

FOR LEASE

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***158 Grand Street
Waterbury, CT 06702***

Two Office Suites Available

2,500 S/F & 3,000 S/F

Historical Office Building in Busy Downtown Location

Close to all Amenities

2024 Remodel - Paint, Flooring, Kitchen, Bathroom & HVAC

Asking: \$12 PSF + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS		158 Grand Street	
CITY, STATE		Waterbury, CT 06702	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	11,592 +/-	Air Conditioning	Centrl
Number of floors	4	Sprinkler / Type	Yes / Wet
Avail S/F	5,500 +/-	Type of Heat	Gas/ FHA
Office Space	5,500 +/-	Elevator	No
Ext. Construction	Brick / Solid	OTHER	
Ceiling Height	9'	Acres	.9
Roof	Rubber	Zoning	CBD
Date Built	1900	Parking	
Renovated	2024	State Route/ Distance to...	
UTILITIES		TAXES	
Sewer	City	Assessment	
Water	City	Appraisal	
Gas/oil	Gas	Mill Rate	
Electrical	Eversource	Taxes	
Amps-Volts-Phase	220 amps	TERMS	
		Lease	\$12 PSF + Utilities



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3rd Floor 2,500 +/- S/F



Godin Property Brokers LLC

★★★★★ Commercial / Industrial

4th Floor 3,000 +/- S/F

