

FOR LEASE



**1525 Hamilton Ave
Waterbury, CT 06706**

Professional Office Suites

200 S/F - 2,700 +/- S/F

Suites From \$450.00

Includes: Reception Area & Breakroom

High Visibility on busy RTE 69

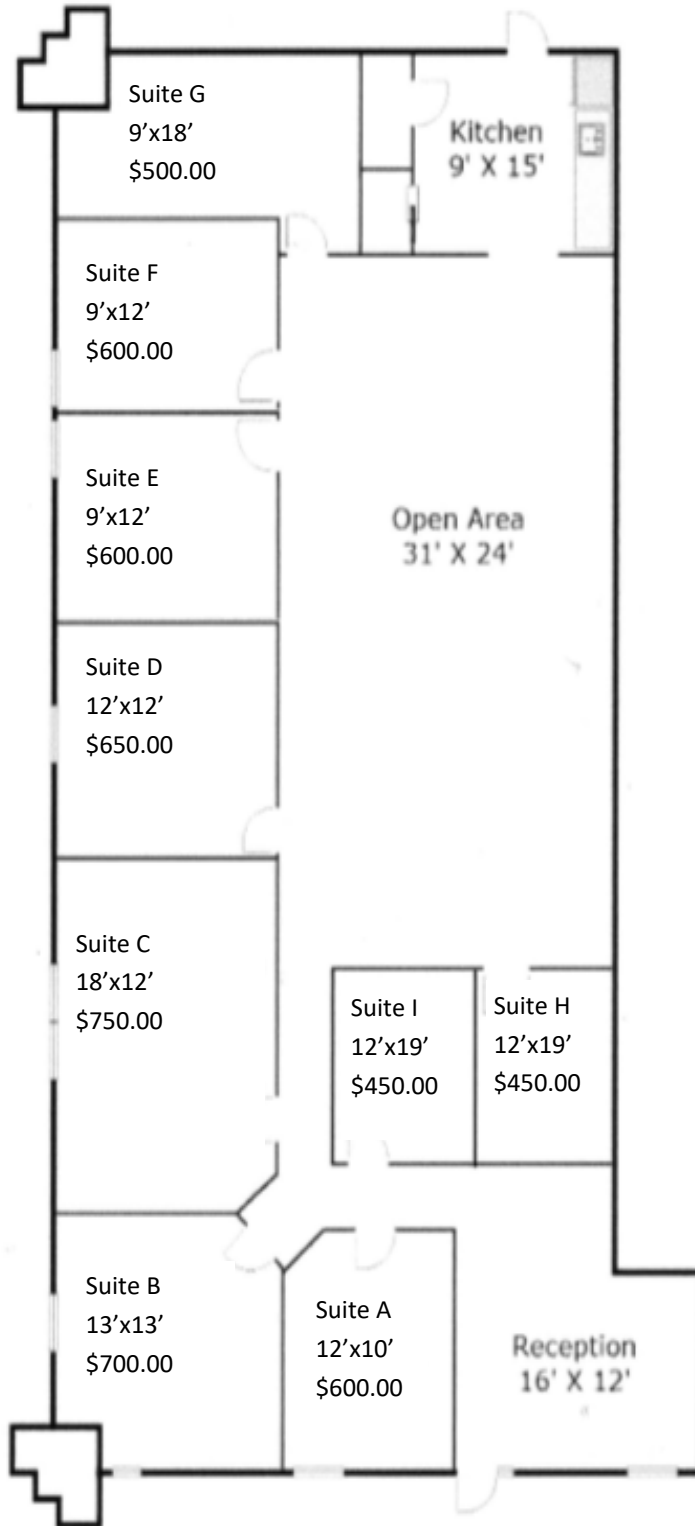
Easy I-84 Access



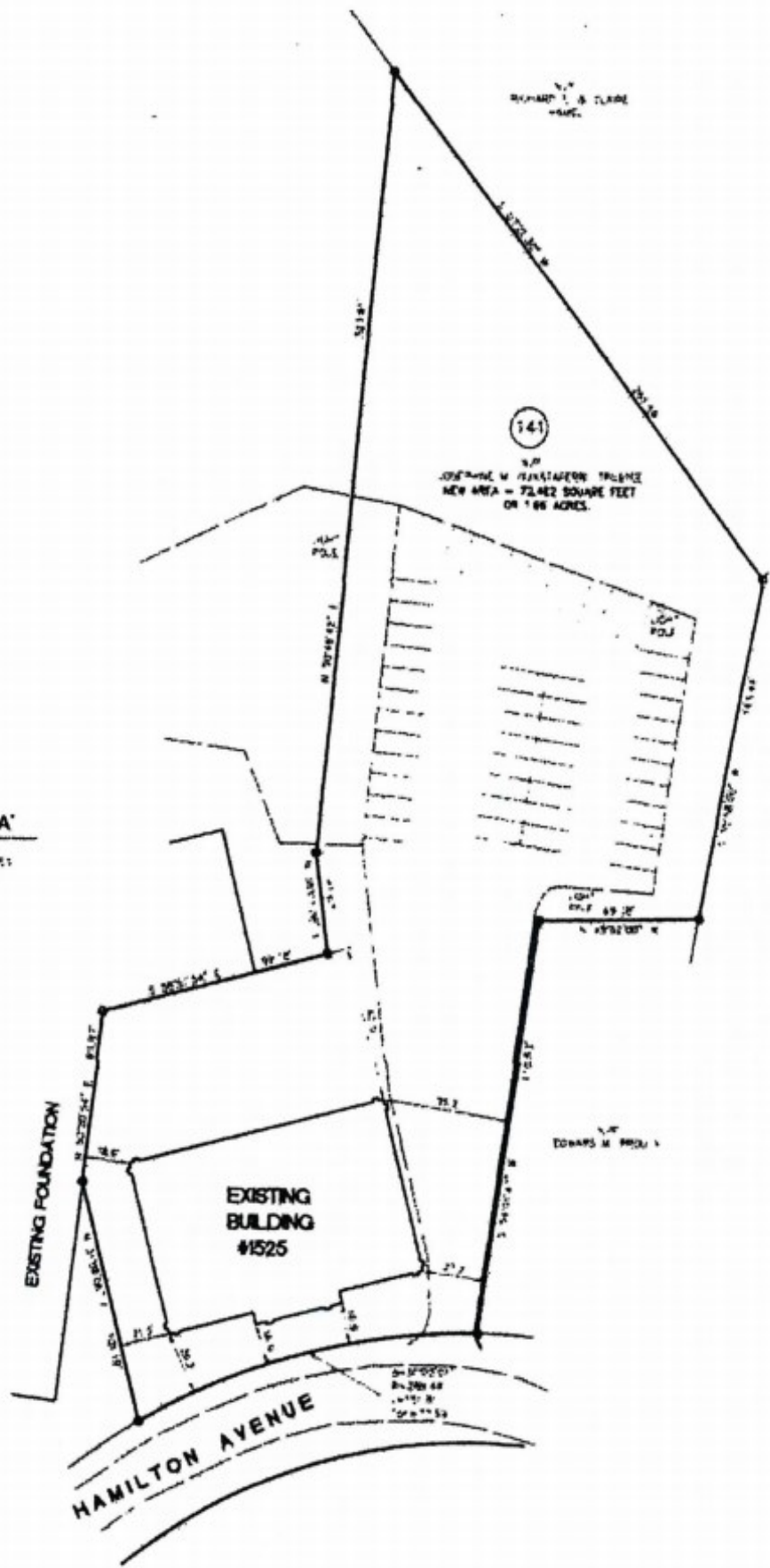


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1525 Hamilton Ave- North Suite
Waterbury, CT
2700 SF



PARCEL 'A'
1/4" = 100' HORIZ. DIST.



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

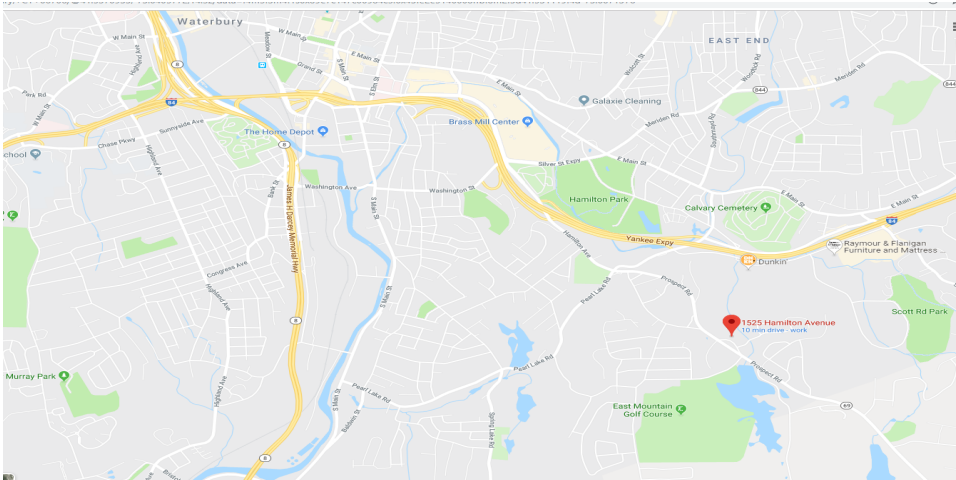
Sewer	City
Water	City
Gas	EverSource
Electrical	200 Amps

TAXES

Assessment	\$440,210.00
Appraisal	
Mill Rate	60.21
Taxes	\$27,337.04

TERMS

Lease	From \$450.00
	\$12 PSF



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