

# FOR LEASE

**CONTACT: BRIAN GODIN or  
BROOK LADRIGAN**

E-mail: Bgodinpb@gmail.com  
E-mail: Bladrigan.gpb@gmail.com  
850 Straits Turnpike Suite 204  
Middlebury, CT 06762  
www.GodinPropertyBrokers.com  
Phone: 203-577-2277 Fax: 203-577-2100



***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

<b>PROPERTY ADDRESS</b>		<b>158 Grand Street</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06702</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
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	<b>OTHER</b>	
Ceiling Height	9'	Acres	.9
Roof	Rubber	Zoning	CBD
Date Built	1900	Parking	
Renovated	2024	State Route/ Distance to...	
		<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	
Sewer	City	Appraisal	
Water	City	Mill Rate	
Gas/oil	Gas	Taxes	
Electrical	Eversource	<b>TERMS</b>	
Amps-Volts-Phase	220 amps	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*

