

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

CONTACT: BRIAN GODIN / MARY BUCKLEY
E-mail: Bgodinpb@gmail.com
E-mail: Mbuckley.gpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100
850 Straits Turnpike, Suite 204
Middlebury, CT, 06762



134 -140 Grandview Ave
Waterbury, CT 06708

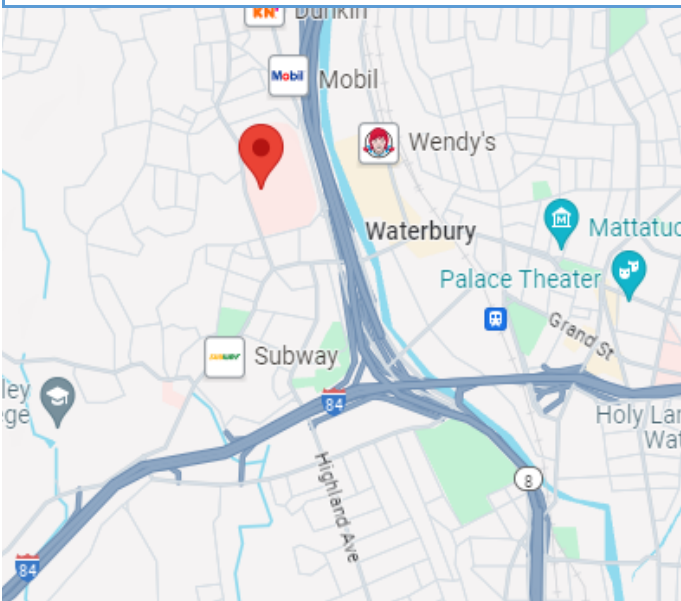
Professional / Medical Office Suites Available
Office Park Adjacent to Waterbury Hospital
Ideal for all Professional & Medical Uses
Suites from 1,584 S/F to 9,193 S/F
Ample Parking with Walking Bridge to Hospital
Asking \$14.00 PSF + NNN



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

PROPERTY ADDRESS	134-140 Grandview Ave		
CITY, STATE	Waterbury, CT 06708		
BUILDING INFO	134	/	140
MECHANICAL EQUIP.			
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 +/-	/	-----
OTHER			
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
TAXES			
UTILITIES	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		TERMS
			Lease Rate
			\$14 PSF + NNN
			Nets
			\$9 + 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



Godin Property Brokers LLC

★★★★★ Commercial / Industrial



Godin Property Brokers LLC

★★★★★ Commercial / Industrial



**140 GRANDVIEW AVE.
WATERBURY, CT**

APPROXIMATE
SQUARE FEET
SHOWN

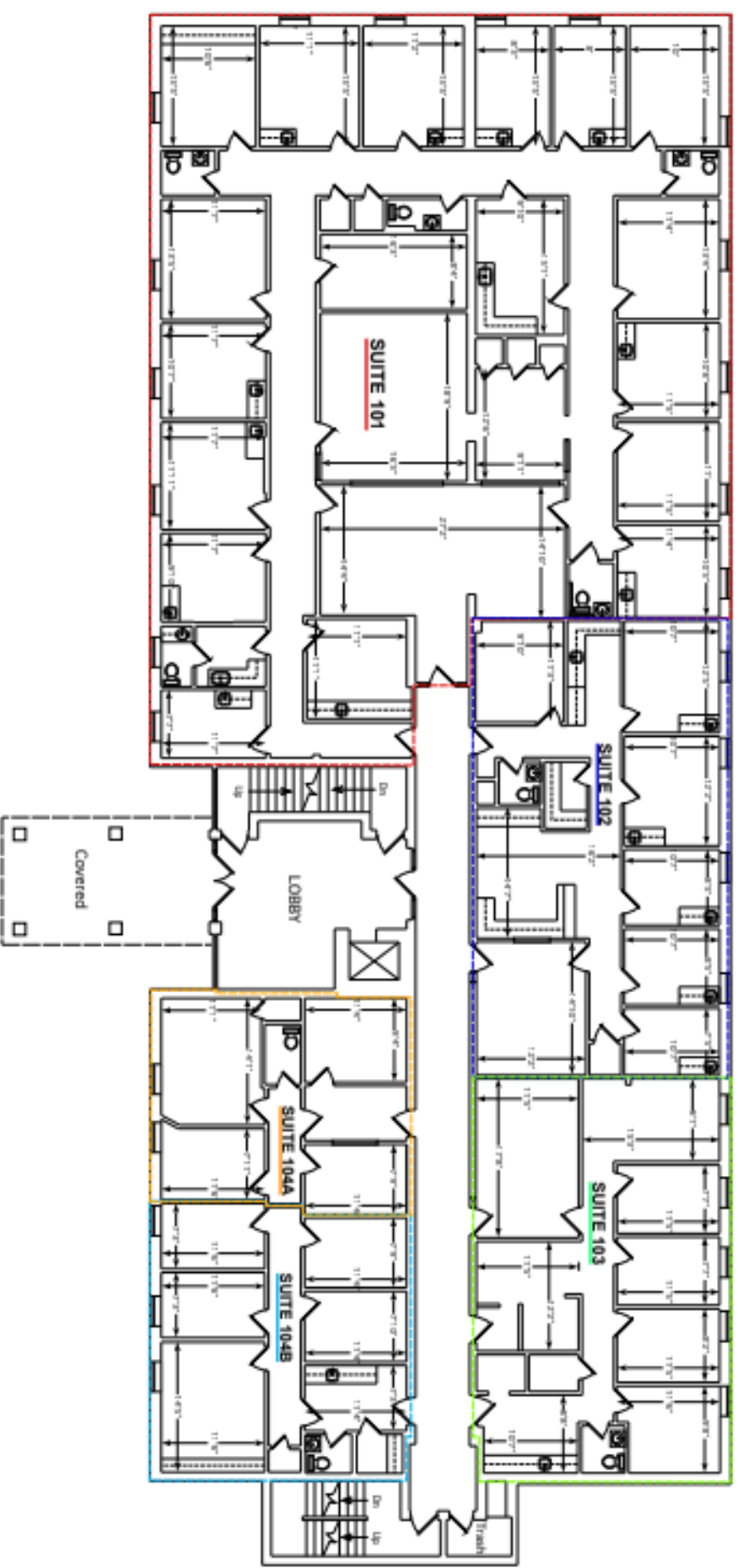
**SUITE SQ. FT.
TOTALS**

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

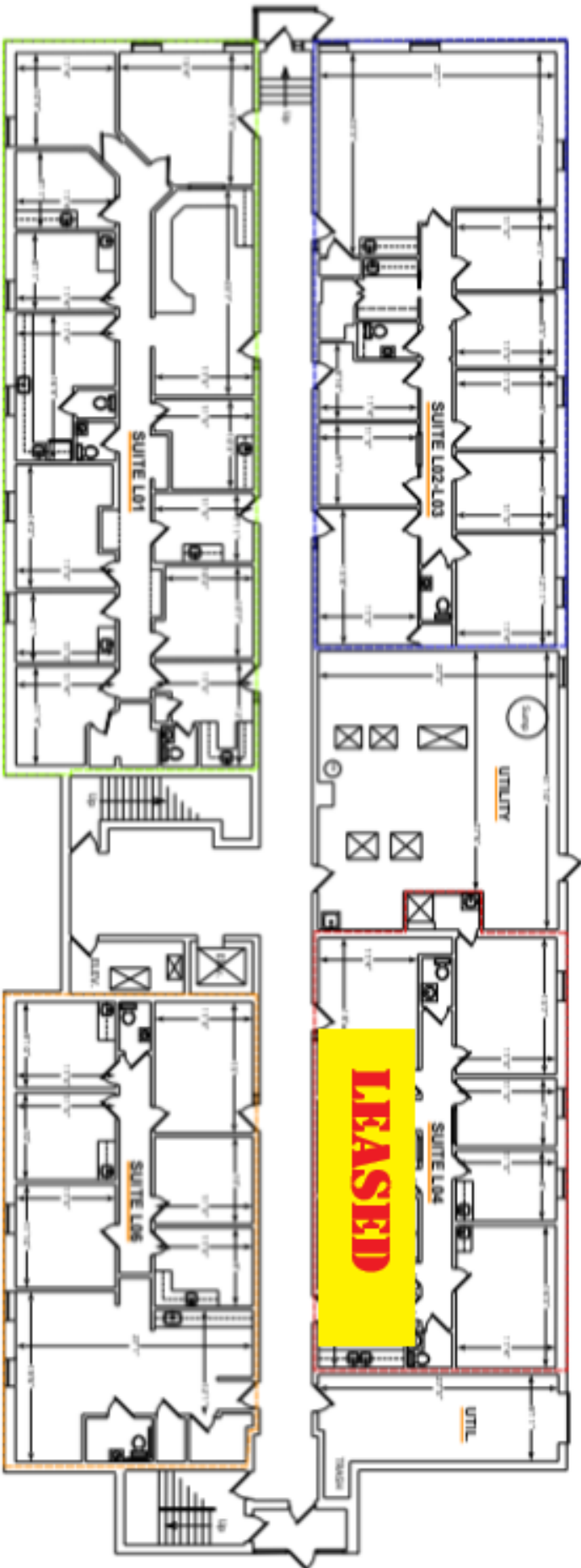


**140 GRANDVIEW AVE.
WATERBURY, CT**

APPROXIMATE
SQUARE FEET
SHOWN

LOWER LEVEL

REVISION: 1.19.2024



**SUITE SQ. FT.
TOTALS**

SUITE L01	SUITE L04
2,980 RSF	1,832 RSF
SUITE L02-L03	SUITE L06
2,461 RSF	1,920 RSF