

# FOR LEASE

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Middlebury, CT, 06762



**140 Grandview Ave  
Suite 104-B  
Waterbury, CT 06708**

**Grandview Executive Suites  
Vibrant Professional Office/Medical Building  
Easy Access to I-84 & RT 8  
Multiple Suites Available  
Individual Suites from \$500.00 Per Month  
Including Utilities**



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>140 Grandview Ave, Suite 104-B</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06708</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	31,740 +/-	Air Conditioning	Central
Number of floors	3	Sprinkler / Type	Yes
Avail S/F	1,050 +/-	Type of Heat	Gas F/A
		Elevator	Yes
		<b>OTHER</b>	
Ext. Construction	Brick	Acres	4.04
Ceiling Height	9'	Zoning	CO
Roof	New Composite	Parking	300 spaces
Date Built	1974	State Route / Distance To...	< 1 mile to I-84 & RT 8
		<b>TAXES</b>	
<b>UTILITIES</b>	Tenant to Verify	Assessment	
Sewer	City	Appraisal	
Water	City	Mill Rate	
Gas/Oil	Gas	Taxes	
Electrical	100 Amps	<b>TERMS</b>	
		Lease Rate from	\$500 Per Month Including Utilities



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