

FOR LEASE



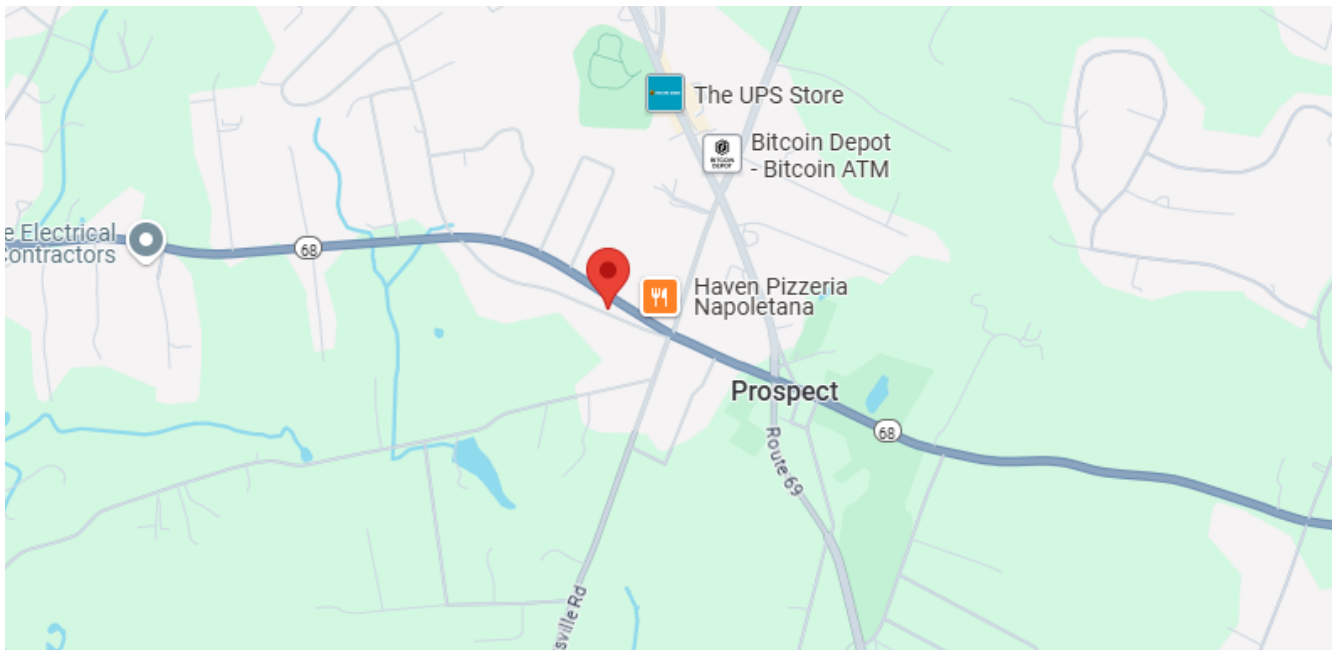
**33 Union City Road
Prospect, CT 06712**

**Visibility & Location!!
Affordable & Furnished Professional
Office Spaces For Lease
Three 2nd Floor Suites with Separate Utilities
Leasing From \$700.00/mo Gross + Utilities**



PROPERTY DATA FORM

PROPERTY ADDRESS		33 Union City Road	
CITY, STATE		Prospect, CT 06712	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,400	Air Conditioning	AC
Number of floors	2	Sprinkler / Type	
Avail S/F	Approx 2,200 / 3 Suites	Type of Heat	Forced Hot Air
		OTHER	
Ext. Construction	Wood Frame	Acres	.83
Ceiling Height	9'	Zoning	Retail
Roof	Asphalt Shingle	Parking	Plenty on Site
Date Built	1967	State Route / Distance To...	4 Miles - Route 8/ I-84
		TERMS	
UTILITIES		Lease	Suite 1A \$700.00/mo Gross + Utilities
	Tenant/Buyer to Verify		Suite 2C \$725.00/mo Gross + Utilities
Sewer	Septic		Suite 2D \$750.00/mo Gross + Utilities
Water	City		
Gas/Oil	1 Suite Propane		
Electrical			



2C
Electric FHA
Two Large Rooms, One with Sink
Approx 700 S/F
Asking \$725.00/mo Gross + Utilities



1A
Electric FHA
Two Large Rooms
Approx 700 S/F
Asking \$700.00/mo Gross + Utilities



2D
Propane Heat
Waiting Area & Two Offices
Approx 750 S/F
Asking \$750.00/mo Gross + Utilities

