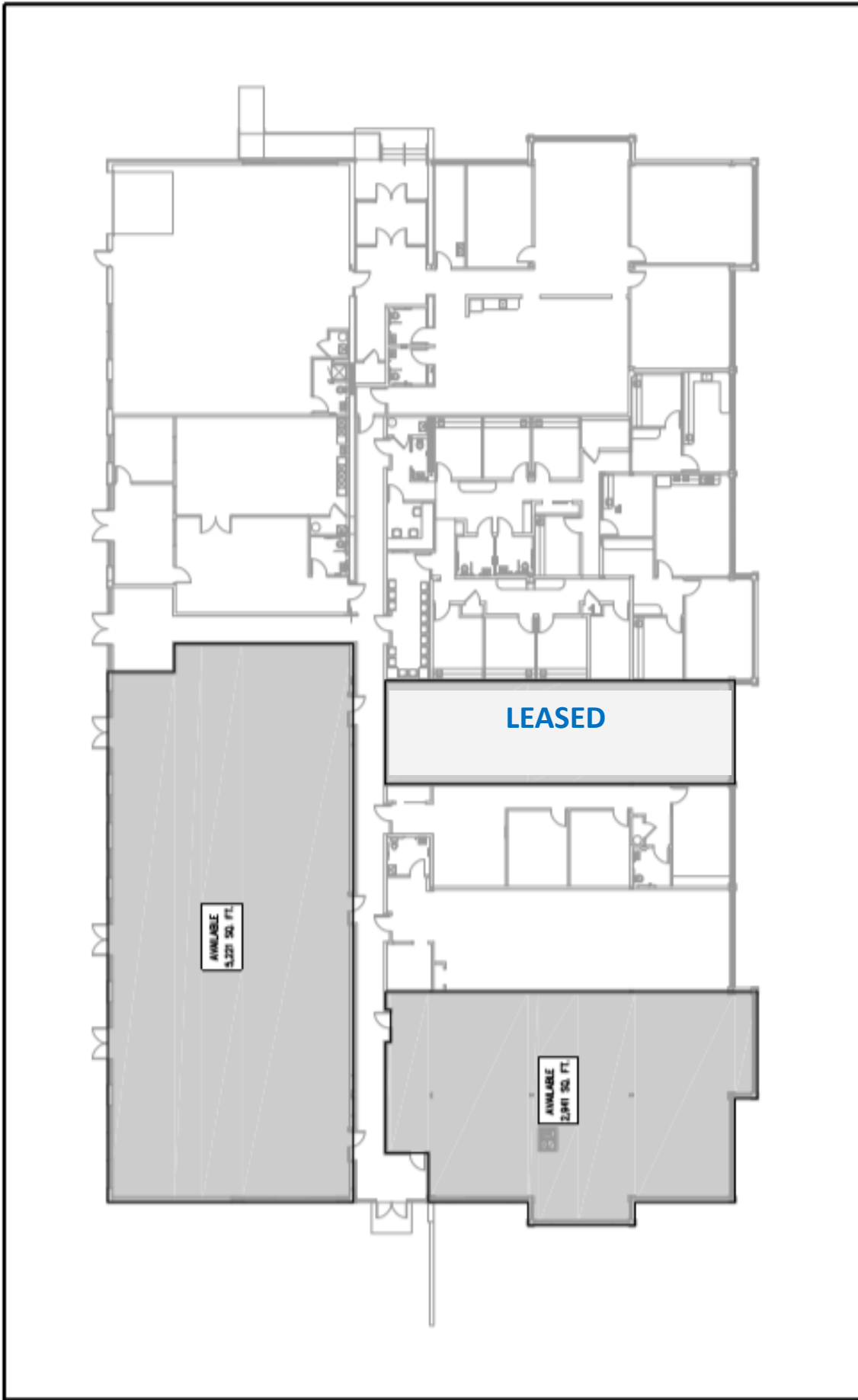
DLM Professional Plaza
76 Watertown Road
Thomaston, Connecticut

Second Floor
Tenant Spaces



DATE	SCALE	DRAWN BY	CHECKED BY	APPROVED BY
10/07/15	1/8"=1'-0"	DC	DR	DR





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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