

FOR LEASE

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Suite 301

**33 Bullet Hill Road N.
Southbury, CT 06488**

Beautiful Office Spaces Available
Located in Highly Sought After Southbury Office Park
**Suite 212: 2 Large Offices, Break Room, Waiting Area
& En Suite Bathroom**

900 +/- S/F

Lease: \$1,300 Gross + Utilities

Suite 301: 5 Offices, Break Room & En Suite Bathroom
1,878 +/- S/F

Lease: \$12 PSF Gross + Utilities



Suite 212

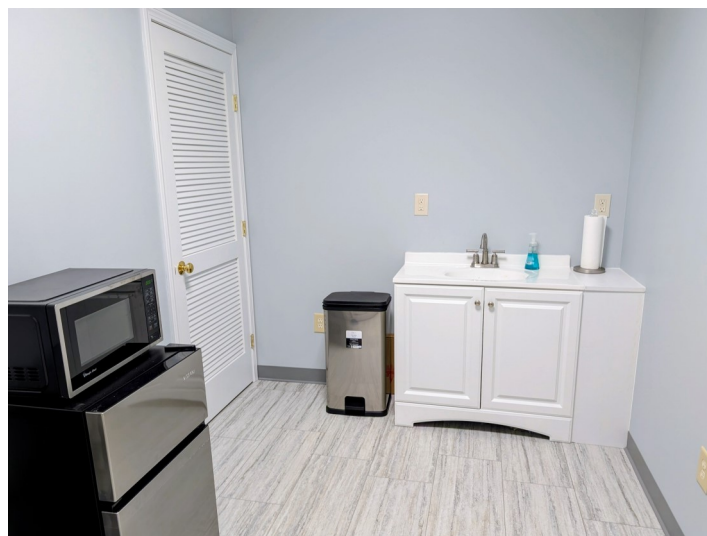
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PROPERTY DATA FORM

PROPERTY ADDRESS		33 Bullet Hill Rd N.	
CITY, STATE		Southbury, CT 06488	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	26,689 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	2,778 +/-	Type of Heat	Electric Heat Pump
Ext. Construction	Wood Frame	OTHER	
Roof	Asphalt shingles	Acres	2.36
Date Built	2006	Zoning	Retail/Office
Ceiling Height		Parking	Ample
		State Route / Distance To...	I-84 2/10 mile
		TAXES	
		Assessment	
UTILITIES		Tenant/Buyer to Verify	
Sewer	Septic	Appraisal	
Water	Well	Mill Rate	
Gas	N/A	Taxes	
Electrical		TERMS	
		Lease	Suite 212 \$1,300 Gross + Utilities
			Suite 301 \$12 PSF Gross + Utilities



Suite 212
900 +/- S/F



Suite 301
Potential for a Conference Room
1,878 +/- S/F

