

FOR LEASE



***92 Brookside Road
Waterbury, CT 06708***

Office Space Available

2,000 +/- S/F

Ideal for Professional Users

Excellent Views across the City

Ample parking with easy access to Route 8 and I-84

**Suite Includes Kitchenette, Conference Room,
Reception Area & Training Room**

Lease: \$16.00 PSF Gross + Utilities

PROPERTY DATA FORM

| | |
|------------------|---------------------|
| PROPERTY ADDRESS | 92 Brookside Rd |
| CITY, STATE | Waterbury, CT 06708 |

| BUILDING INFO | | MECHANICAL EQUIP. | |
|---------------|--|-------------------|--|
|---------------|--|-------------------|--|

| | | | |
|-------------------|------------|---------------------------|------------|
| Total S/F | 15,982 +/- | Air Conditioning | Central |
| Number of floors | 2 | Sprinkler / Type | Yes |
| Available S/F | 2,000 +/- | Type of Heat | Gas/ FHA |
| | | OTHER | |
| | | Total acres | 7.73 acres |
| Ext. Construction | Brick | Zoning | IP |
| Ceiling Height | | Parking | Ample |
| Roof | | State Route / Distance To | Route 8 |
| Date Built | 1974 | | |

UTILITIES

| | |
|----------|-----------|
| Sewer | Yes |
| Water | Yes |
| Gas | Yes |
| Electric | 1000 Amps |

Taxes

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|------------|
| Assessment |
| Mill Rate |
| Taxes |

TERMS

| | |
|-------|----------------------------|
| Lease | \$16 PSF Gross + Utilities |
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