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FOR LEASE



*255 Robbins St.
Waterbury, CT 06708*

Medical / Professional Office Space
Great Location—Convenient to Waterbury Hospital & I84
Office Space Built to Suit
Upper Level 1,930 +/- S/F
Lower Level (50% Available) 900 +/- S/F
Leasing from \$16-\$20 PSF Modified Gross + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS		255 Robbins St.	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,860	Air Conditioning	Central Air
Number of floors	2	Sprinkler / Type	
Avail S/F	2,830	Type of Heat	Gas/ FHA
		OTHER	
Ceiling Height	9'	Acres	.14
Roof	Asphalt	Zoning	RM
Ext. Construction	Brick / Vinyl Siding	Parking	Plenty on site
Date Built	1985	State Route / Distance To...	4/10 of a mile to I84
Elevator	None	TAXES	
		Assessment	\$414,900.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$277,230.00
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$16,021.00
Gas	Yes	TERMS	
Electrical		Lease	\$16.00 PSF Mod. Gross + Utilities



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Upper Level

1,930 +/- S/F



Lower Level
900 +/- S/f
Build to Match

