

Godin  **Property Brokers** LLC
★★★★★ Commercial / Industrial
FOR LEASE

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134 -140 Grandview Ave
Waterbury, CT 06708

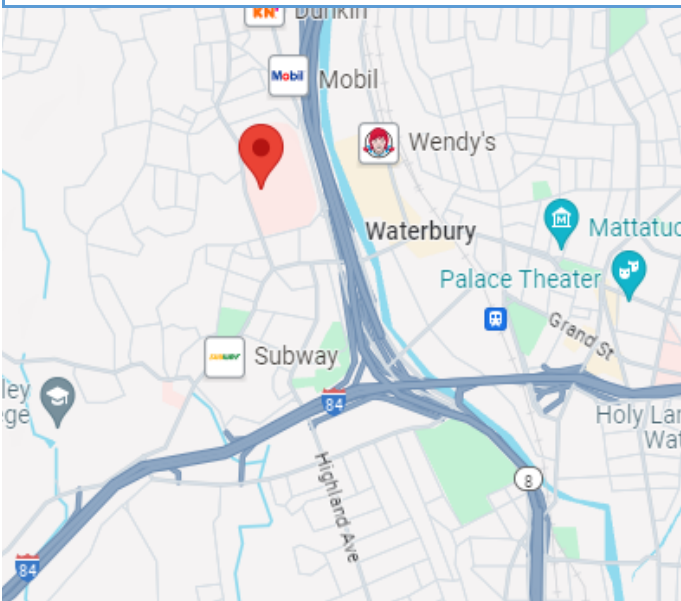
Professional / Medical Office Suites Available
Office Park Adjacent to Waterbury Hospital
Ideal for all Professional & Medical Uses
Suites from 1,584 S/F to 9,193 S/F
Ample Parking with Walking Bridge to Hospital
Asking \$13.00 PSF + NNN



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PROPERTY DATA FORM

PROPERTY ADDRESS	134-140 Grandview Ave		
CITY, STATE	Waterbury, CT 06708		
BUILDING INFO	134	/	140
MECHANICAL EQUIP.			
Total S/F	27,356 +/-	/	31,740 +/-
Air Conditioning	Central		
Number of floors	3	/	3
Sprinkler / Type	Yes		
Avail S/F	1,799 +/-	/	12,717 +/-
Type of Heat	Gas F/A		
Will Subdivide to	----	/	1,584 +/-
Elevator	Yes		
Office Space	1,799 +/-	/	----
OTHER			
Ext. Construction	Brick		Acres
			4.04
Ceiling Height	9'		Zoning
			CO
Roof	New Composite		Parking
			300 spaces
Date Built	1974		State Route / Distance
			< 1 mile to I-84 & RT 8
TAXES			
UTILITIES	Tenant to Verify		
Assessment	\$5,712,910		
Sewer	City		Appraisal
			\$8,161,300.00
Water	City		Mill Rate
			54.19
Gas/Oil	Gas		
Taxes			
Electrical	100 Amps		
TERMS			
Lease Rate	\$13 PSF + NNN		
Nets	\$10.50 + Utilities		



Building 134 Available Suites

- 1,799 +/- SF - Suite #102 - 1st Floor

Building 140 Available Suites

- 1,584 +/- SF - Suite #103 - 1st Floor
- 1,940 +/- SF - Suite #104AB - 1st Floor
- 2,980 +/- SF - Suite #L01 - Lower Level
- 2,461 +/- SF - Suite # L02-03 - Lower Level
- 1,832 +/- SF - Suite #L04 - Lower Level
- 1,920 +/- SF - Suite #L06 - Lower Level



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