

FOR LEASE

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**155 Thomaston Ave
Waterbury, CT 06702**

**The Center of Greater Waterbury
New Local Ownership**

Prime Commercial Space Available

Spaces Range from 912 +/- S/F to 34,517 +/- S/F - Spaces Can Be Combined

Perfect for Medical, Flex, Office or Retail

Easy Access to I-84 & RT 8

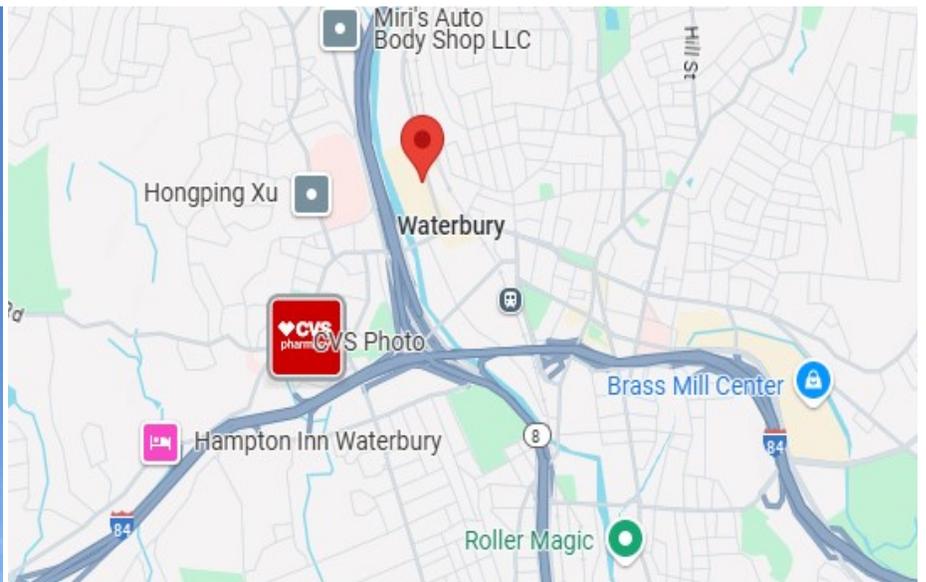
**Plaza Tenants: Cherry Valley Grocery, Dunkin Donuts, San Marino,
Wendy's, Taco Bell, Ami's Bagels, Winner's Sports, Avis/Budget, Dr. Dental**

Pad Sites Also Available

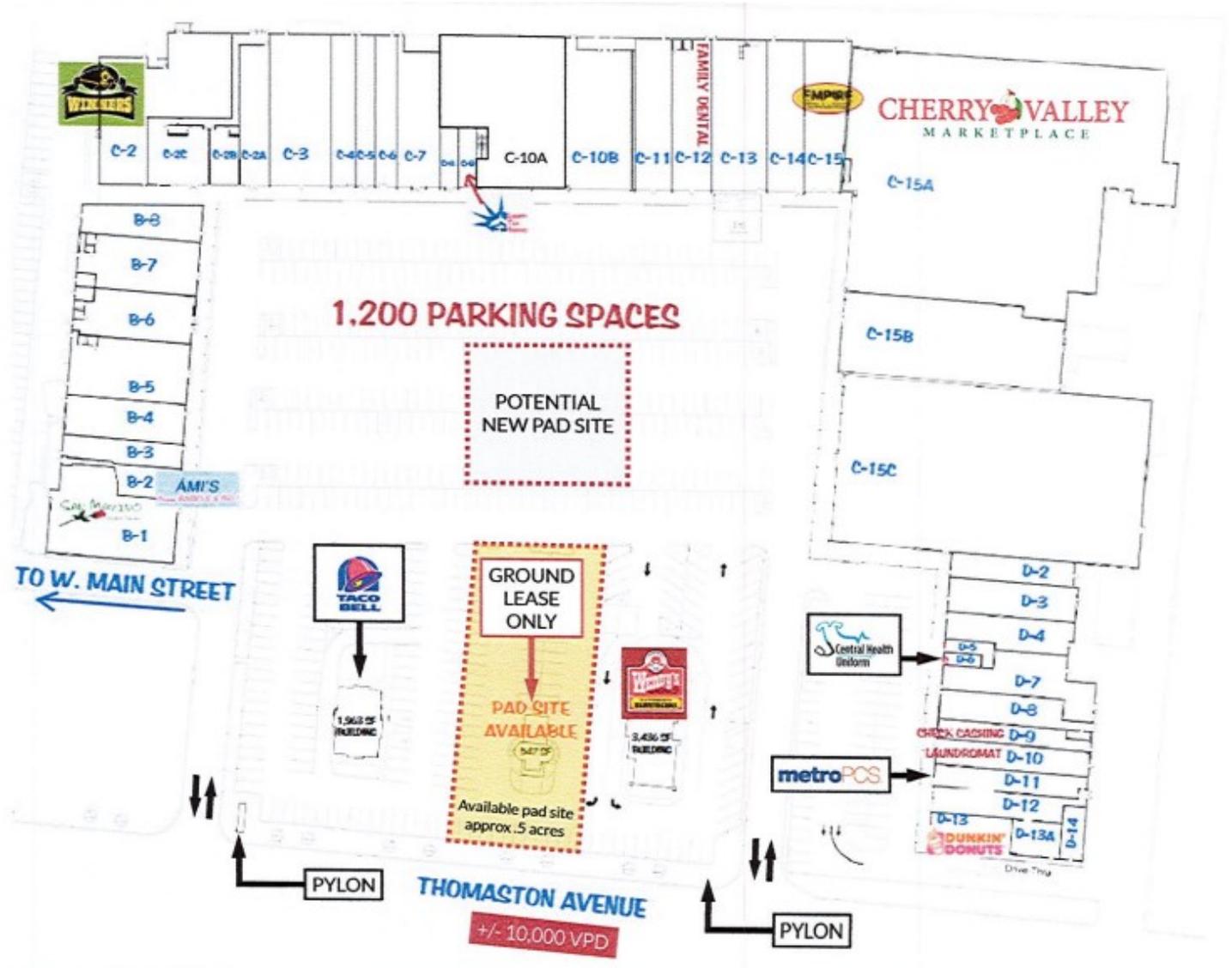
Lease: \$12-\$16 PSF + NNN

PROPERTY DATA FORM

PROPERTY ADDRESS		155 Thomaston Ave	
CITY, STATE		Waterbury, CT 06702	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	224,810 +/-	Air Conditioning	Central
Floors	1	Sprinkler / Type	Yes
Avail S/F	133,000 +/-	Type of Heat	Gas
		OTHER	
Ceiling Height		Zoning	CA
Roof		Parking	1,200 Parking Spaces
Ext. Construction	Composite Built-up	Distance To...	
Date Built	1960	TAXES	
		Assessment	\$5,472,950.00
UTILITIES		Appraisal	\$7,818,500.00
	Tenant /Buyer to Verify	Mill Rate	54.19
Sewer	City	Taxes	\$1.35 PSF
Water	City	TERMS	
Gas/Oil	Gas	Lease	\$12-\$16 PSF + NNN
Electrical	Eversource	NNN	Est \$4.50



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Available Spaces

#B3 - 2,007 S/F	#C3 - 6,068 S/F	#C-13 - 5,471 S/F	#D-14 - 912 S/F
#B5 - 5,516 S/F	#C-4 - 2,984 S/F	#C-15B - 10,440 S/F	
#B6 - 4,378 S/F	#C-5 - 2,487 S/F	#D-2 - 2,030 S/F	
#B7 - 4,378 S/F	#C-6 - 2,238 S/F	#D-3 - 2,763 S/F	
#B8 - 2,886 S/F	#C-7 - 4,185 S/F	#D-4 - 2,170 S/F	
#C-2C - 7,081 S/F	#C-8 - 900 S/F	#D-7 - 3,552 S/F	
#C-2B - 1,056 S/F	#C-10 - 19,250 S/F	#D-8 - 2,948 S/F	
#C-2A - 3,264 S/F	#C-11 - 3,512 S/F	#D-13A - 1,334 S/F	

