

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

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**134 -140 Grandview Ave**  
**Waterbury, CT 06708**

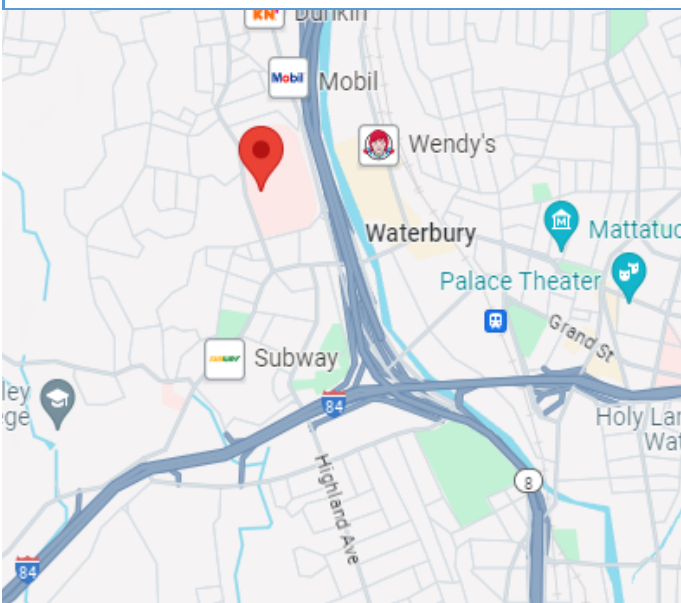
**Professional / Medical Office Suites Available**  
**Office Park Adjacent to Waterbury Hospital**  
**Ideal for all Professional & Medical Uses**  
**Suites from 1,584 S/F to 9,193 S/F**  
**Ample Parking with Walking Bridge to Hospital**  
**Asking \$13.00 PSF + NNN**



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>134-140 Grandview Ave</b>		
<b>CITY, STATE</b>	<b>Waterbury, CT 06708</b>		
<b>BUILDING INFO</b>	<b>134</b>	<b>/</b>	<b>140</b>
<b>MECHANICAL EQUIP.</b>			
Total S/F	27,356 +/-	/	31,740 +/-
Air Conditioning	Central		
Number of floors	3	/	3
Sprinkler / Type	Yes		
Avail S/F	1,799 +/-	/	10,885 +/-
Type of Heat	Gas F/A		
Will Subdivide to	----	/	1,584 +/-
Elevator	Yes		
Office Space	1,799 +/-	/	----
<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
			< 1 mile to I-84 & RT 8
			To...
<b>TAXES</b>			
<b>UTILITIES</b>	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		
<b>TERMS</b>			
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
- 1,920 +/- SF - Suite #L06 - Lower Level



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WATERBURY, CT**

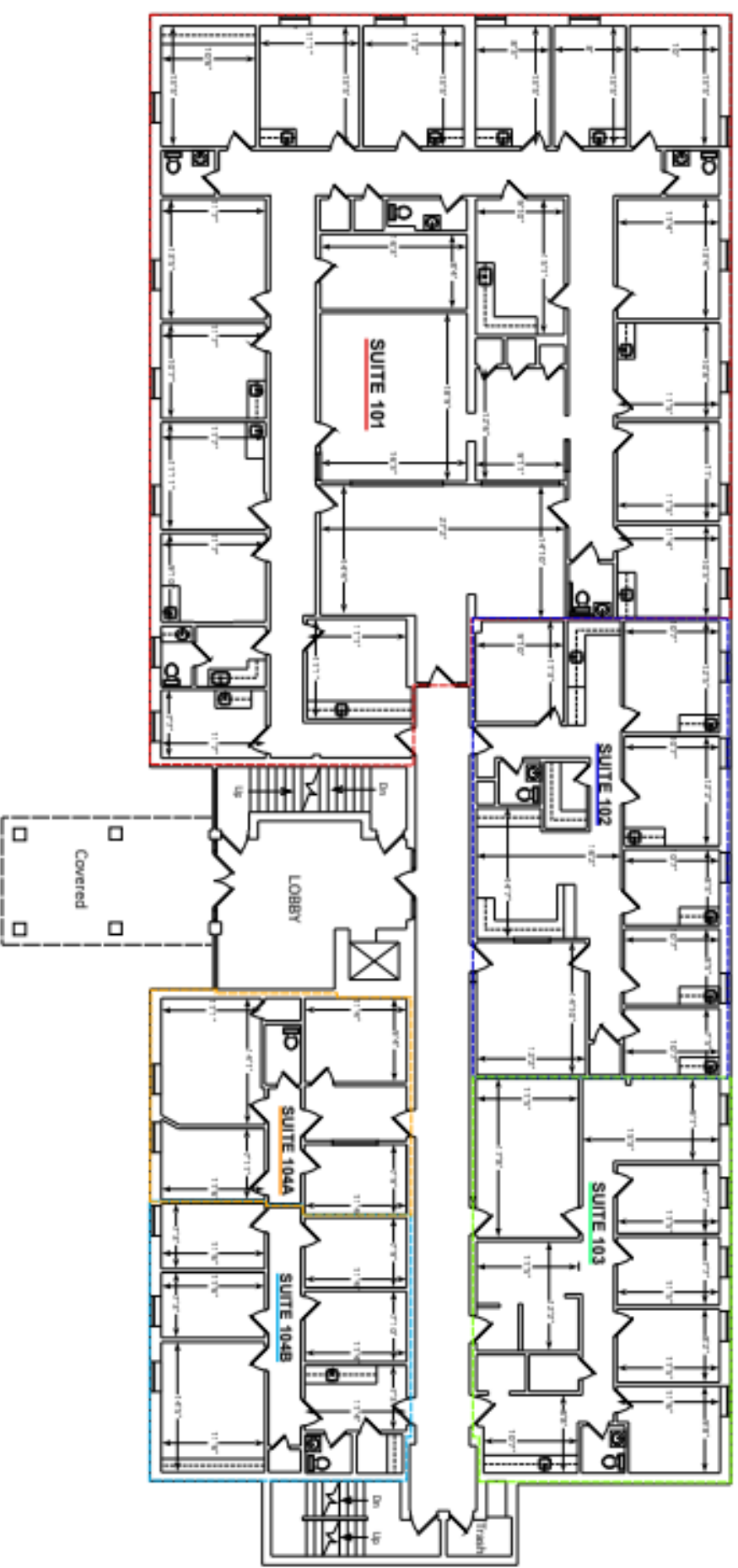
APPROXIMATE  
SQUARE FEET  
SHOWN

**SUITE SQ. FT.  
TOTALS**

**SUITE 101**      **SUITE 103**      **SUITE 104-B**  
5,995 RSF      1,584 RSF      1,088 RSF

**SUITE 102**      **SUITE 104-A**  
1,790 RSF      852 RSF

**FIRST FLOOR**  
MEASURED 1.19.2024



**140 GRANDVIEW AVE.  
WATERBURY, CT**

APPROXIMATE  
SQUARE FEET  
SHOWN

**LOWER LEVEL**

REVISION: 1.19.2024

**SUITE SQ. FT.  
TOTALS**

<b>SUITE L01</b>	<b>SUITE L04</b>
2,980 RSF	1,832 RSF
<b>SUITE L02-L03</b>	<b>SUITE L06</b>
2,461 RSF	1,920 RSF

