

# FOR LEASE



**276 Highland Ave  
Waterbury, CT 06708**

**Come Join a Highly Visible Building**

**Great Location with Easy Access to I-84 & RT 8**

**1,000 +/- S/F of Ground Floor Office Space Ideal for Various Uses  
Including Medical or Professional**

**2 Offices, Open Floor Plan with Reception/Waiting Area, Break Room  
+ En Suite Bathroom**

**Plenty of on site parking**

**Lease rate: \$1,250 Gross + Utilities**

# PROPERTY DATA FORM

PROPERTY ADDRESS 276 Highland Ave

CITY, STATE Waterbury, CT 06708

## BUILDING INFO

Total S/F 6,865 +/-  
 Number of floors 2  
 Avail S/F 1,000 +/-  
 Ceiling Height 8'  
 Roof Asphalt  
 Ext. Construction Wood  
 Date Built 1990

## MECHANICAL EQUIP.

Air Conditioning Yes  
 Sprinkler / Type  
 Type of Heat Gas  
**OTHER**  
 Acres  
 Zoning  
 Parking Ample  
 State Route / Distance To... Immediate access

## TAXES

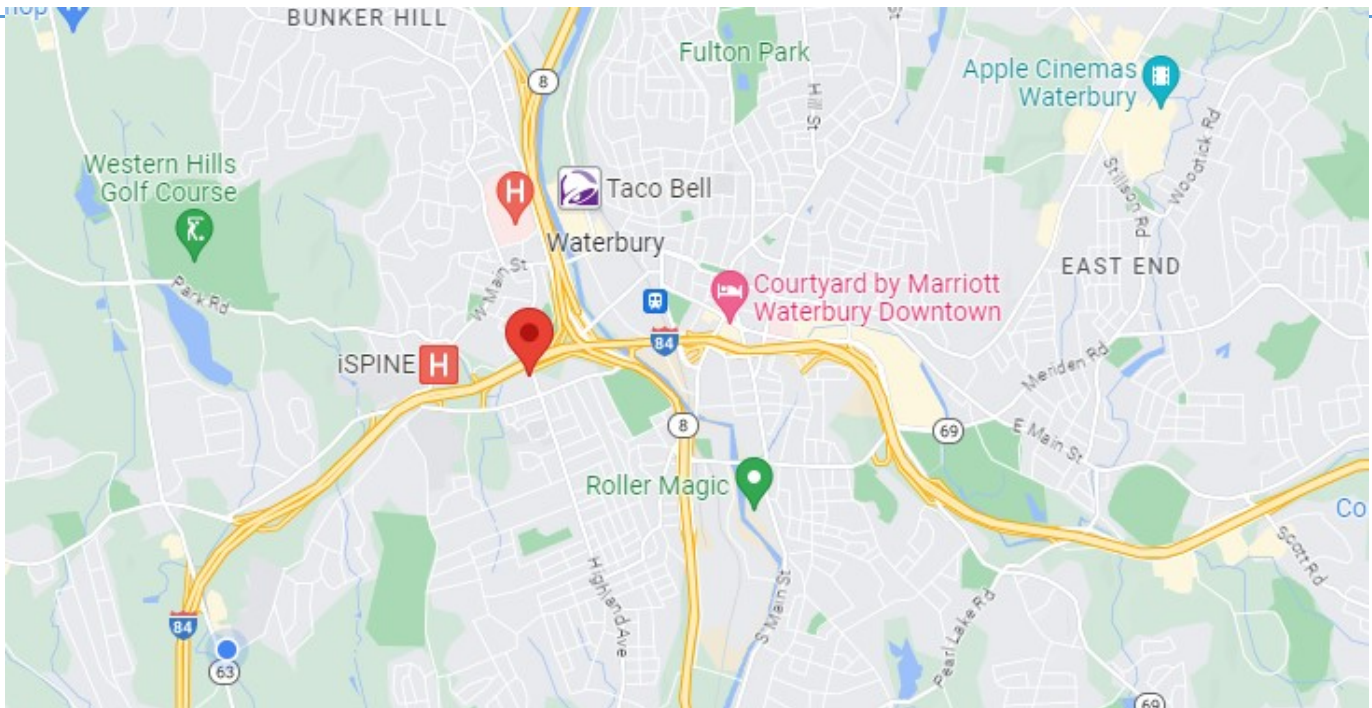
Assessment  
 Mill Rate  
 Taxes

## UTILITIES

Sewer City  
 Water City  
 Gas Yankee gas  
 Electrical 200 amps

## TERMS

Lease \$1,250.00 Gross  
 + utilities



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