

# FOR LEASE

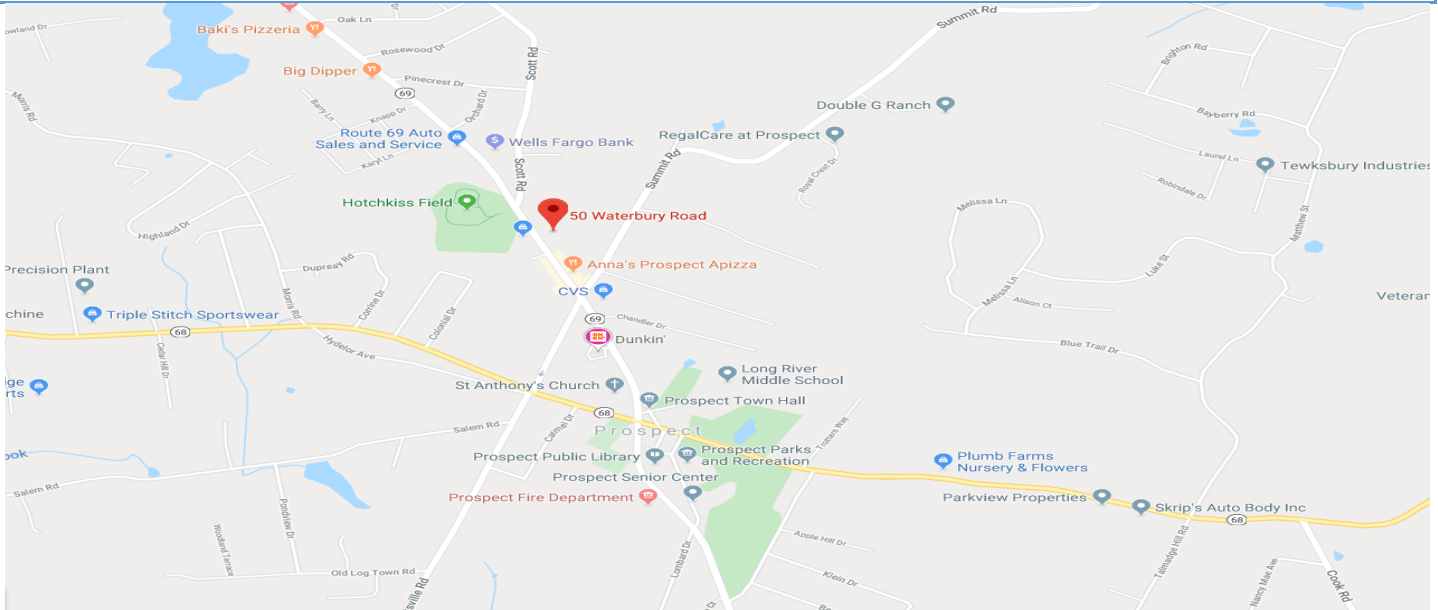


***50 Waterbury Road  
Prospect, CT 06712***

**570 +/- S/F 2nd Floor Office Space  
In CrossPoint Plaza in Prospect  
Ample Parking on Busy RTE 69  
15,000 Cars Daily Per CT DOT  
Open Floor Plan with Private Bath  
Lease: \$675.00 Modified Gross + Utilities**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>50 Waterbury Road</b>	
<b>CITY, STATE</b>		<b>Prospect, CT 06712</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	15,000 +/-	Air Conditioning	Central
Number of floors		Sprinkler / Type	
Avail S/F	570 +/-	Type of Heat	FHA
Ext. Construction	Brick/ Masonry	<b>OTHER</b>	
Ceiling Height	9	Acres	5.16
Roof	Vinyl	Zoning	B
Date Built		Parking	Ample
		State Route / Distance To...	Route 8/
		<b>TAXES</b>	
		Assessment	
<b>UTILITIES</b>		Appraisal	
	<b>Tenant/Buyer to Verify</b>	Mill Rate	
Sewer	City	Taxes	
Water	City	<b>TERMS</b>	
Gas	EverSource	Lease	\$675 per mo.
Electrical	200 Amps	+ prorated share of snow plow	Modified Gross + Utilities



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